



# Millennium House™ 1995 Jackson Township, New Jersey



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Ross Wishnick believes that installing cost-effective and energy-efficient features in his homes gives them a competitive edge over similar homes. Mr. Wishnick is President of Union Valley Corporation, a residential developer that specializes in recognizing and meeting the needs of its local markets.

In an era of stiff competition, Mr. Wishnick devised the Millennium House™ 1995, a quality home for the first-time home buyer and first-time move up buyer. The house serves as a model for a 74-home subdivision. But while this is a concept house, it represents the future of homes, not a home of the future, and proves to buyers that advanced technology is affordable and easy to use.

One vital aspect of this is the installation of General Public Utilities' (GPU) System: GT®—a GeoExchange<sup>SM</sup> (geothermal) heating and cooling system that provides not only space heating and cooling, but also water heating. The developer began offering GeoExchange systems in its homes in 1994, but it took convincing and cost incentives from GPU before potential home buyers were sold on the GeoExchange option. Now Union Valley has discovered it to be a positive selling tooand a feature that most home buyers opt to take.

In addition, the Millennium House™ includes these innovations: highly efficient large appliances, a family room that's also a home theater with built-in surround sound, and the *Room 2000*—a home office designed to accommodate today's computer and communication hardware through its multiple phone lines and electric outlets. All the features in this ingenious home are attainable by the majority of people, not just a select few. Taking into consideration the cost of a GeoExchange system compared to a conventional system, and including the heating, cooling and water heating savings with a GeoExchange system, the annual net cash flow is over \$1,200.

## **Key Players**

### **General Public Utilities.:**

Jim Moench,  
800.531.HEAT

### **Union Valley Corporation:**

Ross Wishnick,  
908.905.9000

### **Lindy Dennis Industries:**

Robert Bussell,  
908.842.7730

### **Mill Pond, Inc.:**

Mike Turner,  
609.652.1995

**System features**

- C 1 acre lot
- C 2,774 sq ft single-family home  
GeoExchange heating, cooling, and water heating with cupro-nickel heat exchanger coil and desuperheater
- C Open loop
- C Central thermostat

**Florida Heat Pump SL045**

- C 5 kW supplemental heat
- C 52,720\* Btuh heating, 4.0 COP
- C 55,847\* Btuh cooling, 18.9 EER\* based on 12 gpm ground water at 55EF EWT

**Thermal envelope**

- C R-30 ceilings
- C R-19 exterior walls
- C Energy-efficient vinyl windows
- C Insulated exterior doors

**System cost**

- C \$8,260, equipment and ductwork
- C \$2,240, return well for open loop system
- C \$10,500 total system cost
- C \$1,000 upgrade cost

**Incentives**

- C \$680/ton GPU's equipment rebate
- C \$0.80/sq ft Good Cents construction rebate

**Projected annual operating costs**

- C \$683 heating
- C \$155 cooling
- C \$838 total

**Projected annual savings**

- C \$1,286 over comparable propane heat & central air

**Positive Cash Flow****With incentives**

- C \$1,285/yr
- C \$128.50/month

**With no incentives**

- C \$1,248/yr
- C \$124.80/month