



10/12/12

Rev. 10/12/12

RE: Tenant Electrical Use

Dear Tenant:

The Third Street Center strives to be an ecological as well as an economical and equitable home to area nonprofits.

The electric usage in the building is not sub metered. It is divided between the tenants in their CAM charges based on a square foot occupied by each tenant. This method presumes equal electrical use between tenants. With the understanding that tenant electrical needs and habits are different, the Third Street Center has instituted energy use rules based on tested standards. These rules are as follows:

1. Plug loads (anything that you plug into the wall. This doesn't include fixed lighting, exit signs, energy lights or Mechanical fans) are limited to 3 watts per square foot.
2. Lighting loads (if the tenant chooses to change fixed lighting) is limited to .7 watts /sf.
3. The Third Street Center has encouraged the use of the 2 break rooms provided for Tenants not only as a convenience but also as a means of keeping our electric use down. Some tenants have chosen at the discouragement of TSC to add break room appliances in their finished space. In addition TSC has supplied a copy room for the same reasons. If tenants choose to keep these items in their finished space they must be energy star rated and a flat fee rate per item will be added to monthly billing. Please see attached. The purpose of this fee is to further encourage use of common areas.
Coffee or teapots must either have no hotplate or turn off automatically after 2 hours.
4. Energy star rating on other equipment (computers, etc.) is encouraged.
5. Added air conditioning units is not allowed.

As stated in original agreement:

'If a tenant is not able to meet the 3 watts per square foot plug load criteria, then they may be subject to additional monthly charges, be required (at their expense) to add additional breakers or subpanels or install a sub metering device at the discretion of building management. Remember that the building is a reuse of an existing building and that we have provided a base level of electrical service, anything above that is the responsibility of the tenants, and may result in tripped breakers or dangerous conditions. Please remember that these rules are meant as guidelines to encourage ecological action and to ensure parity between tenant energy use and fairness in billing. We expect these goals to grow and change with tenant input through the tenant advisory committee and Third Street Center Board. There are many organizations (some in this building) that can assist tenants with these goals. Some sources are listed below.'

We don't have the resources' to perform an electric audit at each Tenant space and frankly we shouldn't be asked to. From the inception of the building it's been clear the intent of the building and those who conceived its original plan. By signing up to be a Tenant in TSC Tenants were made aware of the expectations and agreed to work together towards keeping cost down and reducing the foot print.

CLEER (Clean Energy Economy for the Region) <http://www.cleanenergyeconomy.net/>
CORE (Community Office for Research Efficiency) <http://www.aspencore.org/>
DOE (US Dept. of Energy) <http://www.energy.gov/>
Energy Star <http://www.energystar.gov/>
GEO (Colorado Governor's Energy Office) <http://www.colorado.gov/energy/>
ACEEE (American Council for Energy Eff. Economy) <http://www.aceee.org>

REFRIGERATOR	\$95 PER MONTH
SMALL FRIG.	\$47.5 PER MONTH
COFFEE MAKER	\$4 PER MONTH
CLOTHES WASHER	\$10 PER MONTH
CLOTHES DRYER	\$10 PER MONTH
A/C	\$25 PER MONTH JUNE THROUGH SEPTEMBER
PORTABLE HEATER	\$25 PER MONTH OCT. THROUGH MARCH
MICROWAVE	\$4 PER MONTH
TV	\$4 PER MONTH
TOASTER OVEN	\$4 PER MONTH
LARGE COPIER	\$20 PER MONTH