



Nauru Tower



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Administrative Assistant, Shannon Higa

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592-1200

Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.

Property Manager, Richard McDougal Ph.D., CMCA

593-6884 593-6333 (fax)

Accountant, Eric Shimizu

593-6849 593-6333 (fax)

(maintenance fee questions, change of address, etc.)

Nauru Tower Security (NTS) (24 Hours)

592-1203

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Location Address: 1330 Ala Moana Blvd. Honolulu, HI 96814

Web Site: www.naurutower.com

SUBMETERING & YOU...an informational guide from Submetering Systems

Every apartment at Nauru Tower is equipped with two Intellimeter submeters -- in a single enclosure that is flush-mounted adjacent to the circuit breaker panel. Meter readings from both meters are transmitted using the building's wiring to a single receiving unit referred to as the Central Station which is located in the basement electrical room. That device is plugged into a dedicated telephone line so that meter readings can be retrieved by anyone anywhere with the proper passwords using a computer and modem.

One submeter measures the electricity consumed in the apartment which we refer to as the "B" channel. The "A" channel is used to measure the power consumed by the fan coils in the apartment only when the cooling water valve is signaled to open by the thermostat. In this manner, the power consumed by the fan coils is used as a surrogate for cooling water used. Separate meters on the chilling plant equipment provide us with the actual cost each month to operate the chillers at Nauru Tower. The actual costs recovered from the air conditioning submeters each month are

exactly equal to the total cost to provide chilling.

We have learned over time that the air conditioning system at Nauru was designed to operate efficiently on a hot summer day. This means that in the winter months, the plant operates very inefficiently which we have noticed can drive up those costs substantially. For example, air conditioning can be produced in the summer at around \$8 or \$9 per million BTU (a measure of heating/cooling) contrasted to as much as \$30 per million in the winter. In other words, the exact same quantity of air conditioning can cost as much as four times more in the winter than in the summer (even if the HECO rate were identical.) Nauru Tower has done everything economically possible to address this issue.

Lastly, we would like to point out one additional factor that is exacerbating the entire situation. Not only are A/C costs for your building naturally higher in the winter, but lately the escalating cost of fuel oil has driven HECO's rates up dramatically. The fact that these increases are occurring in the winter rather than the traditional summer driving season has caught many people by surprise. There is no doubt that the combination of higher costs naturally due to your system design coupled with the increasing HECO rates has definitely got the attention of many of your "higher than average" air conditioning consumers.

I hope this brief explanation is going to be helpful for you. We also encourage anyone having concerns

regarding their submetered consumption to please contact us at Submetering Systems so that we can attempt to explain your usage so you have a more thorough understanding of how and why your bills are the way they are. It is important to note that Hawaiiana reads your submeters directly once per month around the scheduled date when HECO is reading your master meter. Because HECO reads your meter around the last day of the month, the resultant data is not available to Hawaiiana in time to mail the statements each month. That is why the meter reading dates are always 4-5 weeks old as shown on the bills. My company Submetering Systems, Inc. never sees the HECO bills so we do not know what you are being charged for a rate. We read and record meter data approximately once per week so that we can respond to tenant inquiries with four times the amount of data that either Hawaiiana or HECO could deliver. We are happy to make that data available to anyone who is 'interested. If there is an easier method to present these results rather than the graphs you have seen many times, please do let us know.



Submeter. For more information please call Submetering Systems, Inc. 536-4600.

Inside this Issue:

- **Submetering & You**
- **Let there be light**
- **2A Garage Gate**
- **Security Tips**
- **30 Minute Fitness**