



Energy Management

Annual Report – Fiscal Year 2017

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1. EXECUTIVE SUMMARY

In fiscal year 2017, energy management teams continued to expand energy conservation efforts in Michigan Medicine (MM) facilities and as a result, MM continues to show improvements in energy efficiency.

Energy Performance

In fiscal year 2017, MM facilities consumed \$23.4 Million in utilities. These facilities improved their energy efficiency by 1.4% compared to the previous year, resulting in approximately \$60,000 in avoided utility cost. For further details, see section 2, “Energy Performance” of this report.

Energy Conservation

Fiscal year 2017 continued energy conservation efforts by various energy teams, and continue to show improvements to the overall MM building portfolio. During this year, energy conservation projects were completed which are anticipated to save \$340,000 annually. For further details, see section 3, “Energy Conservation” of this report.

Environmental Impact

In addition to the demand reduction and cost benefits of energy conservation, improvements also provide a significant environmental benefit by reducing the greenhouse gas emissions associated with the generation of building utilities. Existing facilities improved total utility driven greenhouse gas emission efficiency by 0.4% compared to the previous fiscal year, yielding nearly 1,000 Tons of avoided greenhouse gas emissions. For further details, see section 4, “Environmental Impact” of this report.

Building Summary & Energy Star

Based on analyses of building utilities and efficiencies, the following buildings are identified as the most efficient MM facilities, categorized by building type:

- Hospital Building: C&W Hospital – 183.2 kBTU/ft²
- Medical Office Building: Briarwood Bldg 3 – 54.4 kBTU/ft²
- General Office Building: Traverwood 1 – 38.7 kBTU/ft²

In total, on a scale of 0 to 100 (100 being the most efficient) the MM building portfolio has earned a score of 44 in the U.S. EPA Energy Star rating system. For further details and a complete listing of UMHC building performance, see section 5, “Building Summary & Energy Star” of this report.

2. ENERGY PERFORMANCE

In fiscal year 2017, the total utility cost for all Michigan Medicine (MM) facilities was \$23.4 Million. Overall, facilities improved their energy efficiency by 1.4% compared to the previous year, resulting in approximately \$60,000 in total avoided utility cost. This is detailed in Figure 2.1 below.

Figure 2.1: Breakdown of Avoided Utility Cost vs. FY2015

Utility	FY2016 Efficiency	FY2017 Efficiency	FY2017 Average Utility Rate	Avoided Utility Cost
Electric	28.2 KWH/ft ²	28.3 KWH/ft ²	\$0.076/KWH	-\$89,667
Steam	0.0609 MLB/ft ²	0.0586 MLB/ft ²	\$14.52/MLB	\$215,901
Natural Gas	0.0216 MCF/ft ²	0.0207 MCF/ft ²	\$4.53/MCF	\$25,053
Water/Sewer	0.0494 CCF/ft ²	0.0530 CCF/ft ²	\$9.12/CCF	-\$210,454
Total:				\$59,167

Since utility cost rates and the MM portfolio of building area are continually changing, it is important to normalize utility figures for comparison and evaluation of efficiency and performance from year to year. Figure 2.2 illustrates the recent history of total MM building energy efficiency (measured in BTU/ft²) and utility cost efficiency (measured in \$/ft²). Energy efficiency normalizes electric, steam, and natural gas utility into a common energy unit, BTU. Since water & sewer are not an energy utility, this data is not included in this chart. MM facility efficiency has improved 22% since fiscal year 2005.

Figure 2.2: Total MM Historical Energy & Cost Efficiency

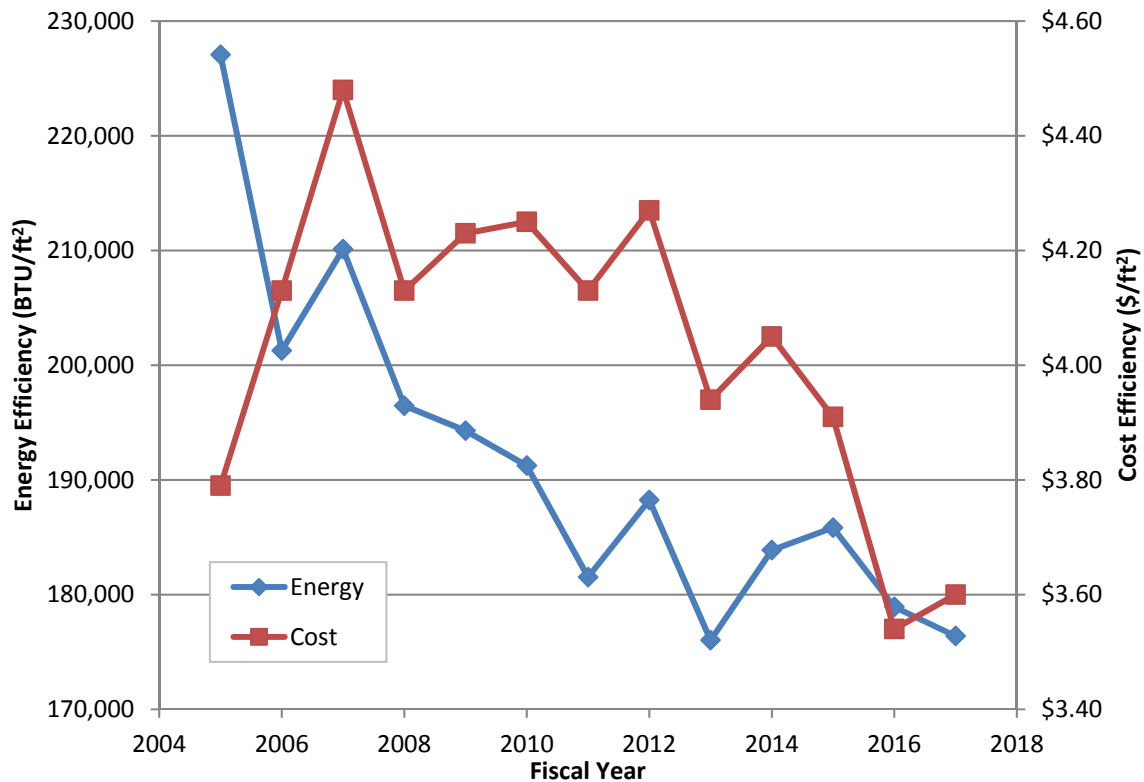


Figure 2.3 below shows the total MM energy and utility cost in recent history without normalizing against building area.

Figure 2.3: Total MM Historical Energy Use & Utility Cost

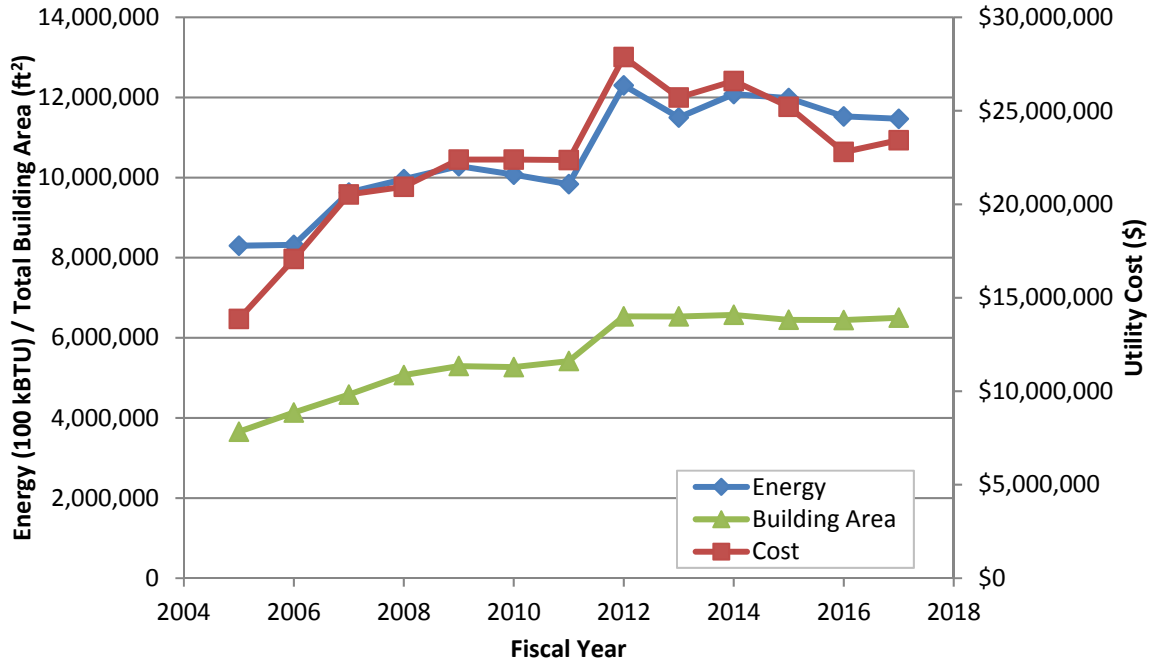


Figure 2.4 below shows the changes in the overall average utility rate across all MM facilities over time.

Figure 2.4: Total MM Historical Average Utility Rates

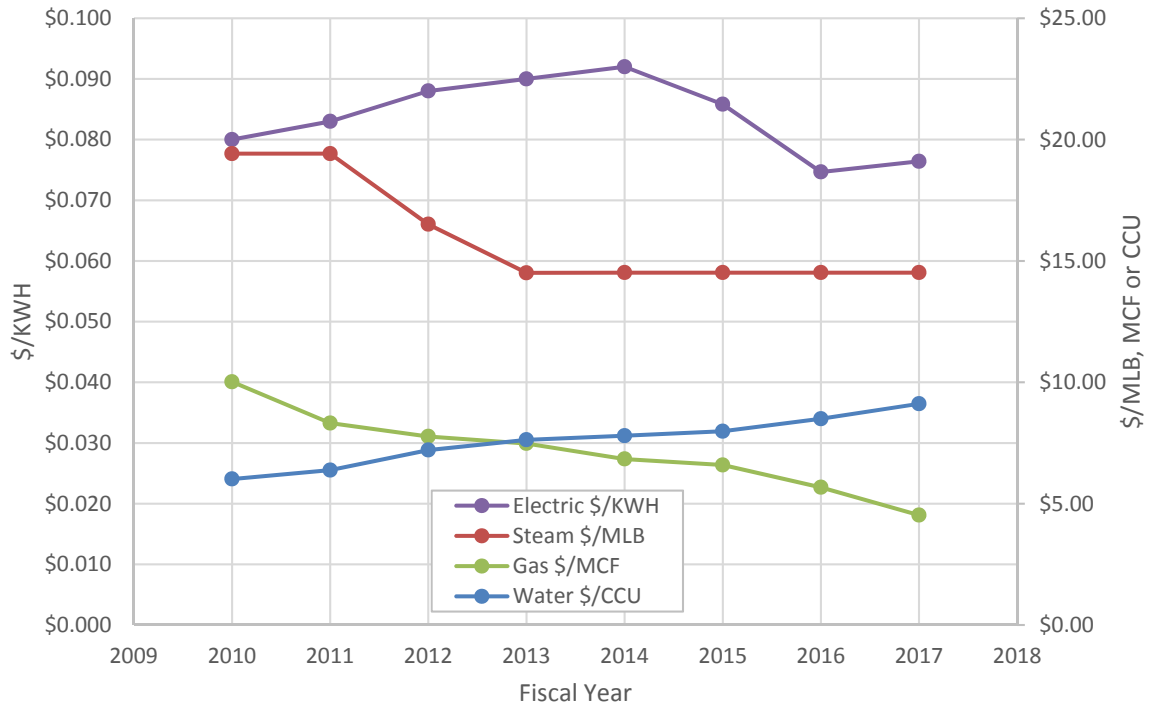
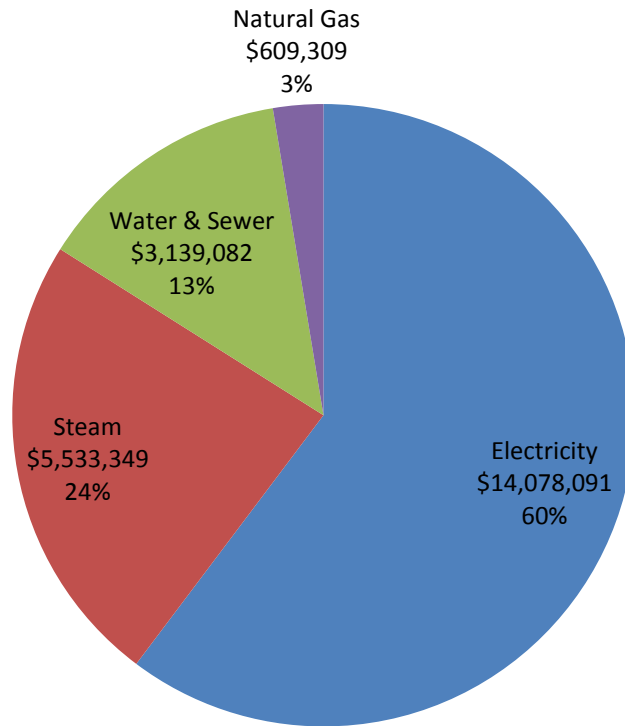


Figure 2.5 below illustrates the distribution and total costs of each of the four primary utilities included in MM facilities for fiscal year 2017.

Figure 2.5: Total FY2017 UMHHC Utility Cost Distribution



3. ENERGY CONSERVATION

Energy Conservation is a combined effort of numerous groups and departments throughout Michigan Medicine (MM). These efforts primarily fall into the following categories:

- **New Construction**
Efficient design and construction practices for new capital construction.
- **Energy Conservation Measures (ECMs)**
Projects in existing facilities designed to improve energy performance.
- **Operations & Maintenance**
Maintain, manage, and optimize building operational efficiency.
- **GreenIT**
Manage power consumption from UMHS computers and IT equipment.

New Construction

MM strives to incorporate energy efficient strategies and practices in all new capital construction projects. This first includes participation and compliance with the University's energy & water conservation standard ([SID-D](#)), including several standardized efficiency practices, compliance with the ASHRAE 90.1-2013 energy standard, and achieving energy improvements beyond baseline compliance for projects over \$10 Million in construction whenever possible. Every MM capital construction project is now reviewed for compliance with these energy and water requirements, and for opportunities to implement other energy conserving design innovations where feasible.

Whenever possible, MM also follows the University's sustainability in facility design and construction standard ([SID-K](#)). Among other sustainable practices, this standard includes specifications for maintaining air quality, tracking and management of construction and demolition materials waste, and guidelines for pursuing certification under the Leadership in Energy and Environmental Design (LEED) system managed by the United States Green Building Council (USGBC) where applicable. This LEED program and rating/certification system is designed to encourage sustainable design practices, covering numerous disciplines including site selection & protection during construction, energy & water efficiency, material selection & sourcing, indoor environmental quality, and more. This program offers building certification awards; base certification, silver, gold and platinum.

Energy Conservation Measures (ECMs)

In fiscal year 2017, two new energy conservation projects were complete which are anticipated to provide approximately \$340,000/year in incremental energy savings. These cost \$2,769,690 to implement, yielding an 8.1-year overall payback period. This is summarized in Figure 3.2 below.

Figure 3.2: ECM Projects Completed in FY2017

Building	Project Description	Project Cost	Estimated Savings	Payback (Years)
University Hospital Building	Install new occupancy sensors to automatically turn off lighting and set back ventilation to spaces during unoccupied periods.	\$2,674,500	\$300,000	8.9
University Hospital Building	Service and balance inpatient tower patient room airflows.	\$95,190	\$40,000	2.4
Totals:		\$2,769,690	\$340,000	8.1

Operations & Maintenance

Michigan Medicine Operations & Maintenance teams are continuously working to maintain equipment at peak efficiency, to improve and optimize operations wherever possible, and to quickly respond and resolve operational issues at all 6.5 million ft² of MM buildings. This includes several key tasks for an extensive body of equipment and instruments. Examples of key equipment are listed below:

- Building automation systems
- Environmental controls & instruments
- Room temperature controls
- Air handling units
- Pumps
- Chillers
- Boilers
- Steam Traps

GreenIT

The GreenIT initiative began in 2009 with the goal of reducing desktop computer power consumption to over 15,000 workstations across the health system. This initiative seeks to set automatic on and off times and enable power saving standby modes for system computers when feasible. This initiative has resulted in more than a 40% reduction in health system computer power consumption.

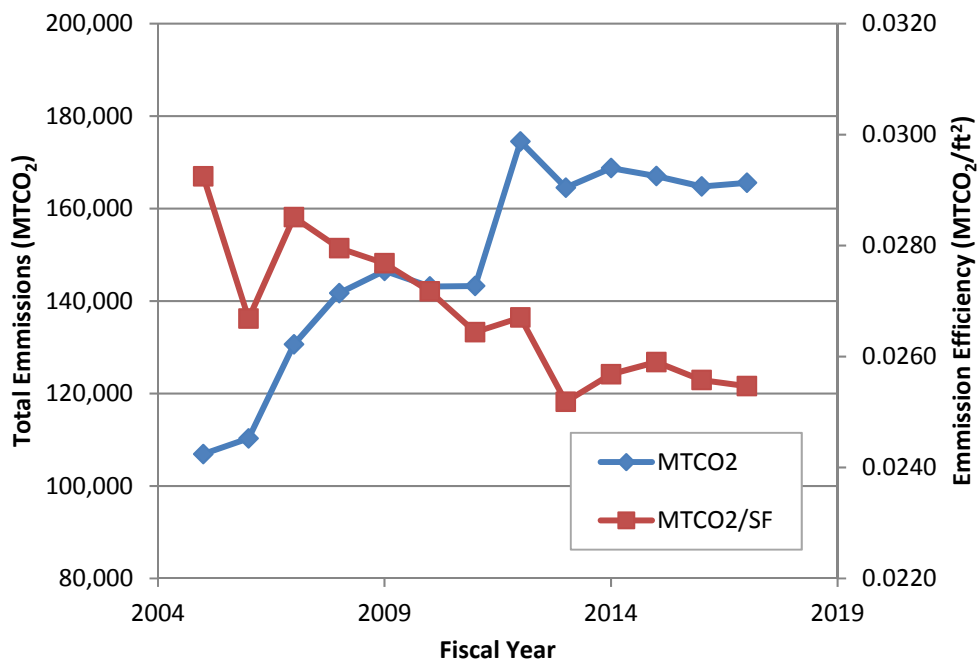
GreenIT teams are continuously working to further improve computer and IT system power management and to maintain energy performance amidst continuous changes to the Health System equipment and software, which now includes approximately 20,000 workstations. GreenIT teams are currently working to identify and update energy management of remaining departments and workstations unnecessarily operating computers and IT equipment continuously.

4. ENVIRONMENTAL IMPACT

In addition to the benefits of reducing overall energy and utility resource demands, efficiency improvements provide further benefits by reducing the greenhouse gas emissions generated during the production of utilities. Figure 4.1 below shows the total historical Michigan Medicine (MM) greenhouse gas emission quantities and greenhouse gas emission efficiencies, normalized against total MM building area. Emissions are measured in metric tons of carbon dioxide (MTCO₂). Please note that these figures only include greenhouse gas emissions due to the generation of utilities consumed by facilities, and do not include emissions from other institution operations. In fiscal year 2017, MM decreased utility driven emissions by 0.4%. This equates to nearly 1,000 MTCO₂ of avoided greenhouse gas emissions, which is equivalent to removing over 100 automobiles from the road.

In 2011, UM President Coleman announced new sustainability commitments for the University. These commitments include a 25% reduction in total greenhouse gas emissions by FY2025, compared to a FY2006 baseline. It is anticipated that this will be accomplished through improvements to a number of areas of University operations, including major upgrades to onsite utility generation plants, in addition to improvements to existing buildings, University vehicle upgrades, etc. Thus far, MM has increased its total building utility driven emissions by 50% compared to FY2006, however this is across a period of 57% growth in total MM building area in that time. When normalized against total building area, MM has improved its total emission per square foot efficiency by 5% since FY2006, and by 13% since FY2005. Therefore, MM has significantly expanded but has improved total emission efficiency during that time.

Figure 4.1: MM Utility Driven Greenhouse Gas Emission History



5. BUILDING SUMMARY & ENERGY STAR

During fiscal year 2012, a comprehensive profile was created for all Michigan Medicine (MM) facilities within the Energy Star Portfolio Manager benchmarking tool, provided by the U.S. Environmental Protection Agency (EPA) and the Department of Energy (DOE). This tool organizes facility energy data, normalizes data against building size, weather, geographic location, building use types, occupancy, number of licensed beds, etc., and generates a rating score that can be used for benchmarking. Scores range from 0 to 100. A score of 50 is the national average. A score of 75 qualifies a building for the Energy Star Certification award. In fiscal year 2017, MM facility scores in aggregate calculated to a total portfolio score of 44. This is improved from a baseline score of 25 in fiscal year 2012. Figure 5.1 below illustrates MM's Energy Star rating in context of national building averages and ratings.

Figure 5.1: MM Energy Star Rating and National Rating Distribution

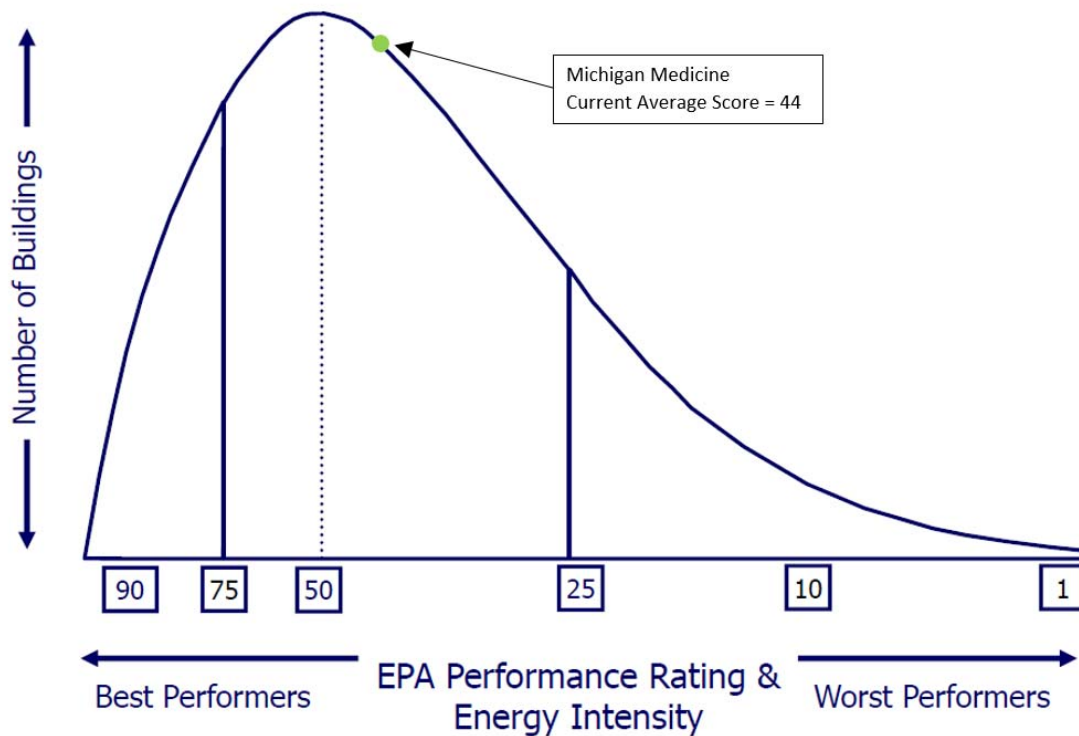


Figure 5.2 indicates the most efficient MM buildings in fiscal year 2017, sorted by the primary Energy Star building type. Due to combined metering and shared utilities between facilities, several buildings are not included in this list because the available utility data does not represent the total utility consumed by the building, and therefore does not provide an accurate measure of efficiency. It should be noted, that energy and efficiency data provided within this report and the table below are based on “site” energy use, which is used for billing. Energy Star ratings are based on “source” energy use which incorporates the efficiency of the utility plant supplying the facility.

Figure 5.2: FY2017 MM Most Energy Efficient Buildings

Rank	ID	Building	Efficiency (kBTU/ft²)	Energy Star Rating	Total Utility Cost
<i>Hospitals</i>					
1.	5173	Children's & Women's Hospital	183.2	57	\$4,223,085
2.	5109	Cardiovascular Center	196.7	N/A	\$1,735,305
3.	0316	University Hospital Building	220.1	36	\$8,251,480
<i>Medical Office Buildings</i>					
1.	8065	Briarwood 3	54.4	48	\$16,151
2.	8042	Briarwood 4	60.1	49	\$24,370
3.	8161	Kellogg Eye Center – Brighton	62.0	56	\$9,301
4.	8149	Dexter Family Practice	62.6	40	\$16,998
5.	5117	Rachel Upjohn Building	67.3	N/A	\$57,320
<i>General Office Buildings</i>					
1.	8162	Traverwood 1	38.3	87	\$9,823
2.	5011	Burlington Office Center	40.6	81	\$75,080
3.	5153	Traverwood 3	59.7	81	\$41,013
4.	8137	Michigan House	62.5	75	\$135,268
5.	8100	Plymouth Park	71.9	77	\$50,280

Figure 5.3 (attached) shows fiscal year 2017 information vs. fiscal year 2016 including energy and utility cost comparison data. Please note that data is not directly comparable since data for several buildings does not include total consumed utility due to combined meters and shared utilities.

Figure 5.3: FY2017 vs. FY2016 Michigan Medicine Building Utility Summary

ID	Name	E-Star Bldg Type	FY16				FY17				FY Comparison					
			SQFT	Cost	BTU/SF	kBTU	SQFT	Cost	BTU/SF	kBTU	SQFT	Cost	Cost %	BTU/SF	kBTU	kBTU %
301	Cancer Center	Laboratory	136,120	\$847,951	326,123	44,391,863	136,120	\$928,490	336,798	45,844,944	0	\$80,539	9%	10,675	1,453,081	3%
306	East Mechanical Bldg	N/A	8,006	\$330,086	1,757,800	14,072,947	8,006	\$335,730	1,787,779	14,312,959	0	\$5,644	2%	29,979	240,012	2%
308	Med Inn	Medical Office	121,126	\$326,879	138,063	16,723,019	121,126	\$337,293	141,377	17,124,431	0	\$10,414	3%	3,314	401,412	2%
309	UH South Unit 1	Medical Office	67,494	\$101,959	77,917	5,258,930	67,494	\$110,848	89,139	6,016,348	0	\$8,889	9%	11,222	757,418	14%
312	UH South Unit 2	Medical Office	266,038	\$338,342	77,282	20,559,949	266,038	\$349,999	78,884	20,986,142	0	\$11,657	3%	1,602	426,193	2%
314	UH South Unit 3	Medical Office	19,988	\$46,214	155,099	3,100,119	19,988	\$40,463	120,930	2,417,149	0	-\$5,751	-12%	-34,169	-682,970	-22%
316	University Hospital Building	Hospital	1,721,523	\$7,810,618	229,252	394,662,591	1,721,523	\$8,251,480	220,079	378,871,060	0	\$440,862	6%	-9,173	-15,791,530	-4%
317	Taubman Health Center	Medical Office	396,965	\$969,422	131,211	52,086,175	404,405	\$978,726	117,832	47,651,850	7,440	\$9,304	1%	-13,379	-4,434,325	-9%
318	UH South Unit 4	Medical Office	157,595	\$218,963	86,243	13,591,466	158,938	\$210,864	84,145	13,373,838	1,343	-\$8,099	-4%	-2,098	-217,628	-2%
319	U-M Medical Professional Building	Office	37,298	\$75,840	94,589	3,527,981	37,298	\$97,844	129,412	4,826,809	0	\$22,004	29%	34,823	1,298,828	37%
320	Parking - M22 Simpson Circle	N/A	196,734	\$55,655	0	0	246,885	\$78,109	0	0	50,151	\$22,454	40%	0	0	0%
327	1018 Fuller Building	N/A	8,349	\$7,270	45,900	383,219	8,349	\$7,863	48,553	405,369	0	\$593	8%	2,653	22,150	6%
332	300 N Ingalls	Office	239,318	\$493,879	111,907	26,781,359	239,546	\$626,034	136,106	32,603,648	228	\$132,155	27%	24,199	5,822,288	22%
348	Chelsea Family Practice	Medical Office	25,136	\$54,870	96,782	2,432,712	25,136	\$55,093	99,197	2,493,416	0	\$223	0%	2,415	60,703	2%
350	EAA Health Center	Medical Office	97,158	\$858,379	423,348	41,131,645	97,158	\$1,028,404	448,953	43,619,376	0	\$170,025	20%	25,605	2,487,731	6%
390	Child Care Center	N/A	14,850	\$29,002	92,958	1,380,426	14,850	\$31,703	100,487	1,492,232	0	\$2,701	9%	7,529	111,806	8%
399	NCAC	Office	133,741	\$289,423	149,204	19,954,692	133,741	\$287,023	150,040	20,066,500	0	-\$2,400	-1%	836	111,807	1%
419	Laundry	Specialty	48,316	\$556,160	989,012	47,785,104	48,279	\$511,328	907,326	43,804,792	-37	-\$44,832	-8%	-81,686	-3,980,312	-8%
829	RP Housing 1322 Wilmott	N/A	1,819	\$4,939	92,116	167,559	634	\$482	27,450	17,403	-1,185	-\$4,457	-90%	-64,666	-150,156	-90%
5011	Burlington Office Center	Office	63,221	\$74,068	38,666	2,444,503	60,667	\$75,080	40,619	2,464,233	-2,554	\$1,012	1%	1,953	19,730	1%
5019	Canton Health Center	Medical Office	51,552	\$98,293	81,332	4,192,827	51,552	\$100,827	83,774	4,318,717	0	\$2,534	3%	2,442	125,890	3%
5029	Brighton Health Center	Medical Office	41,500	\$133,462	214,738	8,911,627	41,500	\$123,039	171,614	7,121,981	0	-\$10,423	-8%	-43,124	-1,789,646	-20%
5038	EAA Surgery Center	Ambulatory Surgery Ctr	49,906	\$159,790	196,438	9,803,435	49,906	\$187,834	252,866	12,619,531	0	\$28,044	18%	56,428	2,816,096	29%
5058	Michigan Visiting Nurses	N/A	2,140	\$977	20,235	43,303	2,140	\$770	13,279	28,417	0	-\$207	-21%	-6,956	-14,886	-34%
5070	Eisenhower CP	Warehouse	37,606	\$61,427	79,119	2,975,349	37,606	\$61,837	80,312	3,020,213	0	\$410	1%	1,193	44,864	2%
5079	Eisenhower Commerce Center 2						963	\$2,199	55,686	53,626	963	\$2,199	#DIV/0!	55,686	53,626	0%
5098	Kellogg Eye Center - Milford	Medical Office	2,523	\$3,990	89,689	226,285	2,523	\$3,757	89,583	226,018	0	-\$233	-6%	-106	-267	0%
5109	Cardiovascular Center	Hospital	444,952	\$1,836,771	189,667	84,392,711	429,289	\$1,735,305	196,762	84,467,762	-15,663	-\$101,466	-6%	7,095	75,051	0%
5117	Upjohn Rachel Building	Medical Office	117,097	\$74,463	72,849	8,530,399	117,097	\$57,320	67,315	7,882,385	0	-\$17,143	-23%	-5,534	-648,015	-8%
5143	Traverwood II	Office	27,836	\$118,389	241,618	6,725,679	27,836	\$123,311	268,088	7,462,498	0	\$4,922	4%	26,470	736,819	11%
5153	Traverwood III	Office	27,624	\$41,534	52,775	1,457,857	27,624	\$41,013	59,698	1,649,098	0	-\$521	-1%	6,923	191,241	13%
5165	Great Lakes Environmental Lab	N/A	14,286	\$3,267	29,544	422,066	18,306	\$2,067	23,119	423,216	4,020	-\$1,201	-37%	-6,425	1,151	0%
5173	Children's & Women's Hospital	Hospital	1,139,406	\$4,359,122	179,735	204,791,137	1,137,924	\$4,223,085	183,286	208,565,538	-1,482	-\$136,037	-3%	3,551	3,774,401	2%
5223	NC Auxiliary Support Bldg	Data Center	53,530	\$704,016	537,626	28,779,120	54,428	\$667,131	499,833	27,204,911	898	-\$36,885	-5%	-37,793	-1,574,209	-5%
5241	Traverwood IV	Laboratory	9,640	\$81,403	544,431	5,248,315	9,640	\$81,010	621,672	5,992,918	0	-\$393	0%	77,241	744,603	14%
5296	Howell Teen Clinic	N/A	785	\$1,026	70,018	54,964	0	\$312	0	0	-785	-\$714	-70%	-70,018	-54,964	-100%
5332	Oxford Commerce Park		0	\$0	0	0	16,051	\$3,798	38,310	614,914	16,051	\$3,798	#DIV/0!	38,310	614,914	0%
5340	River Place Offices	Office	7,124	\$14,470	82,092	584,823	7,124	\$15,561	85,315	607,784	0	\$1,091	8%	3,223	22,961	4%
5341	Northville Health Center	Medical Office	102,228	\$246,796	130,029	13,292,605	102,228	\$256,532	124,273	12,704,180	0	\$9,736	4%	-5,756	-588,424	-4%
5353	719 Ellsworth Rd	N/A	7,127	\$3,052	56,227	400,730	7,127	\$2,170	55,462	395,278	0	-\$882	-29%	-765	-5,452	-1%
8016	Briarwood 5	Medical Office	9,378	\$37,775	249,522	2,340,017	9,378	\$33,160	229,267	2,150,066	0	-\$4,615	-12%	-20,255	-189,951	-8%
8030	Briarwood Cntr	Medical Office	15,924	\$52,355	189,855	3,023,251	15,924	\$48,668	186,848	2,975,368	0	-\$3,687	-7%	-3,007	-47,883	-2%
8036	Survival Flight Ann Arbor Airport	N/A	10,000	\$8,736	87,001	870,010	10,000	\$9,770	136,930	1,369,300	0	\$1,034	12%	49,929	499,290	57%
8039	RP Housing 1011 Cornwell Place	N/A	2,879	\$6,266	111,774	321,797	2,879	\$6,564	107,840	310,471	0	\$298	5%	-3,934	-11,326	-4%
8042	Briarwood 4	Medical Office	14,063	\$25,509	65,082	915,248	14,063	\$24,370	60,131	845,622	0	-\$1,139	-4%	-4,951	-69,626	-8%
8060	101 Simpson Rd	N/A	2,791	\$1,331	17,939	50,068	2,791	\$617	6,824	19,046	0	-\$714	-54%	-11,115	-31,022	-62%
8065	Briarwood 3	Medical Office	10,611	\$21,524	69,463	737,072	10,611	\$16,151	54,385	577,079	0	-\$5,373	-25%	-15,078	-159,993	-22%
8072	Eisenhower Corporate Park West	Medical Office	76,726	\$235,353	123,651	9,487,247	76,726	\$230,477	124,256	9,533,666	0	-\$4,876	-2%	605	46,419	0%
8076	Briarwood 1	Medical Office	17,699	\$66,481	237,813	4,209,052	17,699	\$61,159	226,601	4,010,611	0	-\$5,322	-8%	-11,212	-198,441	-5%
8096	Livonia Specialty Care	Medical Office	46,607	\$153,111	197,024	9,182,698	46,607	\$150,929	193,499	9,018,408	0	-\$2,182	-1%	-3,525	-164,290	-2%
8100	Plymouth Park	Office	43,423	\$51,366	64,031	2,780,418	43,423	\$50,280	71,949	3,124,241	0	-\$1,086	-2%	7,918	343,823	12%
8110	West Ann Arbor Health Center	Medical Office	6,131	\$12,862	74,432	456,343	6,131	\$12,628	77,700	476,379	0	-\$234	-2%	3,268	20,036	4%
8111	Howell Pediatrics	Medical Office	2,840	\$4,928	65,490	185,992	0	\$1,705	0	0	-2,840	-\$3,223	-65%	-65,490	-185,992	-100%
8112	Occupational Medicine Bldg	Medical Office	9,020	\$24,790	141,094	1,272,668	9,020	\$21,007	142,734	1,287,461	0	-\$3,783	-15%	1,640	14,793	1%
8116	Ann Arbor Ice Cube	N/A	8,672	\$3,125	50,430	437,329	8,672	\$2,676	63,566	551,244	0	-\$449	-14%	13,136	113,915	26%
8121	Saline Health Center	Medical Office	7,133	\$17,657	123,594	881,596	8,924	\$17,051	104,456	932,165	1,791	-\$606	-3%	-19,138	50,569	6%
8126	KMS Fusion Bldg	Office	125,908	\$213,960	73,389	9,240,262	125,908	\$220,098	72,556	9,135,381	0	\$6,138	3%	-833	-104,881	-1%
8130	Briarwood 10	Medical Office	17,435	\$62,174	197,930	3,450,910	17,435	\$52,607	160,142	2,792,076	0	-\$9,567	-15%	-37,788	-658,834	-19%
8137	Michigan House	Office	74,710	\$132,204	64,307	4,804,376	74,710	\$135,268	62,544	4,672,662	0	\$3,064	2%	-1,763	-131,714	-3%
8142	Briarwood 9	Medical Office	5,287	\$24,077	227,902	1,204,918	5,287	\$26,099	253,730	1,341,471	0	\$2,022	8%	25,828	136,553	11%

Figure 5.3: FY2017 vs. FY2016 Michigan Medicine Building Utility Summary

ID	Name	E-Star Bldg Type	FY16				FY17				FY Comparison					
			SQFT	Cost	BTU/SF	kBTU	SQFT	Cost	BTU/SF	kBTU	SQFT	Cost	Cost %	BTU/SF	kBTU	kBTU %
8149	Dexter Family Practice	Medical Office	10,065	\$15,700	57,078	574,490	10,065	\$16,998	62,589	629,958	0	\$1,298	8%	5,511	55,468	10%
8155	Livonia Health Center	Medical Office	11,130	\$16,833	66,151	736,261	11,130	\$18,804	72,698	809,129	0	\$1,971	12%	6,547	72,868	10%
8160	Kellogg Eye Center - W Bloom	Medical Office	2,523	\$3,990	89,689	226,285	0	\$0	0	0	-2,523	-\$3,990	-100%	-89,689	-226,285	-100%
8161	Kellogg Eye Center - Brighton	Medical Office	6,795	\$8,858	57,104	388,022	6,863	\$9,301	61,950	425,163	68	\$443	5%	4,846	37,141	10%
8162	Travenwood 1	Office	10,096	\$11,295	44,976	454,078	10,429	\$9,823	38,312	399,556	333	-\$1,472	-13%	-6,664	-54,522	-12%
9599	UMH Sign 1525 Fuller St	N/A	0	\$267	0	0	0	\$264	0	0	0	-\$3	-1%	0	0	0
9601	Hospital Chilled Water Loop	N/A	0	\$147,715	0	0	0	\$212,198	0	0	0	\$64,483	44%	0	0	0
5173T	C&W Trailer	N/A	0	\$6,979	0	0	0	\$6,583	0	0	0	-\$396	-6%	0	0	0