

# Washington Gas Light Case Study

- WGL built its multifamily program around its Maryland tariff, which enables incentives for service extension based on economic life-cycle-cost test.
- WGL worked with The Donaldson Group to convert the 864-unit Cider Mill 1970s-era low-rise multifamily complex from 12 boilers to individual Rinnai units providing heat and hot water.
- WGL gained revenue through its regulatory mechanisms from converting 12 meters to 864.



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## Cider Mill Apartments Project: Summary Financial Performance

<b>Added net operating income (NOI): total and per-unit</b>	\$1,304,968	\$1,510
<b>Capital costs for utility conversion: total and per-unit</b>	\$20,076,431	\$23,237
<b>Added value (at 6.5% cap factor): total and per-unit</b>	\$7,080,997	\$8,196

<b>Utility cost type</b>	<b>Pre-conversion utility costs</b>	<b>Post-conversion utility costs</b>	<b>Percent savings</b>
<b>Electricity</b>	\$838,773	\$97,638	88.4%
<b>Natural Gas</b>	\$428,937	\$45,534	89.4%
<b>Water/sewer</b>	\$587,706	\$407,276	30.7%
<b>Total</b>	\$1,855,416	\$550,448	70.3%