BORING ENERGY · COMMERCIAL PILOT 2026

Thermal Audit — Sample Report

Anonymized example. Site-specific projections require your trailing 12-month gas and electric bills.

Property snapshot

Property type	Class B office tower
Conditioned area	182,000 sq ft
Location	Denver, CO (Front Range)
Heat plant	Two 1.8 MMBtu/h natural gas hydronic boilers (2008)
Trailing 12-mo gas use	94,300 therms
Trailing 12-mo electric use	2.41 GWh
Blended gas rate	$1.12 / therm
Blended electric rate	$0.094 / kWh

Modeled annual outcome — Phase 1 retrofit

Metric	Baseline	With AI waste-heat recovery	Delta
Gas use (therms)	94,300	57,400	**–36,900**
Gas spend	$105,616	$64,288	**–$41,328**
Boiler runtime	3,940 hr/yr	2,360 hr/yr	**–40%**
Scope 1 CO■e (mt)	501	305	**–196**
Compute heat utilized	0 MMBtu	1,180 MMBtu	**+1,180**

Projection is modeled from the building's bills, weather-normalized HDD, and a calibrated dummy-loop controller curve. Actual results vary with plant condition, occupancy, and weather.

How the system delivers the savings

- Captures jagged thermal output from a co-located AI compute cluster (4–80 kW dummy load).
- Smooths it through a buffer-tank dummy-loop controller into a steady hydronic supply.
- Injects pre-heated water into the building's return loop, dropping boiler firing hours.
- Existing BMS keeps full control — the retrofit is hardware-light and reversible.

Pilot economics — Hardware-as-a-Service

Up-front capex (facility)	$0

Monthly HaaS fee	$2,150
Modeled annual gas savings	$41,328
Net Year-1 savings	≈ $15,500
Term	60 months, early-out at 24 months

Recommended next steps

1. Sign the one-page LOI Interest Form (non-binding).
2. Schedule a 45-minute site walk with our thermal engineer.
3. Receive a site-specific projection within 10 business days.
4. Approve the HaaS install schedule — typical commissioning 6–10 weeks.

Boring.Energy · boring.energy · pilots@boring.energy · Denver, CO