

Exhibit No.:
Issue: Trigen services to Kansas City
buildings and grounds
Witness: Robert G. Rives
Type of Exhibit: Direct Testimony
Sponsoring Party: Kansas City, Missouri
Case No.: HR-2008-0300
Date Testimony Prepared: August 1, 2008

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO.: HR-2008-0300

DIRECT TESTIMONY

OF

ROBERT G. RIVES

ON BEHALF OF

KANSAS CITY, MISSOURI

**Kansas City, Missouri
August 1, 2008**

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Trigen-Kansas City Energy)
Corporation's Tariffs to Increase Rates for) Case No. HR-2008-0300
Customers of its Steam Service)

AFFIDAVIT OF ROBERT G. RIVES

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

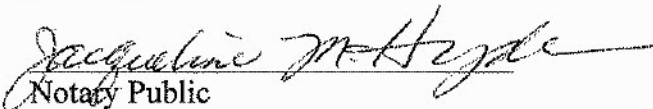
ROBERT G. RIVES, being first duly sworn on his oath, states:

1. My name is Robert G. Rives. I am the Manager of the Facilities Services Division for the City of Kansas City, Missouri.
2. Attached hereto and made a part hereof for all purposes is my Direct Testimony on behalf of the City of Kansas City having been prepared in written form for introduction into evidence in the above-captioned docket.
3. I have knowledge of the matters set forth therein. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein propounded, including any attachments thereto, are true and accurate to the best of my knowledge, information and belief.



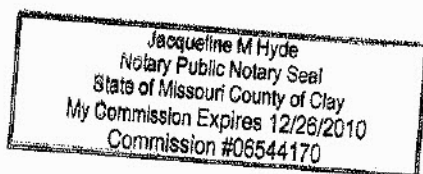
ROBERT G. RIVES

Subscribed and sworn before me this 31st day of July, 2008.



Notary Public

My commission expires: 12/26/2010



DIRECT TESTIMONY

OF

ROBERT G. RIVES

Case No. HR-2008-0300

1 **Q: Please state your name and business address.**

2 A: My name is Robert G. Rives. My business address is City Hall, 24th Floor, 414 East 12th
3 Street, Kansas City, Missouri 64106.

4 **Q: By whom and in what capacity are you employed?**

5 A: I am employed by the City of Kansas City (the City) as Manager of the Facilities Services
6 Division.

7 **Q: What are your responsibilities?**

8 A: I am in overall charge of the corrective maintenance, preventative maintenance, building
9 operations, facilities renewal and renovation, space allocation and energy management
10 for all City owned or leased assets excepting those under the management of the City of
11 Kansas City Parks and Recreation Department, the Water Department and Aviation
12 Department.

13 **Q: Please describe your education, experience and employment history.**

14 A: In 1994, I graduated from the University of Arkansas-Fayetteville with a Bachelor of
15 Science Degree in Public Administration. I am a Certified Facilities Manager. I was
16 certified by the International Facility Managers Association in 2000.

17

18 I have been a facility manager for 15 years. My first position was with the Rogers,
19 Arkansas Public School District where I was in charge of twenty-one school buildings

1 and four million square feet of space. I left the school district in 1998 and accepted a
2 position with the Community of Christ World Headquarters in Independence Missouri.
3 There I was Director of Facility Services and oversaw approximately three million square
4 feet of space. Following my return from a tour of duty with the National Guard I worked
5 for Aramark, Inc. as Director of Physical Plant at Central Missouri State University at
6 Warrensburg, Missouri where I remained until 2006. At that time I assumed my current
7 position. With the City, I have responsibility for approximately 7.7 million square feet of
8 built space.

9 **Q: Have you previously testified in a proceeding at the Missouri Public Service**
10 **Commission?**

11 A: No, I have not.

12 **Q: What is the purpose of your testimony?**

13 A: The purpose of my testimony is to describe the services provided by Trigen-Kansas City
14 Energy Corporation (Trigen) to various facilities owned or controlled by the City. I will
15 also describe how Trigen service is used by the City. Finally, I will give the Commission
16 a break down of what the City has paid Trigen for services for several years. It is my
17 understanding that this information has not been presented to the Commission before and
18 it is offered by the City to assist the Commission in rendering a decision in this matter

19 **Q: What services does Trigen provide to the City?**

20 A. Trigen provides steam and chilled water services to the City. This is done through a
21 central steam and chilled water system that runs primarily in the downtown area
22 however, I am aware that recently Trigen extended its system to a point south of the
23 downtown area on the south side of Interstate 70.

Q. What City facilities are served by Trigen?

A. To respond to this question I need to explain how my office has grouped the facilities. For our management purposes, the City properties are divided into two “complexes” based upon location. Each complex is under the supervision of a separate building manager who reports to me.

The “Municipal Complex” includes City Hall, Municipal Court, the Communications Center, Police Headquarters and Wolf Garage. These facilities are located on adjacent city blocks bounded by Cherry Street on the east, 11th street on the North, McGee Street on the west and 12th street on the south.

The “Convention Entertainment Facility Complex” includes Sprint Center, Kemper Arena, the American Royal Building, Bartle Hall, Municipal Auditorium, the Conference Center, and the ballroom expansion which is attached to the Conference Center. These facilities are located in an area of the city bounded by Truman Road on the south, 12th Street on the north, Broadway Boulevard on the west and Wyandotte Street on the east. Sprint Center, being the exception to these boundaries, is located at 1100 Walnut Street.

Q. What Municipal Complex facilities are receiving steam service from Trigen?

A. The buildings in the Municipal Complex that receive Trigen steam service are City Hall, Municipal Court and Police Headquarters. Trigen steam service is used for heating these structures and for domestic hot water.

1 **Q Could you explain how service is provided for these buildings?**

2 A. Trigen brings steam to a demarcation point, which is a meter owned by Trigen, within
3 each of these buildings at a certain pressure. From that meter or demarcation point, the
4 City takes responsibility for distribution of the steam throughout the building. There is
5 no joint ownership of the piping or other apparatus used on the City side of the
6 demarcation point. The City owns all the pipes in the building and owns the air handlers,
7 radiators and associated valves and fittings. The City also owns a building automation
8 system that assists the city in efficiently using the steam service. The building automation
9 system helps establish set points for occupant comfort, and establishes set backs in non
10 working hours. It also provides alarms if the system exceeds its operating parameters.

11 **Q. Which Convention Entertainment Facility Complex (CEC) facilities receive steam**
12 **service from Trigen?**

13 A. The CEC facilities served by Trigen steam service are Bartle Hall, Municipal
14 Auditorium, the Conference Center and the ballroom expansion. The City accepts
15 service from Trigen for these facilities very much like it does for the buildings in the
16 Municipal Complex. I should mention that the Sprint Center also takes steam from
17 Trigen but that facility is managed by Archutz Entertainment Group (AEG) under a
18 development agreement with the City and it is responsible for the procurement of utilities
19 for the building. That building is not under my direct control. Kemper and the American
20 Royal Building are not located proximately to Trigen loops and are not served with
21 steam.

22 **Q. What are the charges for Trigen service to the City?**

A. The charges are part of Trigen's tariff but my understanding is that Trigen charges the City a thermal base charge determined by pounds of steam taken annually, joined by a usage based rate plus applicable taxes.

Q. What are the City's annual costs for steam service to these facilities?

A. At this time I cannot answer this question for all of the facilities. Trigen bills the City for the total of both its chilled water service and steam service. The City is in the process of isolating the steam charges from those invoices to determine total annual costs. I have a sampling of annual cost figures for the facilities described below:

<u>Facility</u>	<u>2006</u>	<u>2007</u>
Bartle Hall	213,618	223,206
Bartle Hall Expansion	188,726	202,214
Municipal Auditorium	107,906	123,140
City Hall	114,566	131,649
Municipal Court	21,904	20,426

I have attached RGR Schedule 1 which illustrates the City's costs for Trigen steam service for part of year 2005 to approximately the present. This schedule breaks down those costs per building.

Q. Have you calculated the effect on the city's budget if Trigen's rate increase request is approved?

A. No I have not. The effect which Trigen's rate increase will have on the City will depend on the approved rate design and in that regard the City in conjunction with Jackson

1 County has retained a consultant to provide expert advice on the impact this case should
2 have on both.

3 **Q Do you anticipate that the City will have other facilities it will connect to Trigen**
4 **steam service?**

5 A. Yes. Under consideration now is connecting the Wolf Garage to Trigen steam heat. The
6 garage is located at the intersection of 12th and Oak Street. Whether steam service is
7 ordered for the Wolf Garage depends on the results of an energy conservation study
8 presently underway. If the study shows a cost benefit to switching from electric to steam
9 heat at this location, the City will more than likely do so.

10
11 In connection with its development agreement with AEG, the City wants to purchase and
12 demolish the Kansas City School District Headquarters building located at 1211 McGee
13 Street for a parking garage project. If this transaction goes through the City will strongly
14 consider connecting the parking garage to steam service from Trigen.

15 **Q: Does this conclude your direct testimony?**

16 A: Yes, it does.

Steam

Building Name	Bartle Hall 1220 Central		Meter No.	26 and 9011	Account No.	K1017		
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
May	2005	Spr	\$15,358.56	1	\$3.9	\$3.90	\$639.94	\$16,002.40
June	2005	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
July	2005	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Aug	2005	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Sept	2005	Fall	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Oct	2005	Fall	\$15,358.56	5	\$3.9	\$19.50	\$640.75	\$16,018.81
Nov	2005	Fall	\$15,358.56	613	\$3.9	\$2,390.70	\$739.55	\$18,488.81
Dec	2005	Wn	\$15,358.56	2,069	\$3.9	\$8,069.10	\$976.15	\$24,403.81
Jan	2006	Win	\$15,358.56	1,217	\$3.9	\$4,746.30	\$837.70	\$20,942.56
Feb	2006	Win	\$15,358.56	1,402	\$3.9	\$5,467.80	\$867.77	\$21,694.13
Mar	2006	Spr	\$15,358.56	717	\$3.9	\$2,796.30	\$756.45	\$18,911.31
April	2006	Spr	\$15,358.56	21	\$3.9	\$81.90	\$643.35	\$16,083.81
May	2006	Spr	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
June	2006	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
July	2006	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Aug	2006	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Sept	2006	Fall	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Oct	2006	Fall	\$15,358.56	279	\$3.9	\$1,088.10	\$685.28	\$17,131.94
Nov	2006	Fall	\$15,358.56	593	\$3.9	\$2,312.70	\$736.30	\$18,407.56
Dec	2006	Wn	\$15,358.56	1,097	\$3.9	\$4,278.30	\$818.20	\$20,455.06
Jan	2007	Win	\$15,358.56	2,564	\$3.9	\$9,999.60	\$1,056.59	\$26,414.75
Feb	2007	Wn	\$15,358.56	2,032	\$3.9	\$7,924.80	\$970.14	\$24,253.50
Mar	2007	Spr	\$15,358.56	433	\$3.9	\$1,688.70	\$710.30	\$17,757.56
April	2007	Spr	\$15,358.56	403	\$3.9	\$1,571.70	\$705.43	\$17,635.69
May	2007	Spr	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
June	2007	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
July	2007	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Aug	2007	Sum	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Sept	2007	Fall	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Oct	2007	Fall	\$15,358.56	0	\$3.9	\$0.00	\$639.94	\$15,998.50
Nov	2007	Fall	\$15,358.56	474	\$3.9	\$1,848.60	\$716.97	\$17,924.13

Dec	2007	Wn	\$15,358.56	1,780	\$3.9	\$6,942.00	\$929.19	\$23,229.75
Jan	2008	Wn	\$15,358.56	2,347	\$3.9	\$9,153.30	\$1,021.33	\$25,533.19
Feb	2008	Wn	\$15,358.56	1,862	\$3.9	\$7,261.80	\$942.52	\$23,562.88
Mar	2008	Spr	\$15,358.56	830	\$3.9	\$3,237.00	\$774.82	\$19,370.38
April	2008	Spr	\$15,358.56	271	\$3.9	\$1,056.90	\$683.98	\$17,099.44
May	2008	Spr	\$15,358.56	9	\$3.9	\$35.10	\$641.40	\$16,035.06
TOTAL			568,266.72	21,019	\$144.30	\$81,974.10	\$27,093.21	\$677,334.03
Monthly Average			15,358.56	568	3.9	\$2,215.52	\$732.25	18,306.33

Steam

Building Name	Bartle Hall Expansion 1220 Central		Meter No.	201 and 9018	Account No.	K1140		
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
May	2005	Spr	\$9,177.50	18	\$3.9	\$70.20	\$389.49	\$9,637.19
June	2005	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
July	2005	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Aug	2005	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Sept	2005	Fall	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Oct	2005	Fall	\$9,177.50	374	\$3.9	\$1,458.60	\$447.34	\$11,083.44
Nov	2005	Fall	\$9,177.50	1,902	\$3.9	\$7,417.80	\$695.64	\$17,290.94
Dec	2005	Win	\$9,177.50	3,810	\$3.9	\$14,859.00	\$1,005.69	\$25,042.19
Jan	2006	Win	\$9,177.50	2,813	\$3.9	\$10,970.70	\$843.68	\$20,991.88
Feb	2006	Win	\$9,177.50	2,753	\$3.9	\$10,736.70	\$833.93	\$20,748.13
Mar	2006	Spr	\$9,177.50	2,542	\$3.9	\$9,913.80	\$799.64	\$19,890.94
April	2006	Spr	\$9,177.50	712	\$3.9	\$2,776.80	\$502.26	\$12,456.56
May	2006	Spr	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
June	2006	Sum	\$9,177.50	216	\$3.9	\$842.40	\$421.66	\$10,441.56
July	2006	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Aug	2006	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Sept	2006	Fall	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Oct	2006	Fall	\$9,177.50	1,459	\$3.9	\$5,690.10	\$623.65	\$15,491.25
TOTAL			165,195.00	16,599			\$9,655.46	\$239,586.56
Monthly Average			7,866.43	790			\$459.78	11,408.88

Steam

Building Name		Bartle Hall Expansion 1220 Central		Meter No.	9018 and 9051			
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
Nov	2006	Fall	\$9,177.50	3,269	\$3.9	\$12,749.10	\$917.78	\$22,844.38
Dec	2006	Wn	\$9,177.50	4,441	\$3.9	\$17,319.90	\$1,108.23	\$27,605.63
Jan	2007	Wn	\$9,177.50	6,492	\$3.9	\$25,318.80	\$1,441.51	\$35,937.81
Feb	2007	Wn	\$9,177.50	5,713	\$3.9	\$22,280.70	\$1,314.93	\$32,773.13
Mar	2007	Spr	\$9,177.50	2,197	\$3.9	\$8,568.30	\$743.58	\$18,489.38
April	2007	Spr	\$9,177.50	2,524	\$3.9	\$9,843.60	\$796.71	\$19,817.81
May	2007	Spr	\$9,177.50	649	\$3.9	\$2,531.10	\$492.03	\$12,200.63
June	2007	Sum	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
July	2007	Sum	\$9,177.50	0	\$3.9	\$386.56		\$9,564.06
Aug	2007	Sum	\$9,177.50	121	\$3.9	\$471.90	\$406.23	\$10,055.63
Sept	2007	Fall	\$9,177.50	0	\$3.9	\$0.00	\$386.56	\$9,564.06
Oct	2007	Fall	\$9,177.50	0	\$3,900.0	\$0.00	\$386.56	\$9,564.06
Nov	2007	Fall	\$9,177.50	968	\$3.9	\$3,775.20	\$543.86	\$13,496.56
Dec	2007	Fall	\$9,177.50	2,861	\$3.9	\$11,157.90	\$851.48	\$21,186.88
Jan	2008	Wn	\$9,177.50	3,474	\$3.9	\$13,548.60	\$951.09	\$23,677.19
Feb	2008	Wn	\$9,177.50	3,467	\$3.9	\$13,521.30	\$949.95	\$23,648.75
Mar	2008	Spr	\$9,177.50	1,312	\$3.9	\$5,116.80	\$599.76	\$14,894.06
April	2008	Spr	\$9,177.50	511	\$3.9	\$1,992.90	\$469.60	\$11,640.00
May	2008	Spr	\$9,177.50	22	\$3.9	\$85.80	\$390.14	\$9,653.44
TOTAL			174,372.50	38,021			13136.56000	\$336,177.52
Monthly Average			9,177.50	2,001			691.39789	17,693.55

Steam

Building Name		Municipal Auditorium 301 West 13th St.		Meter No.	9026			
Month (1)	Year	Season	Therma Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
May	2005	Spr	\$5,953.86	173.0	\$3.9	\$6,628.56	\$276.19	\$6,904.75
June	2005	Sum	\$5,953.86	59.0	\$3.9	\$6,183.96	\$257.67	\$6,441.63
July	2005	Sum	\$5,953.86	57.0	\$3.9	\$6,176.16	\$257.34	\$6,433.50
Aug	2005	Sum	\$5,953.86	53.0	\$3.9	\$6,160.56	\$256.69	\$6,417.25
Sept	2005	Fall	\$5,953.86	47.0	\$3.9	\$6,137.16	\$255.72	\$6,392.88
Oct	2005	Fall	\$5,953.86	137.0	\$3.9	\$6,488.16	\$270.34	\$6,758.50
Nov	2005	Fall	\$5,953.86	760.0	\$3.9	\$8,917.86	\$371.58	\$9,289.44
Dec	2005	Win	\$5,953.86	2,424.0	\$3.9	\$15,407.46	\$641.98	\$16,049.44
Jan	2006	Win	\$5,953.86	1,312.0	\$3.9	\$11,070.66	\$461.28	\$11,531.94
Feb	2006	Win	\$5,953.86	1,812.0	\$3.9	\$13,020.66	\$542.53	\$13,563.19
Mar	2006	Spr	\$5,953.86	1,062.0	\$3.9	\$10,095.66	\$420.65	\$10,516.31
April	2006	Spr	\$5,953.86	103.0	\$3.9	\$6,355.56	\$264.82	\$6,620.38
May	2006	Spr	\$5,953.86	95.0	\$3.9	\$6,324.36	\$263.52	\$6,587.88
June	2006	Sum	\$5,953.86	53.0	\$3.9	\$6,160.56	\$256.69	\$6,417.25
July	2006	Sum	\$5,953.86	52.0	\$3.9	\$6,156.66	\$256.53	\$6,413.19
Aug	2006	Sum	\$5,953.86	63.0	\$3.9	\$6,199.56	\$258.32	\$6,457.88
Sept	2006	Fall	\$5,953.86	85.0	\$3.9	\$6,285.36	\$261.89	\$6,547.25
Oct	2006	Fall	\$5,953.86	395.0	\$3.9	\$7,494.36	\$312.27	\$7,806.63
Nov	2006	Fall	\$5,953.86	1,135.0	\$3.9	\$10,380.36	\$432.52	\$10,812.88
Dec	2006	Win	\$5,953.86	2,075.0	\$3.9	\$14,046.36	\$585.27	\$14,631.63
Jan	2007	Win	\$5,953.86	2,651.0	\$3.9	\$16,292.76	\$678.87	\$16,971.63
Feb	2007	Win	\$5,953.86	2,409.0	\$3.9	\$15,348.96	\$639.54	\$15,988.50
Mar	2007	Spr	\$5,953.86	680.0	\$3.9	\$8,605.86	\$358.58	\$8,964.44
April	2007	Spr	\$5,953.86	1,085.0	\$3.9	\$10,185.36	\$424.39	\$10,609.75
May	2007	Spr	\$5,953.86	245.0	\$3.9	\$6,909.36	\$287.89	\$7,197.25
June	2007	Sum	\$5,953.86	242.0	\$3.9	\$6,897.66	\$287.40	\$7,185.06
July	2007	Sum	\$5,953.86	266.0	\$3.9	\$6,991.26	\$291.30	\$7,282.56
Aug	2007	Sum	\$5,953.86	266.0	\$3.9	\$6,991.26	\$291.30	\$7,282.56
Sept	2007	Fall	\$5,953.86	230.0	\$3.9	\$6,850.86	\$285.45	\$7,136.31
Oct	2007	Fall	\$5,953.86	237.0	\$3.9	\$6,878.16	\$286.59	\$7,164.75
Nov	2007	Fall	\$5,953.86	999.0	\$3.9	\$9,849.96	\$410.42	\$10,260.38
Dec	2007	Wn	\$5,953.86	2,682.0	\$3.9	\$16,413.66	\$683.90	\$17,097.56

Jan	2008	Wn	\$5,953.86	2,535.0	\$3.9	\$15,840.36	\$660.02	\$16,500.38
Feb	2008	Wn	\$5,953.86	2,497.0	\$3.9	\$15,692.16	\$653.84	\$16,346.00
Mar	2008	Spr	\$5,953.86	1,305.0	\$3.9	\$11,043.36	\$460.14	\$11,503.50
April	2008	Spr	\$5,953.86	703.0	\$3.9	\$8,695.56	\$362.32	\$9,057.88
May	2008	Spr	\$5,953.86	347.0	\$3.9	\$7,307.16	\$304.47	\$7,611.63
TOTAL			220,292.82	31,331	\$144.30	\$342,483.72	\$14,270.22	\$356,753.94
Monthly Average			5,953.86	847	\$3.90	\$9,256.32	\$385.68	9,642.00

Steam

Building Name	City Hall 414 East 12th St.		Meter No.	9033				
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
Aug	2005	Sum	\$5,993.03	434	\$3.9	\$1,692.60	\$320.23	\$8,005.86
Sept	2005	Fall	\$5,993.03	310	\$3.9	\$1,209.00	\$300.08	\$7,502.11
Oct	2005	Fall	\$5,993.03	467	\$3.9	\$1,821.30	\$325.60	\$8,139.93
Nov	2005	Fall	\$5,993.03	1,296	\$3.9	\$5,054.40	\$460.31	\$11,507.74
Dec	2005	Wn	\$5,993.03	2,212	\$3.9	\$8,626.80	\$609.16	\$15,228.99
Jan	2006	Wn	\$5,993.03	1,429	\$3.9	\$5,573.10	\$481.92	\$12,048.05
Feb	2006	Wn	\$5,993.03	1,713	\$3.9	\$6,680.70	\$528.07	\$13,201.80
Mar	2006	Spr	\$5,993.03	1,302	\$3.9	\$5,077.80	\$461.28	\$11,532.11
April	2006	Spr	\$5,993.03	490	\$3.9	\$1,911.00	\$329.33	\$8,233.36
May	2006	Spr	\$5,993.03	257	\$3.9	\$1,002.30	\$291.47	\$7,286.80
June	2006	Sum	\$5,993.03	219	\$3.9	\$854.10	\$285.30	\$7,132.43
July	2006	Sum	\$5,993.03	224	\$3.9	\$873.60	\$286.11	\$7,152.74
Aug	2006	Sum	\$5,993.03	195	\$3.9	\$760.50	\$281.40	\$7,034.93
Sept	2006	Fall	\$5,993.03	316	\$3.9	\$1,232.40	\$301.06	\$7,526.49
Oct	2006	Fall	\$5,993.03	827	\$3.9	\$3,225.30	\$384.10	\$9,602.43
Nov	2006	Fall	\$5,993.03	1,162	\$3.9	\$4,531.80	\$438.53	\$10,963.36
Dec	2006	Wn	\$5,993.03	1,627	\$3.9	\$6,345.30	\$514.10	\$12,852.43
Jan	2007	Wn	\$5,993.03	2,472	\$3.9	\$9,640.80	\$651.41	\$16,285.24
Feb	2007	Wn	\$5,993.03	2,197	\$3.9	\$8,568.30	\$606.72	\$15,168.05
Mar	2007	Spr	\$5,993.03	1,067	\$3.9	\$4,161.30	\$423.10	\$10,577.43
April	2007	Spr	\$5,993.03	1,290	\$3.9	\$5,031.00	\$459.33	\$11,483.36
May	2007	Spr	\$5,993.03	791	\$3.9	\$3,084.90	\$378.25	\$9,456.18
June	2007	Sum	\$5,993.03	474	\$3.9	\$1,848.60	\$326.73	\$8,168.36
July	2007	Sum	\$5,993.03	427	\$3.9	\$1,665.30	\$319.10	\$7,977.43
Aug	2007	Sum	\$5,993.03	441	\$3.9	\$1,719.90	\$321.37	\$8,034.30
Sept	2007	Fall	\$5,993.03	453	\$3.9	\$1,766.70	\$323.32	\$8,083.05
Oct	2007	Fall	\$5,993.03	510	\$3.9	\$1,989.00	\$332.58	\$8,314.61
Nov	2007	Fall	\$5,993.03	1,296	\$3.9	\$5,054.40	\$460.31	\$11,507.74
Dec	2007	Wn	\$5,993.03	2,548	\$3.9	\$9,937.20	\$663.76	\$16,593.99
Jan	2008	Wn	\$5,993.03	2,588	\$3.9	\$10,093.20	\$670.26	\$16,756.49
Feb	2008	Wn	\$5,993.03	2,393	\$3.9	\$9,332.70	\$638.57	\$15,964.30
Mar	2008	Spr	\$5,993.03	1,740	\$3.9	\$6,786.00	\$532.46	\$13,311.49

April	2008	Spr	\$5,993.03	1,156	\$3.9	\$4,508.40	\$437.56	\$10,938.99
May	2008	Spr	\$5,993.03	514	\$3.9	\$2,004.60	\$333.23	\$8,330.86
TOTAL			\$203,763.02	36,837	\$132.60	\$143,664.30	\$14,476.11	\$361,903.43
Monthly Average			\$5,993.03	1,083	\$3.90	\$4,225.42	\$425.77	\$10,644.22

Steam

Building Name	Municipal Court 1101 Locust		Meter No.	7006				
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
Sept	2005	Fall	\$1,260.41	68	\$3.9	\$265.20	\$63.57	\$1,589.18
Oct	2005	Fall	\$1,260.41	70	\$3.9	\$273.00	\$63.89	\$1,597.30
Nov	2005	Fall	\$1,260.41	128	\$3.9	\$499.20	\$73.32	\$1,832.93
Dec	2005	Win	\$1,260.41	98	\$3.9	\$382.20	\$68.44	\$1,711.05
Jan	2006	Win	\$1,260.41	261	\$3.9	\$1,017.90	\$94.93	\$2,373.24
Feb	2006	Win	\$1,260.41	226	\$3.9	\$881.40	\$89.24	\$2,231.05
Mar	2006	Spr	\$1,260.41	236	\$3.9	\$920.40	\$90.87	\$2,271.68
April	2006	Spr	\$1,260.41	165	\$3.9	\$643.50	\$79.33	\$1,983.24
May	2006	Spr	\$1,260.41	81	\$3.9	\$315.90	\$65.88	\$1,642.19
June	2006	Sum	\$1,260.41	56	\$3.0	\$168.00	\$61.62	\$1,490.03
July	2006	Sum	\$1,260.41	68	\$3.9	\$265.20	\$63.57	\$1,589.18
Aug	2006	Sum	\$1,260.41	53	\$3.9	\$206.70	\$61.13	\$1,528.24
Sept	2006	Fall	\$1,260.41	51	\$3.9	\$198.90	\$60.80	\$1,520.11
Oct	2006	Fall	\$1,260.41	55	\$3.9	\$214.50	\$61.45	\$1,536.36
Nov	2006	Fall	\$1,260.41	117	\$3.9	\$456.30	\$71.53	\$1,788.24
Dec	2006	Win	\$1,260.41	157	\$3.9	\$612.30	\$78.03	\$1,950.74
Jan	2007	Win	\$1,260.41	208	\$3.9	\$811.20	\$86.32	\$2,157.93
Feb	2007	Win	\$1,260.41	269	\$3.9	\$1,049.10	\$96.23	\$2,405.74
Mar	2007	Spr	\$1,260.41	300	\$3.9	\$1,170.00	\$101.27	\$2,531.68
April	2007	Spr	\$1,260.41	100	\$3.9	\$390.00	\$68.77	\$1,719.18
May	2007	Spr	\$1,260.41	86	\$3.9	\$335.40	\$66.49	\$1,662.30
June	2007	Sum	\$1,260.41	58	\$3.9	\$226.20	\$61.94	\$1,548.55
July	2007	Sum	\$1,260.41	65	\$3.9	\$253.50	\$63.08	\$1,576.99
Aug	2007	Sum	\$1,260.41	56	\$3.9	\$218.40	\$61.62	\$1,540.43
Sept	2007	Fall	\$1,260.41	63	\$3.9	\$245.70	\$62.75	\$1,568.86
Nov	2007	Fall	\$1,260.41	117	\$3.9	\$456.30	\$71.53	\$1,788.24
Dec	2007	Win	\$1,260.41	151	\$3.9	\$588.90	\$77.05	\$1,926.36
Jan	2008	Win	\$1,260.41	341	\$3.9	\$1,329.90	\$107.93	\$2,698.24
Feb	2008	Win	\$1,260.41	476	\$3.9	\$1,856.40	\$129.87	\$3,246.68
Mar	2008	Spr	\$1,260.41	450	\$3.9	\$1,755.00	\$125.64	\$3,141.05
April	2008	Spr	\$1,260.41	295	\$3.9	\$1,150.50	\$100.45	\$2,511.36
May	2008	Spr	\$1,260.41	120	\$3.9	\$468.00	\$72.02	\$1,800.43

June	2008	Sum	\$1,260.41	81	\$3.9	\$315.90	\$65.68	\$1,641.99
TOTAL			41,593.53	5,126			\$2,566.24	\$64,100.77
Monthly Average			1,260.41	155			\$77.76	1,942.45

Steam

Building Name	Police Headquarters 1125 Locust		Meter No.	110				
Month (1)	Year	Season	Thermal Base Cost	Steam Usage Mlbs	Usage Rate \$/Mlb	Usage Cost	Taxes	Total Cost
Aug	2005	Sum	\$3,661.14	76	\$3.9	\$296.40	\$164.90	\$4,122.44
Sept	2005	Fall	\$3,661.14	115	\$3.9	\$448.50	\$171.24	\$4,280.88
Oct	2005	Fall	\$3,661.14	497	\$3.9	\$1,938.30	\$233.31	\$5,832.75
Nov	2005	Fall	\$3,661.14	557	\$3.9	\$2,172.30	\$243.06	\$6,076.50
Dec	2005	Win	\$3,661.14	1,034	\$3.9	\$4,032.60	\$320.57	\$8,014.31
Jan	2006	Win	\$3,661.14	946	\$3.9	\$3,689.40	\$306.27	\$7,656.81
Feb	2006	Win	\$3,661.14	909	\$3.9	\$3,545.10	\$300.26	\$7,506.50
Mar	2006	Spr	\$3,661.14	734	\$3.9	\$2,862.60	\$271.82	\$6,795.56
May	2006	Spr	\$3,661.14	169	\$3.9	\$659.10	\$180.01	\$4,500.25
May	2006	Spr	\$3,661.14	275	\$3.9	\$1,072.50	\$197.24	\$4,930.88
June	2006	Sum	\$3,661.14	119	\$3.9	\$464.10	\$171.89	\$4,297.13
July	2006	Sum	\$3,661.14	109	\$3.9	\$425.10	\$170.26	\$4,256.50
Aug	2006	Sum	\$3,661.14	88	\$3.9	\$343.20	\$166.85	\$4,171.19
Sept	2006	Fall	\$3,661.14	86	\$3.9	\$335.40	\$166.52	\$4,163.06
Oct	2006	Fall	\$3,661.14	488	\$3.9	\$1,903.20	\$231.85	\$5,796.19
Nov	2006	Fall	\$3,661.14	676	\$3.9	\$2,636.40	\$262.40	\$6,559.94
Dec	2006	Win	\$3,661.14	829	\$3.9	\$3,233.10	\$287.26	\$7,181.50
Jan	2007	Win	\$3,661.14	1,089	\$3.9	\$4,247.10	\$329.51	\$8,237.75
Feb	2007	Win	\$3,661.14	924	\$3.9	\$3,603.60	\$302.70	\$7,567.44
Mar	2007	Spr	\$3,661.14	474	\$3.9	\$1,848.60	\$229.57	\$5,739.31
April	2007	Spr	\$3,661.14	525	\$3.9	\$2,047.50	\$237.86	\$5,946.50
May	2007	Spr	\$3,661.14	178	\$3.9	\$694.20	\$181.47	\$4,536.81
June	2007	Sum	\$3,661.14	85	\$3.9	\$331.50	\$166.36	\$4,159.00
June	2007	Sum	\$3,661.14	85	\$3.9	\$331.50	\$166.36	\$4,159.00
July	2007	Sum	\$3,661.14	85	\$3.9	\$331.50	\$166.36	\$4,159.00
Aug	2007	Sum	\$3,661.14	80	\$3.9	\$312.00	\$165.55	\$4,138.69
Sept	2007	Fall	\$3,661.14	63	\$3.9	\$245.70	\$162.79	\$4,069.63
Oct	2007	Fall	\$3,661.14	315	\$3.9	\$1,228.50	\$203.74	\$5,093.38
TOTAL			102,511.92	11,610			6157.98000	\$153,948.90
Monthly Average			4,881.52	553			293.23714	7,330.90