

**Amvic® Building System
Warehouse Energy Study**

Presented to:
Gary Brown
Amvic® Building System



Stantec

File: 112120108
300 – 1708 Dolphin Ave
Kelowna, BC V1Y 9S4

October, 2006

Contact: Shane Lapp, EIT

Amvic® Building System

Warehouse Energy Study

Table of Contents

1.0 INTRODUCTION	1.2
2.0 STUDY DESCRIPTION	2.2
.1 PHASE 1 – WALL CONSTRUCTION	2.3
.2 PHASE 2 – OVERALL BUILDING ENVELOPE.....	2.4
<hr/>	
3.0 EFFECTIVE R-VALUE PERFORMANCE	3.5
4.0 ENERGY COMPARISON	4.6
.1 PHASE 1 – WALL CONSTRUCTION	4.6
.2 PHASE 2 – OVERALL BUILDING ENVELOPE.....	4.7
<hr/>	
5.0 CONCLUSION	5.10

AMVIC® BUILDING SYSTEM WAREHOUSE ENERGY STUDY

1.0 Introduction

Stantec Consulting Ltd. (Kelowna office) was commissioned by Amvic® to provide an outline of the energy savings provided by the energy efficient construction materials in the Okanagan Strata Development warehouses. The Okanagan Strata Development warehouses are constructed with Amvic® insulated concrete form (ICF) walls, which are stated to have an effective R-value of R40 to R50. Other energy saving features includes increased performance windows, roofs and overhead doors.

Opinions stated in this report are based upon conversations with David MacPherson and energy modeling of the construction options.

Lead Stantec Consulting personnel participating in this study included:

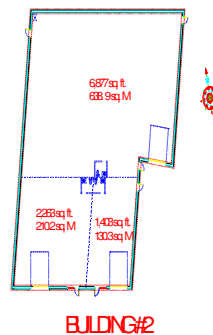
- Shane Lapp, EIT
- Emmanuel Lavoie, EIT, LEED AP

The contact for this report is Mr. Shane Lapp, EIT (250-860-3225).

2.0 Study Description

The Okanagan Strata Development facility is currently under construction and will consist of two new commercial warehouses, each 10,000ft².

For the purpose of this study, building #2 was modeled in Trace®700 energy modeling software. This model will serve as the basis of the energy study.



**AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY**

Study Description
October 4th, 2006

The mechanical system is constant in all scenarios and is modeled to reflect the 80% efficient gas fired unit heaters from the Okanagan Strata Development warehouse. As of October 2006, the current price of gas is \$10.56/GJ and this cost is used in calculating the operating costs.

The study is divided into two phases:

- Phase 1: Comparing strictly the different wall constructions. Other construction features remain the same.
- Phase 2: Comparing the Okanagan Strata Development high efficiency warehouse with Amvic® walls to other standard warehouse construction envelopes.

.1 PHASE 1 – WALL CONSTRUCTION

This phase of the study compares the different wall constructions and the resulting heat losses and expected energy consumption for a typical year. The following are the comparison models:

1.) Okanagan Strata Development High Efficiency Warehouse with Amvic® Walls

- Insulated concrete form Amvic® walls (R23)
 - 6" concrete, 2 ½" foam on either side
- Low E-windows, argon filled (U 0.3)
- R30 roof construction
- R17.9 overhead doors with weather seals

2.) Okanagan Strata Development High Efficiency Warehouse with Tilt-up Walls

- 6" concrete tilt-up walls (R2.6)
- Low E-windows, argon filled (U 0.3)
- R30 roof construction
- R17.9 overhead doors with weather seals

3.) Okanagan Strata Development High Efficiency Warehouse with Concrete Block Walls

- 8" Concrete block walls (R9.1)

**AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY**

Study Description
October 4th, 2006

- Foam filled cores
- Low E-windows, argon filled (U 0.3)
- R30 roof construction
- R17.9 overhead doors with weather seals

.2 PHASE 2 – OVERALL BUILDING ENVELOPE

The second phase of this study compares the expected energy usage for a typical year of the Okanagan Strata Development high efficiency warehouse to other warehouses with standard construction. The following are the comparison models:

1.) Okanagan Strata Development High Efficiency Warehouse with Amvic® Walls

- Insulated concrete form Amvic® walls (R23)
 - 6" concrete, 2 ½" foam on either side
- Low E-windows, argon filled (U 0.3)
- R30 roof construction
- R17.9 overhead doors with weather seals

2.) Standard Tilt-up Wall Warehouse

- 6" concrete tilt-up walls (R2.6)
- Standard double pain windows (U 0.6)
- R15 roof construction
- R7 overhead doors

3.) Standard Concrete Block Wall Warehouse

- 8" Concrete Tilt-up walls (R9.1)
 - Foam filled cores
- Standard double pain windows (U 0.6)
- R15 roof construction

AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY
Effective R-value Performance
October 4th, 2006

- R7 overhead doors

The results presented below are for comparison purposes only. The energy costs presented in this report do not necessarily represent future energy consumption and costs. Actual energy consumption and costs will vary with the type of occupancy, yearly temperature variations, amount of infiltration, etc.

The information provided has been determined from a preliminary review of the current drawings, in-house research and energy modeling.

3.0 Effective R-value Performance

The true R-value of a typical ICF wall is R23, however they are commonly regarded as having an effective performance rating of R40 to R50. This is not a true R-value of the wall but a comparison of the R-value required by a wooden frame wall to meet the same performance.

Wooden frame walls are comprised of framing, insulation material, electrical outlets and wires. These walls are typically based on the insulation R-value but thermal bridging through the framing and voids in the insulation results in a reduced R-value of the wall. For example, a typical 2x4 wood frame wall would be a nominal R14 but due to thermal bridging this is reduced to an actual R11. The R-value of an ICF wall is the true R-value as there is no thermal bridging through the walls.

Concrete's large thermal mass evens out the temperature fluctuations so less heating is required in the colder hours. This increases the effective performance of the ICF Amvic® walls.

Since ICF Amvic® walls are constructed of concrete and foam, the only places for air to infiltrate into the building is around doors and windows. This again reduces the amount of heating required and increases the effective performance.

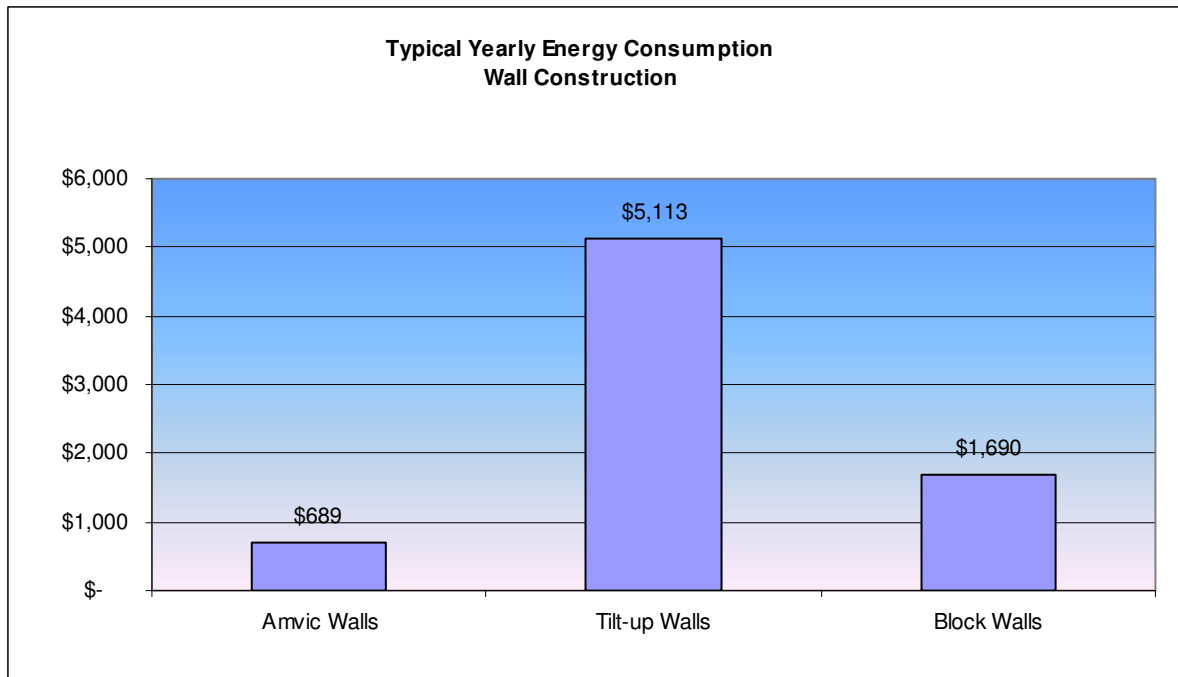
These characteristics combined create a very efficient wall and would require a nominal R40 or R50 wooden frame wall to meet the same performance.

4.0 Energy Comparison

.1 PHASE 1 – WALL CONSTRUCTION

This first phase of the study compares the Okanagan Strata Development warehouse with different wall constructions and the expected energy consumption for a typical year.

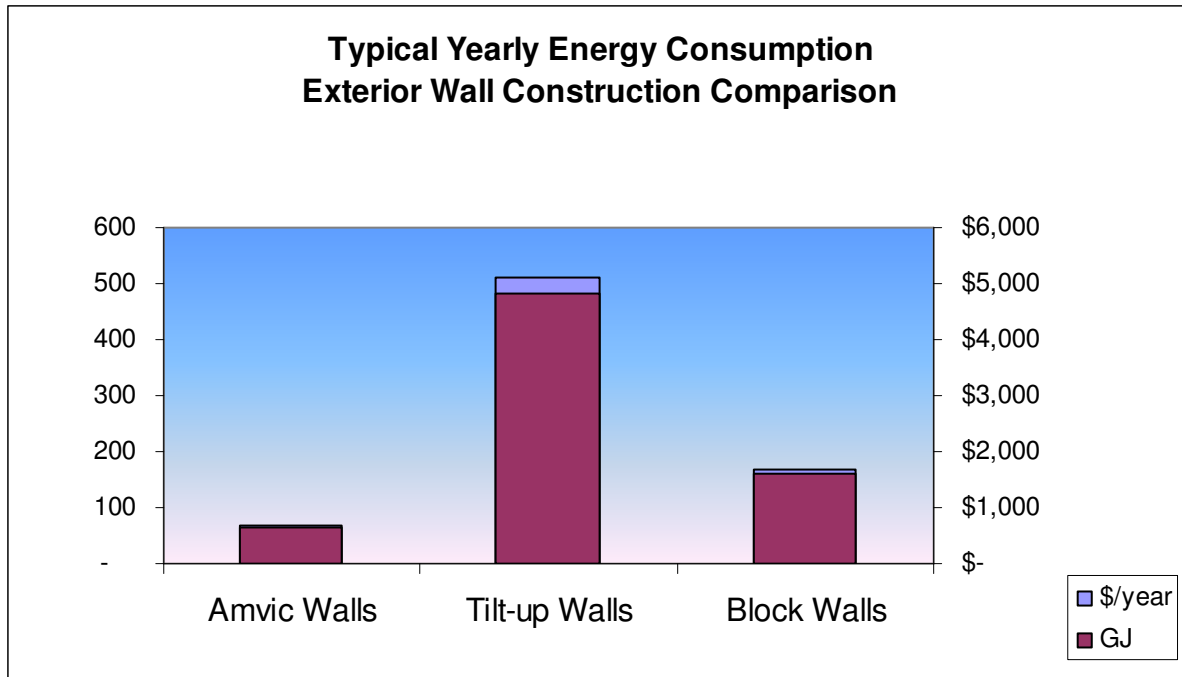
The type of wall construction determines the amount of heat loss that will occur through the walls. The following chart shows the amount of heat loss through the exterior walls for the different wall construction types.



The energy required to operate the warehouse with the various wall constructions is shown in the table below.

Wall Construction	GJ per year	Energy Cost per year	Peak Wall Heat Loss (btu/hr)	Peak building Heat Loss (btu/hr)
OSD Warehouse - Amvic Walls	65	\$ 700	33,000	70,500
OSD Warehouse - Tilt-up Walls	483	\$ 5,100	271,000	308,400
OSD Warehouse - Block Walls	160	\$ 1,700	83,000	120,700

AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY
 Energy Comparison
 October 4th, 2006



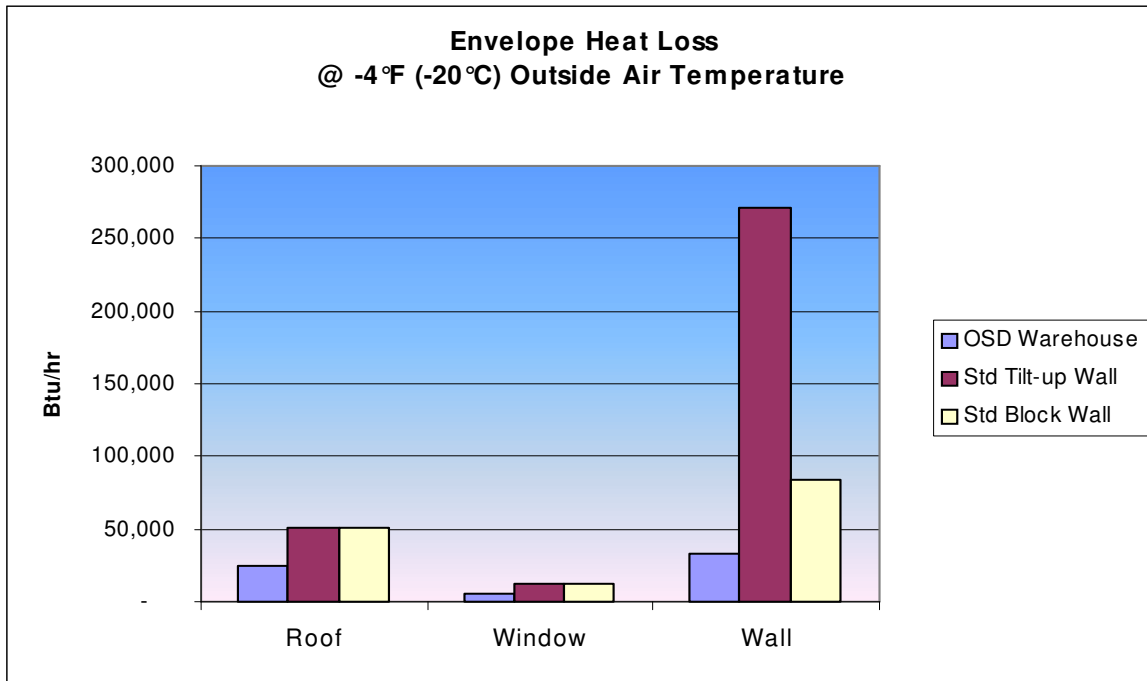
The ICF Amvic® walls reduce the heat loss by 77% over the tilt-up walls and 42% over the concrete block walls. This relates to an approximate savings of \$4,400 annually over the tilt-up walls and \$1,000 annually over the concrete block walls.

.2 PHASE 2 – OVERALL BUILDING ENVELOPE

This second phase of the study compares the overall building envelope of the Okanagan Strata Development warehouse with standard construction and the expected energy consumption for a typical year.

Incorporating energy efficient building envelope features reduces the amount of heat loss from the Okanagan Strata Development warehouses. The following chart illustrates the envelope heat losses of the different building constructions.

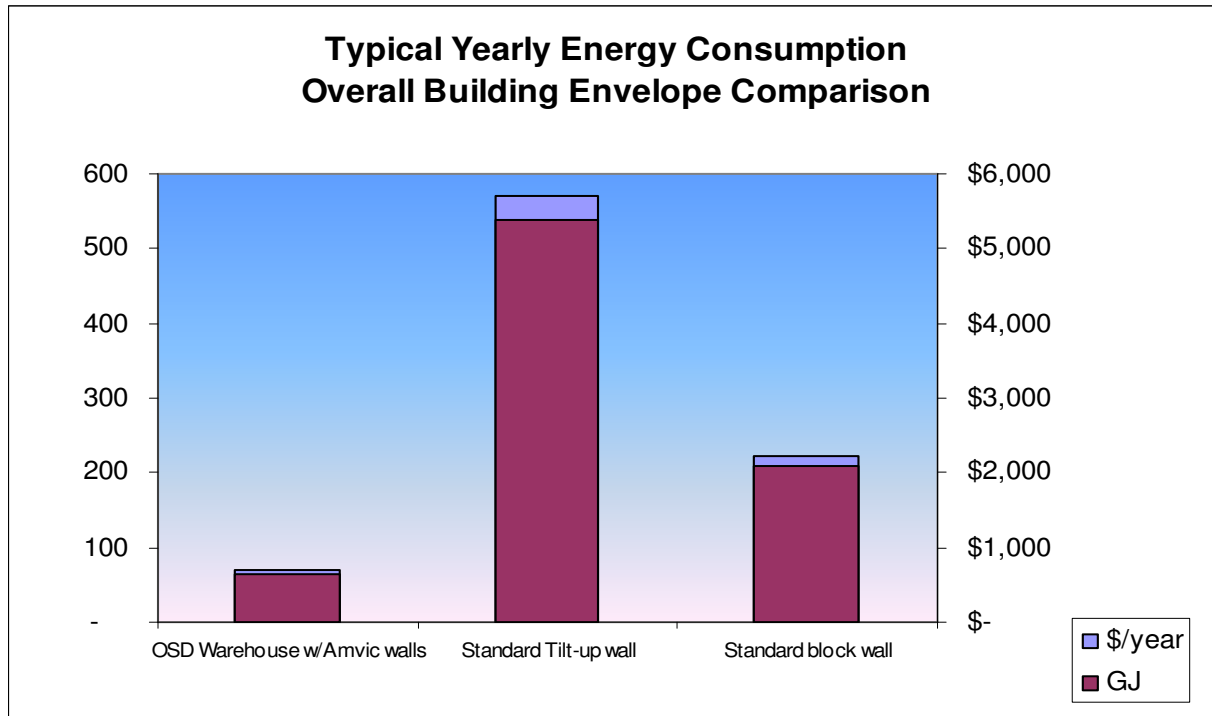
AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY
 Energy Comparison
 October 4th, 2006



The energy required to operate the various building envelopes is shown in the table below.

Overall Building Envelope	GJ per year	Energy Cost per year	Peak Building Heat Loss (btu/hr)
OSD Warehouse with Amvic walls	65	\$ 700	70,500
Standard Tilt-up wall Warehouse	540	\$ 5700	348,000
Standard block wall warehouse	210	\$ 2,200	153,400

AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY
 Energy Comparison
 October 4th, 2006



The Okanagan Strata Development high efficiency warehouse reduces the energy usage by 88% over standard tilt-up wall warehouses and 69% over standard concrete block wall warehouses. This relates to an approximate savings of \$5,000 annually over standard tilt-up wall warehouses and \$1,500 annually over standard concrete block wall warehouses.

Reducing the amount of natural gas consumed in the warehouse is directly related reducing the amount of CO2 released to the atmosphere. The CO2 reductions over the standard tilt-up wall warehouse amount to 26 tons or the equivalent of driving 54,500 km's in a 2004 Ford Explorer. The CO2 reductions over the standard concrete block wall warehouse amount to 8 tons or the equivalent of driving 16,600 km's in a 2004 Ford Explorer.

**AMVIC® BUILDING SYSTEM
WAREHOUSE ENERGY STUDY**

Conclusion
October 4th, 2006

5.0 Conclusion

Amvic® commissioned Stantec Consulting to study the energy efficient construction features in their new warehouses. These construction features were:

- Amvic® Insulated Concrete Form (ICF) walls
- Low E – Argon filled windows
- R30 roof
- High efficiency overhead doors

ICF wall manufacturers claim an effective R-value of R40 to R50. This claim only refers to the nominal R-value of wooden framed walls to achieve the same insulating performance and does not represent the actual R-value of ICF walls. ICF walls have a true R-value of approximately R23.

The ICF Amvic® walls reduce the heat loss by 77% over the tilt-up walls and 42% over the concrete block walls. This relates to an approximate savings of \$4,400 annually over the tilt-up walls and \$1,000 annually over the concrete block walls.

The OSD high efficiency warehouse reduces the energy usage by 88% over standard tilt-up wall warehouses and 69% over standard concrete block wall warehouses. This relates to an approximate savings of \$5,000 annually over standard tilt-up wall warehouses and \$1,500 annually over standard concrete block wall warehouses.

The CO2 reductions over the standard tilt-up wall warehouse amount to 26 tons or the equivalent of driving 54,500 km's in a 2004 Ford Explorer. The CO2 reductions over the standard concrete block wall warehouse amount to 8 tons or the equivalent of driving 16,600 km's in a 2004 Ford Explorer.

Appendix A – Trace Output files

ICF

System Checksums

By Stantec Consulting Ltd.

Unit Heaters

Unit Heaters

COOLING COIL PEAK		CLG SPACE PEAK		HEATING COIL PEAK		TEMPERATURES	
Peaked at Time:	Mo/Hr: 0 / 0	Mo/Hr: 0 / 0	Mo/Hr: Heating Design	Mo/Hr: Heating Design	SADB	Cooling	Heating
Outside Air:	OADB/WB/HR: 0 / 0 / 0	OADB: 0	OADB: -4	OADB: -4	Plenum	0.0	125.0
Space Sens. + Lat. Btu/h	Plenum Sens. + Lat. Btu/h	Net Total Btu/h	Space Sens Btu/h	Space Peak Btu/h	Return	0.0	68.0
Envelope Loads	Net Percent Total (%)	Space Sensible (%)	Space Peak Btu/h	Space Peak Btu/h	Ret/OA	0.0	68.0
Skylite Solar	0	0	0	0	Fn MtrTD	0.0	0.0
Skylite Cond	0	0	0	0	Fn BidTD	0.0	0.0
Roof Cond	0	0	0	-25,281	Fn Frict	0.0	0.0
Glass Solar	0	0	0	-5,326			
Glass Cond	0	0	0	-33,132			
Wall Cond	0	0	0	-6,826			
Partition	0	0	0	-70,566			
Exposed Floor	0	0	0				
Infiltration	0	0	0				
Sub Total ==>	0	0	0	-70,566			
Internal Loads							
Lights	0	0	0	0			
People	0	0	0	0			
Misc	0	0	0	0			
Sub Total ==>	0	0	0	0			
Ceiling Load							
Ventilation Load	0	0	0	0			
Dehumid. Ov Sizing	0	0	0	0			
Ov/Undr Sizing	0	0	0	0			
Exhaust Heat	0	0	0	0			
Sup. Fan Heat	0	0	0	0			
Ret. Fan Heat	0	0	0	0			
Duct Heat PkUp	0	0	0	0			
Reheat at Design	0	0	0	0			
Grand Total ==>	0	0	0	-70,566	Grand Total ==>	-70,566	100.00

COOLING COIL SELECTION		HEATING COIL SELECTION	
Total Capacity ton	Sens Cap. MBh	Capacity MBh	Coil Airflow cfm
Main Clg	0.0	-70.6	1,133.7
Aux Clg	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0
Total	0.0	0.0	0.0

AREAS		HEATING COIL SELECTION	
Gross Total	Glass ft²	Capacity MBh	Coil Airflow cfm
Floor	10,544	-70.6	1,133.7
Part	0	0.0	0.0
ExFir	0	0.0	0.0
Roof	10,544	0.0	0.0
Wall	10,794	0.0	0.0
Total	280	0.0	0.0

ENGINEERING CKS		HEATING COIL SELECTION	
% OA	Cooling Heating	Capacity MBh	Coil Airflow cfm
0.0	0.0	-70.6	1,133.7
0.11	0.11	0.0	0.0
0.00	0.00	0.0	0.0
0.00	0.00	0.0	0.0
-6.69	-6.69	0.0	0.0
0	0	0.0	0.0

AIRFLOWS		TEMPERATURES	
Vent	Cooling Heating	SADB	Cooling Heating
Infil	0	0.0	125.0
Supply	0	0.0	68.0
MinStop/Rh	0	0.0	68.0
Return	0	0.0	0.0
Exhaust	0	0.0	0.0
Rm Exh	0	0.0	0.0
Auxiliary	0	0.0	0.0

OSD-Block Wall
System Checksums
 By Stantec Consulting Ltd.

Unit Heaters

Unit Heaters

COOLING COIL PEAK		CLG SPACE PEAK		HEATING COIL PEAK		TEMPERATURES	
Peaked at Time: Mo/Hr: 0/0 Outside Air: OADB/WB/HR: 0/0/0		Mo/Hr: 0/0 OADB: 0		Mo/Hr: Heating Design OADB: -4			
Space Sens. + Lat. Btu/h	Plenum Sens. + Lat. Btu/h	Net Total Btu/h	Percent Sensible (%)	Space Peak Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)	
Envelope Loads							
Skylite Solar	0	0	0	0	0	0.00	SADB
Skylite Cond	0	0	0	0	0	0.00	Plenum
Roof Cond	0	0	0	-25,281	-25,281	20.94	Return
Glass Solar	0	0	0	0	0	0.00	Ret/OA
Glass Cond	0	0	0	-5,326	-5,326	4.41	Fn MtrTD
Wall Cond	0	0	0	-83,270	-83,270	68.99	Fn BidTD
Partition	0	0	0	0	0	0.00	Fn Frict
Exposed Floor	0	0	0	0	0	0.00	
Infiltration	0	0	0	-6,826	-6,826	5.66	
Sub Total ==>	0	0	0	-120,704	-120,704	100.00	
Internal Loads							
Lights	0	0	0	0	0	0.00	Vent
People	0	0	0	0	0	0.00	Infil
Misc	0	0	0	0	0	0.00	Supply
Sub Total ==>	0	0	0	0	0	0.00	MinStop/Rh
Ceiling Load	0	0	0	0	0	0.00	Return
Ventilation Load	0	0	0	0	0	0.00	Exhaust
Dehumid. Ov Sizing	0	0	0	0	0	0.00	Rm Exh
Ov/Undr Sizing	0	0	0	0	0	0.00	Auxiliary
Exhaust Heat	0	0	0	0	0	0.00	
Sup. Fan Heat	0	0	0	0	0	0.00	
Ret. Fan Heat	0	0	0	0	0	0.00	
Duct Heat Pkup	0	0	0	0	0	0.00	
Reheat at Design	0	0	0	0	0	0.00	
Grand Total ==>	0	0	100.00	-120,704	-120,704	100.00	

COOLING COIL SELECTION				HEATING COIL SELECTION			
Total Capacity ton	Sens Cap. MBh	Coil Airflow cfm	Enter °F	Capacity MBh	Coil Airflow cfm	Enter °F	Lvg °F
Main Clg	0.0	0.0	0.0	-120.7	1,939.2	68.0	125.0
Aux Clg	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Std. tilt-up.

System Checksums

By Stantec Consulting Ltd.

Unit Heaters

Unit Heaters

COOLING COIL PEAK		CLG SPACE PEAK		HEATING COIL PEAK		TEMPERATURES	
Peaked at Time: Outside Air:	Mo/Hr: 0 / 0 OADB/WB/HR: 0 / 0 / 0	Mo/Hr: 0 / 0 OADB: 0	Mo/Hr: Heating Design OADB: -4	SADB	Heating	Cooling	Heating
Space Sens. + Lat. Btu/h	Plenum Sens. + Lat. Btu/h	Net Total Of Total Btu/h	Space Sens. Btu/h	Envelope Loads	Coil Peak Tot Sens Of Total Btu/h	Space Peak Space Sens Btu/h	Plenum
		Percent Of Total (%)	Percent Of Total (%)		Percent Of Total (%)		Return
Envelope Loads				Envelope Loads			Ret/OA
Skylite Solar	0	0	0	Skylite Solar	0	0	Fn MtrTD
Skylite Cond	0	0	0	Skylite Cond	0	0	Fn BldTD
Roof Cond	0	0	0	Roof Cond	-50,563	-50,563	Fn Frict
Glass Solar	0	0	0	Glass Solar	0	0	
Glass Cond	0	0	0	Glass Cond	-12,731	-12,731	
Wall Cond	0	0	0	Wall Cond	-271,004	-271,004	
Partition	0	0	0	Partition	0	0	
Exposed Floor	0	0	0	Exposed Floor	0	0	
Infiltration	0	0	0	Infiltration	-6,826	-6,826	
Sub Total ==>	0	0	0	Sub Total ==>	-341,123	-341,123	
Internal Loads				Internal Loads			
Lights	0	0	0	Lights	0	0	
People	0	0	0	People	0	0	
Misc	0	0	0	Misc	0	0	
Sub Total ==>	0	0	0	Sub Total ==>	0	0	
Ceiling Load	0	0	0	Ceiling Load	0	0	
Ventilation Load	0	0	0	Ventilation Load	0	0	
Dehumid. Ov Sizing	0	0	0	Ov/Undr Sizing	0	0	
Exhaust Heat	0	0	0	Exhaust Heat	0	0	
Sup. Fan Heat	0	0	0	OA Preheat Diff.	0	0	
Ret. Fan Heat	0	0	0	RA Preheat Diff.	0	0	
Duct Heat Pkup	0	0	0	Additional Reheat	0	0	
Reheat at Design	0	0	0				
Grand Total ==>	0	0	100.00	Grand Total ==>	-341,123	-341,123	100.00

COOLING COIL SELECTION		HEATING COIL SELECTION	
Total Capacity ton	Sens Cap. MBh	Capacity MBh	Coil Airflow cfm
Main Clg	0.0	-341.1	5,480.4
Aux Clg	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0
Total	0.0	0.0	0.0

AREAS		HEATING COIL SELECTION	
Gross Total	Glass ft²	Capacity MBh	Coil Airflow cfm
Floor	10,544	-341.1	5,480.4
Part	0	0.0	0.0
EXFlr	0	0.0	0.0
Roof	10,544	0.0	0.0
Wall	10,794	0.0	0.0
Total	280	0.0	0.0

AIRFLOWS		TEMPERATURES	
Cooling	Heating	Cooling	Heating
Vent	0	0.0	125.0
Infil	0	0.0	68.0
Supply	0	0.0	68.0
MinStop/Rh	0	0.0	68.0
Return	0	0.0	0.0
Exhaust	0	0.0	0.0
Rm Exh	0	0.0	0.0
Auxiliary	0	0.0	0.0

ENGINEERING CKS	
Cooling	Heating
% OA	0.0
cfm/ft²	0.52
cfm/ton	0.00
ft³/ton	0.00
Btu/hr-ft²	-32.35
No. People	0

Std. Block Wall.

System Checksums

By Stantec Consulting Ltd.

Unit Heaters

Unit Heaters

COOLING COIL PEAK		CLG SPACE PEAK		HEATING COIL PEAK	
Peaked at Time: Mo/Hr: 0/0 Outside Air: OADB/WB/HR: 0/0/0		Mo/Hr: 0/0 OADB: 0		Mo/Hr: Heating Design OADB: -4	
Space Sens. + Lat. Btu/h	Plenum Sens. + Lat. Btu/h	Net Total Btu/h	Percent Sensible (%)	Space Peak Btu/h	Coil Peak Tot Sens Btu/h
Envelope Loads					
Skylite Solar	0	0	0	0	0
Skylite Cond	0	0	0	0	0
Roof Cond	0	0	0	-50,563	-50,563
Glass Solar	0	0	0	0	0
Glass Cond	0	0	0	-12,731	-12,731
Wall Cond	0	0	0	-83,270	-83,270
Partition	0	0	0	0	0
Exposed Floor	0	0	0	0	0
Infiltration	0	0	0	-6,826	-6,826
Sub Total ==>	0	0	0	-153,390	-153,390
Internal Loads					
Lights	0	0	0	0	0
People	0	0	0	0	0
Misc	0	0	0	0	0
Sub Total ==>	0	0	0	0	0
Ceiling Load					
Ventilation Load	0	0	0	0	0
Dehumid. Ov Sizing	0	0	0	0	0
Ov/Undr Sizing	0	0	0	0	0
Exhaust Heat	0	0	0	0	0
Sup. Fan Heat	0	0	0	0	0
Ret. Fan Heat	0	0	0	0	0
Duct Heat PkUp	0	0	0	0	0
Reheat at Design	0	0	0	0	0
Grand Total ==>	0	0	100.00	-153,390	-153,390

TEMPERATURES

SADB	Cooling	0.0	Heating	125.0
Plenum		0.0		68.0
Return		0.0		68.0
Ret/OA		0.0		68.0
Fn MtrTD		0.0		0.0
Fn BldTD		0.0		0.0
Fn Frict		0.0		0.0

AIRFLOWS

Vent	Cooling	0	Heating	0
Infil		0		87
Supply		0		2,464
MinStop/Rh		0		0
Return		0		2,551
Exhaust		0		87
Rm Exh		0		0
Auxiliary		0		0

ENGINEERING CKS

% OA	Cooling	0.0	Heating	0.0
cfm/ft²		0.00		0.23
cfm/ton		0.00		0.00
ff/ton		0.00		0.00
Btu/hr-ft²		0.00		-14.55
No. People		0		0

HEATING COIL SELECTION

Capacity	Coil Airflow	Ent °F	Lvg °F
MBh	cfm		
Main Htg	-153.4	2,464.3	68.0
Aux Htg	0.0	0	0
Preheat	0.0	0	0
Humidif	0.0	0	0.0
Opt Vent	0.0	0	0.0
Total	-153.4		

AREAS

Gross Total	Glass
ft²	(%)
Floor	0
Part	0
ExFir	0
Roof	280
Wall	3

COOLING COIL SELECTION

Total Capacity	Sens Cap.	Coil Airflow	Enter DB	WB/HR	Leave DB	WB/HR
ton	MBh	cfm	°F	gr/lb	°F	gr/lb
Main Clg	0.0	0.0	0.0	0.0	0.0	0.0
Aux Clg	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0	0.0