# Local Government Energy Audit Report

## Sickles School

## October 14, 2019

*Prepared for:*

Fair Haven Public Schools
25 Willow Street
Fair Haven, NJ 07704

*Prepared by:*

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# Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information about financial incentives that may be available. Most energy conservation measures have received preliminary analysis of feasibility that identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to establish a basis for further discussion and to help prioritize energy measures.

TRC Companies Inc. (TRC) reviewed the energy conservation measures and estimates of energy savings were reviewed for technical accuracy. Actual, achieved energy savings depend on behavioral factors and other uncontrollable variables and, therefore, estimates of final energy savings are not guaranteed. TRC and the New Jersey Board of Public Utilities (NJBPU) shall in no event be liable should the actual energy savings vary.

TRC bases estimated installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. We encourage the owner of the facility to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual measures and conditions. TRC and NJBPU do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

New Jersey's Clean Energy Program (NJCEP) incentive values provided in this report are estimates based on program information available at the time of the report. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. Please review all available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state and federal requirements.

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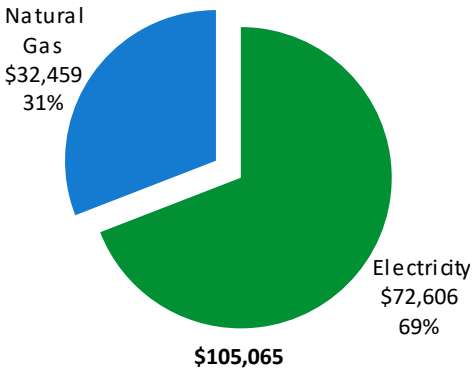
# 1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Sickles School. This report provides you with information about your facility's energy use, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help make changes in your facility. TRC Companies Inc. (TRC) conducted this study as part of a comprehensive effort to assist New Jersey school districts and local governments in controlling their energy costs and to help protect our environment by reducing statewide energy consumption.

## BUILDING PERFORMANCE REPORT

| | | |
|---|---|---|
| Annual Utilities | Costs: $105,065<br>Electricity:<br>614,880 kWh<br>Natural Gas:<br>35,878 Therms |  |
| ENERGY STAR® Benchmarking Score | 8<br>*(1-100 scale)* | This building performs at or below the national average. This report contains suggestions about how to improve building performance and reduce energy costs. |

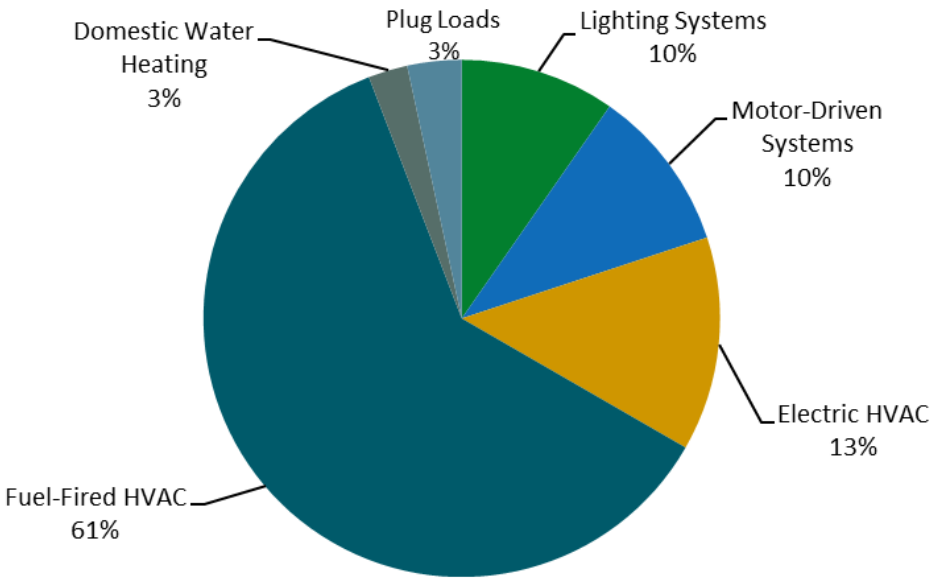


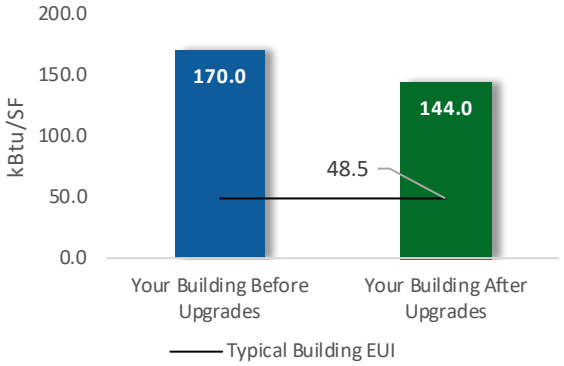

*Figure 1 - Energy Use by System*

## POTENTIAL IMPROVEMENTS

This energy audit considered a range of potential energy improvements in your building. Costs and savings will vary between improvements. Presented below are two potential scopes of work for your consideration.

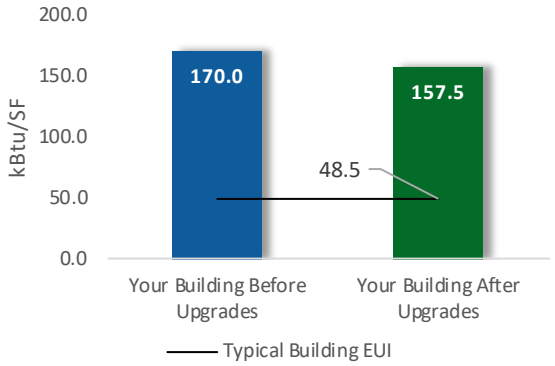
### Scenario 1: Full Package (all evaluated measures)

| | |
|---|---|
| Installation Cost | $217,089 |
| Potential Rebates & Incentives[1] | $13,469 |
| Annual Cost Savings | $18,188 |
| Annual Energy Savings | Electricity: 149,829 kWh<br>Natural Gas: 3,599 Therms |
| Greenhouse Gas Emission Savings | 97 Tons |
| Simple Payback | 11.2 Years |
| Site Energy Savings (all utilities) | 15% |




### Scenario 2: Cost Effective Package[2]

| | |
|---|---|
| Installation Cost | $59,156 |
| Potential Rebates & Incentives | $9,002 |
| Annual Cost Savings | $15,086 |
| Annual Energy Savings | Electricity: 129,550 kWh |
| Greenhouse Gas Emission Savings | 64 Tons |
| Simple Payback | 3.3 Years |
| Site Energy Savings (all utilities) | 7% |




### On-site Generation Potential

| | |
|---|---|
| Photovoltaic | High |
| Combined Heat and Power | None |

[1] Incentives are based on current SmartStart Prescriptive incentives. Other program incentives may apply.

[2] A cost-effective measure is defined as one where the simple payback does not exceed two-thirds of the expected proposed equipment useful life. Simple payback is based on the net measure cost after potential incentives.

| # | Energy Conservation Measure | *Cost Effective?* | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Lifetime Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Lighting Upgrades** | | | **92,479** | **17.9** | **-18** | **$10,753** | **$161,297** | **$36,263** | **$7,652** | **$28,611** | **2.7** | **90,966** |
| ECM 1 | Install LED Fixtures | Yes | 4,249 | 0.5 | 0 | $502 | $7,527 | $6,403 | $620 | $5,783 | 11.5 | 4,279 |
| ECM 2 | Retrofit Fixtures with LED Lamps | Yes | 87,883 | 17.4 | -18 | $10,211 | $153,165 | $29,570 | $7,032 | $22,538 | 2.2 | 86,346 |
| ECM 3 | Install LED Exit Signs | Yes | 347 | 0.0 | 0 | $40 | $605 | $290 | $0 | $290 | 7.2 | 341 |
| **Lighting Control Measures** | | | **23,412** | **4.5** | **-5** | **$2,720** | **$21,761** | **$13,417** | **$1,350** | **$12,067** | **4.4** | **23,002** |
| ECM 4 | Install Occupancy Sensor Lighting Controls | Yes | 21,024 | 4.1 | -4 | $2,443 | $19,542 | $10,492 | $1,350 | $9,142 | 3.7 | 20,657 |
| ECM 5 | Install High/Low Lighting Controls | Yes | 2,387 | 0.5 | 0 | $277 | $2,219 | $2,925 | $0 | $2,925 | 10.5 | 2,345 |
| **Variable Frequency Drive (VFD) Measures** | | | **13,659** | **1.6** | **0** | **$1,613** | **$24,193** | **$9,476** | **$0** | **$9,476** | **5.9** | **13,755** |
| ECM 6 | Install VFDs on Heating Water Pumps | Yes | 13,659 | 1.6 | 0 | $1,613 | $24,193 | $9,476 | $0 | $9,476 | 5.9 | 13,755 |
| **Electric Unitary HVAC Measures** | | | **3,243** | **1.6** | **0** | **$383** | **$5,745** | **$19,274** | **$805** | **$18,469** | **48.2** | **3,266** |
| ECM 7 | Install High Efficiency Air Conditioning Units | No | 3,243 | 1.6 | 0 | $383 | $5,745 | $19,274 | $805 | $18,469 | 48.2 | 3,266 |
| **Gas Heating (HVAC/Process) Replacement** | | | **0** | **0.0** | **38** | **$341** | **$6,818** | **$61,659** | **$3,662** | **$57,996** | **170.1** | **4,412** |
| ECM 8 | Install High Efficiency Steam Boilers | No | 0 | 0.0 | 38 | $341 | $6,818 | $61,659 | $3,662 | $57,996 | 170.1 | 4,412 |
| **Custom Measures** | | | **17,036** | **0.0** | **346** | **$2,378** | **$35,675** | **$77,000** | **$0** | **$77,000** | **32.4** | **57,613** |
| ECM 9 | Installation of an Energy Management System | No | 17,036 | 0.0 | 346 | $2,378 | $35,675.28 | $77,000 | $0 | $77,000 | 32.4 | 57,613 |
| **TOTALS (COST EFFECTIVE MEASURES)** | | | **129,550** | **24.0** | **-23** | **$15,086** | **$207,251** | **$59,156** | **$9,002** | **$50,154** | **3.3** | **127,722** |
| **TOTALS (ALL MEASURES)** | | | **149,829** | **25.7** | **360** | **$18,188** | **$255,489** | **$217,089** | **$13,469** | **$203,619** | **11.2** | **193,014** |

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

*Figure 2 – Evaluated Energy Improvements*

For more detail on each evaluated energy improvement and a break out of cost-effective improvements, see **Section 4: Energy Conservation Measures**.

## 1.1 Planning Your Project

Careful planning makes for a successful energy project. When considering this scope of work, you will have some decisions to make, such as:

- How will the project be funded and/or financed?
- Is it best to pursue individual ECMs, groups of ECMs, or use a comprehensive approach where all ECMs are installed together?
- Are there other facility improvements that should happen at the same time?

### Pick Your Installation Approach

New Jersey's Clean Energy Programs give you the flexibility to do a little or a lot. Rebates, incentives, and financing are available to help reduce both your installation costs and your energy bills. If you are planning to take advantage of these programs, make sure to review incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives before purchasing materials or starting installation.

The potential ECMs identified for this building likely qualify for multiple incentive and funding programs. Based on current program rules and requirements, your measures are likely to qualify for the following programs:

| Energy Conservation Measure | | SmartStart | Direct Install | Pay For Performance |
|---|---|---|---|---|
| ECM 1 | Install LED Fixtures | X | X | |
| ECM 2 | Retrofit Fixtures with LED Lamps | X | X | |
| ECM 3 | Install LED Exit Signs | | X | |
| ECM 4 | Install Occupancy Sensor Lighting Controls | X | X | |
| ECM 5 | Install High/Low Lighting Controls | | X | |
| ECM 6 | Install VFDs on Hot Water Pumps | | X | |
| ECM 7 | Install High Efficiency Electric AC | X | X | |
| ECM 8 | Install High Efficiency Steam Boilers | X | | |
| ECM 9 | Installation of an Energy management System | | | |

*Figure 3 – Funding Options*

## New Jersey's Clean Energy Programs At-A-Glance

| | **SmartStart**<br>Flexibility to install at your own pace | **Direct Install**<br>Turnkey installation | **Pay for Performance**<br>Whole building upgrades |
|---|---|---|---|
| **Who should use it?** | Buildings installing individual measures or small group of measures. | Small to mid-size facilities that can bundle multiple measures together.<br>Average peak demand should be below 200 kW.<br>Not suitable for significant building shell issues. | Mid to large size facilities looking to implement as many measures as possible at one time.<br>Peak demand should be over 200 kW. |
| **How does it work?** | Use in-house staff or your preferred contractor. | Pre-approved contractors pass savings along to you via reduced material and labor costs. | Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives. |
| **What are the Incentives?** | Fixed incentives for specific energy efficiency measures. | Incentives pay up to 70% of eligible costs, up to $125,000 per project.<br>You pay the remaining 30% directly to the contractor. | Up to 25% of installation cost, calculated based on level of energy savings per square foot. |
| **How do I participate?** | Submit an application for the specific equipment to be installed. | Contact a participating contractor in your region. | Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets. |

Take the next step by visiting **www.njcleanenergy.com** for program details, applications, and to contact a qualified contractor.

### *Individual Measures with SmartStart*

For facilities wishing to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the SmartStart program. To participate, you can use internal resources or an outside firm or contractor to perform the final design of the ECM(s) and install the equipment. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation.

### *Turnkey Installation with Direct Install*

The Direct Install program provides turnkey installation of multiple measures through an authorized network of participating contractors. This program can provide substantially higher incentives than SmartStart, up to 70% of the cost of selected measures. Direct Install contractors will assess and verify individual measure eligibility and, in most cases, they perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

### *Whole Building Approach with Pay for Performance*

Pay for Performance can be a good option for medium to large sized facilities to achieve deep energy savings. Pay for Performance allows you to install as many measures as possible under a single project as well as address measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program (ESIP) loan also use this program. Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures resulting in at least 15% energy savings, where lighting cannot make up the majority of the savings.

## More Options from Around the State

### *Financing and Planning Support with the Energy Savings Improvement Program (ESIP)*

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the ESIP. Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. You have already taken the first step as an LGEA customer, because this report is required to participate in ESIP.

### *Resiliency with Return on Investment through Combined Heat & Power (CHP)*

The CHP program provides incentives for combined heat and power (aka cogeneration) and waste heat to power projects. Combined heat and power systems generate power on-site and recover heat from the generation system to meet on-site thermal loads. Waste heat to power systems use waste heat to generate power. You will work with a qualified developer who will design a system that meets your building's heating and cooling needs.

### *Ongoing Electric Savings with Demand Response*

The Demand Response Energy Aggregator program reduces electric loads at commercial facilities when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. By enabling commercial facilities to reduce electric demand during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment service providers provide regular payments to medium and large consumers of electric power for their participation in demand response (DR) programs. Program participation is voluntary, and facilities receive payments regardless of whether they are called upon to curtail their load during times of peak demand.

# 2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Sickles School. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs. This report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing ECMs.

TRC conducted this study as part of a comprehensive effort to assist New Jersey educational and local government facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

## 2.1 Site Overview

On June 28, 2019, TRC performed an energy audit at Sickles School located in Fair Haven, New Jersey. TRC met with Thomas Buffa to review the facility operations and help focus our investigation on specific energy-using systems.

Sickles School is a 2-story, 33,446 square foot building built in 1935. Spaces include classrooms, gymnasium, natatorium, auditorium, offices, cafeteria, corridors, stairwells, ballrooms, sanctuary, offices, senior center dining room, a commercial kitchen, and basement mechanical space. The building is 100% heated and 100% cooled. The heating system is provided by the two forced draft steam boilers and the cooling system is provided by the rooftop units.

## 2.2 Building Occupancy

The facility is occupied from September through June. Typical weekday occupancy is 450 including staff and students. Building occupancy also includes continuing custodial and maintenance activities. It should be noted that the energy and economic analysis for this building is based on the use of the building during the utility building period, and that the results will vary based on changes to building use patterns. The typical schedule is shown below:

| Building Name | Weekday/Weekend | Operating Schedule |
|---|---|---|
| Sickles School - General Operation Hours | Weekday | 7:00 AM - 10:30 PM |
| | Weekend | Closed |
| Sickles School - General Class Hours | Weekday | 8:20 AM - 3:40 PM |
| | Weekend | Closed |

*Figure 4 - Building Occupancy Schedule*

## 2.3 Building Envelope

Building walls are concrete masonry units (CMU) over structural steel with a brick facade. Portions of the outside walls need repair. The roof is flat and covered with black membrane, and it is in good condition. The windows are double paned with aluminum frames. The glass-to-frame seals are in good condition. Window frame seals are in good condition, showing little evidence of excessive wear. Exterior doors are metal or metal with double pane window glass and metal frames. They are in fair condition.

*Building Facades*


*Exterior Door & Roof*

## 2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps with electronic ballasts. Fixtures include 2,3 and 4 lamps. Additionally, there are some compact fluorescent lamps (CFL) located in Room 236 and stairwells. The multipurpose room is equipped with linear fluorescent T5HO tubes. The Principal's Office and the restrooms are illuminated with 32-Watt U-bend T8 lamps. There are occupancy sensors installed in some spaces but most of the interior lighting is controlled by wall switches. Interior lighting levels were generally sufficient.

Exterior fixtures include four 50-Watt recessed, five 100-Watt wall mounted and one 400 W Metal Halide fixtures. Exterior light fixtures are controlled with photocells and timer.

*Interior Light Fixtures*

*Exterior Light Fixtures*

## 2.5 Air Handling Systems

**Packaged Units**

The school is served by three Carrier and nine AAON roof top units (RTUs). They range in size from 2 ton to 50 ton. The AAON RTUs are within their respective useful lives and appear in good condition while two of the three Carrier units are 17 years old and have passed their useful life. They appear in poor condition.

Air distribution is provided in order to supply air registers using ducts concealed above the ceilings. Return air grilles are located in each space. Heated and/or cooled air is distributed through ducts to variable air volume (VAV) terminals that are damper operated and concealed above the ceilings in each common area and tenant space.

Site staff was unable to provide information about the areas that are served by each of the RTUs. RTU1, RTU2, and RTU3 are variable air volume units while the remaining are constant air volume units. RTU4 has a 389 MBh gas-fired furnace section that provides additional heating to the building. The RTUs are controlled with a building management system (BMS) with limited capacity. Staff believes it should be upgraded.

*AAON & Carrier RTUs*

*Supply & Return Fans Variable Speed Drives*

Refer to Appendix A for detailed information about each unit.

## Air Conditioners

The school's main server room uses Sanyo split system air conditioning (AC) unit, while a Mitsubishi split system AC provides cooling to an office area. They are 0.75 ton and 2 ton respectively. The Mitsubishi unit is in good condition, while the Sanyo unit appears in poor condition. They are controlled with programmable thermostats.

*Sanyo Split System ACs*

## 2.6 Heating Steam System

The steam system consists of two gas-fired Smith 1,256 MBh output, forced draft boilers. The boilers have a nominal combustion efficiency of 80%. Each boiler has a 0.8 hp forced draft fan with discharge dampers to control the volume of combustion air. There are two 1 hp boiler feed water pumps.

Heating hot water is supplied to hydronic baseboards and unit heaters through a heat exchanger. The heating loop is equipped with two 7.5 hp based mounted constant flow hot water pumps. There is an opportunity for energy savings by installing variable frequency drives (VFDs) to control the hot water pump motors. The boilers are 21 and 24 years old. They appear in poor condition and have been evaluated for replacement. The boilers run on summer months for reheat. Space heating control is provided by local thermostats, which are tied into the BMS.

*1995 Steam Boiler & Hot Water Pumps*

## 2.7 Domestic Hot Water

*Domestic Hot Water*

Hot water is produced with a 100-gallon 197 MBh gas-fired storage water heater, which is 80% efficient.

It is located in the boiler room and appears in good condition.

## 2.8 Plug Load & Vending Machines

The utility bill analysis indicates that plug loads consume approximately 3% percent of total building energy use. This is lower than a typical building.

The location is doing a great job managing the electrical plug loads. This report makes additional suggestions for ECMs in this area as well as Energy Efficient Best Practices.

There are approximately 22 computer work stations and 600 chrome books throughout the facility. Plug loads throughout the building include general café and office equipment. There are classroom typical loads such as smart boards and projectors. There are several residential style refrigerators and microwaves and throughout the building.

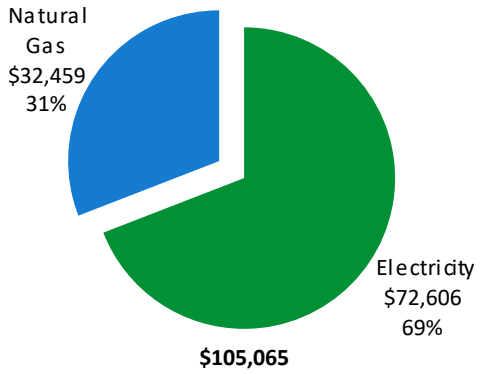
## 2.9 Water-Using Systems

There are several restrooms with toilets, urinals, and sinks. Faucet flow are rated as low.

# 3 Energy Use and Costs

Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

| Utility Summary | | |
|---|---|---|
| **Fuel** | **Usage** | **Cost** |
| Electricity | 614,880 kWh | $72,606 |
| Natural Gas | 35,878 Therms | $32,459 |
| **Total** | | **$105,065** |




An energy balance identifies and quantifies energy use in your various building systems. This can highlight areas with the most potential for improvement. This energy balance was developed using calculated energy use for each of the end uses noted in the figure.

The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated energy use is then compared to the historical energy use and the initial inputs are revised, as necessary, to balance the calculated energy use to the historical energy use.

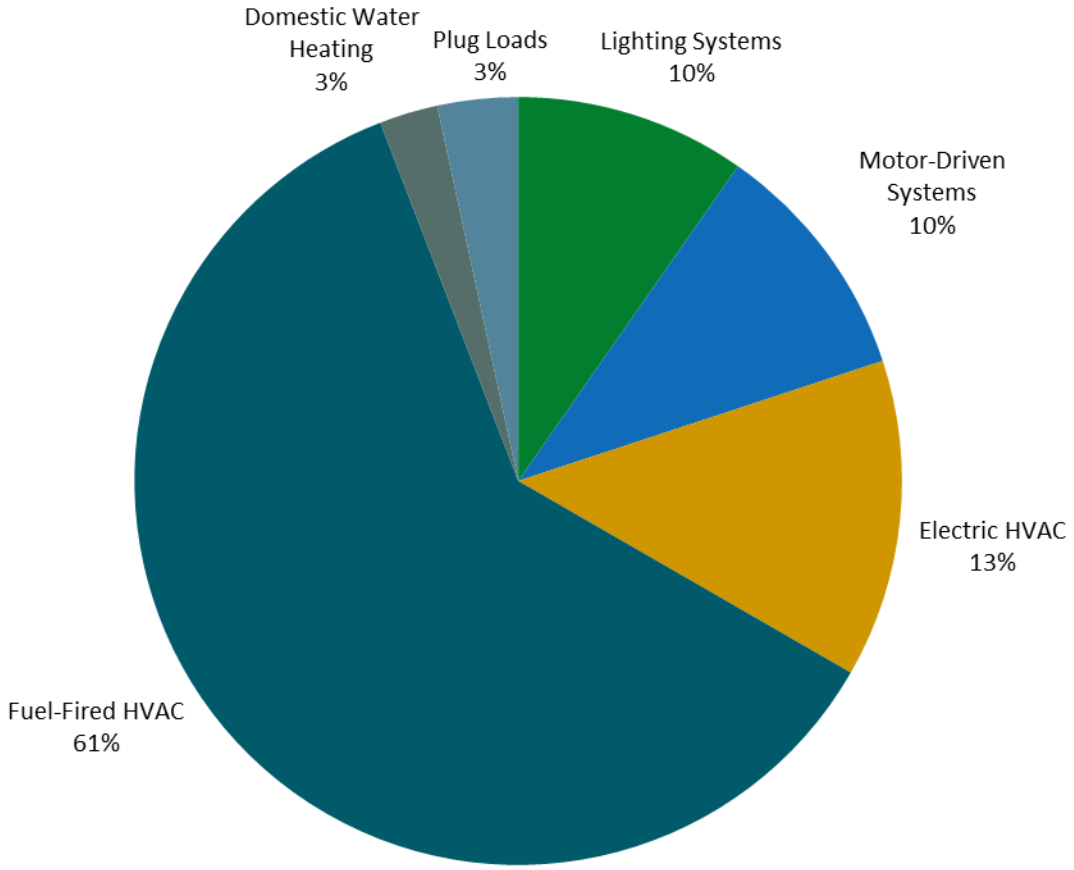
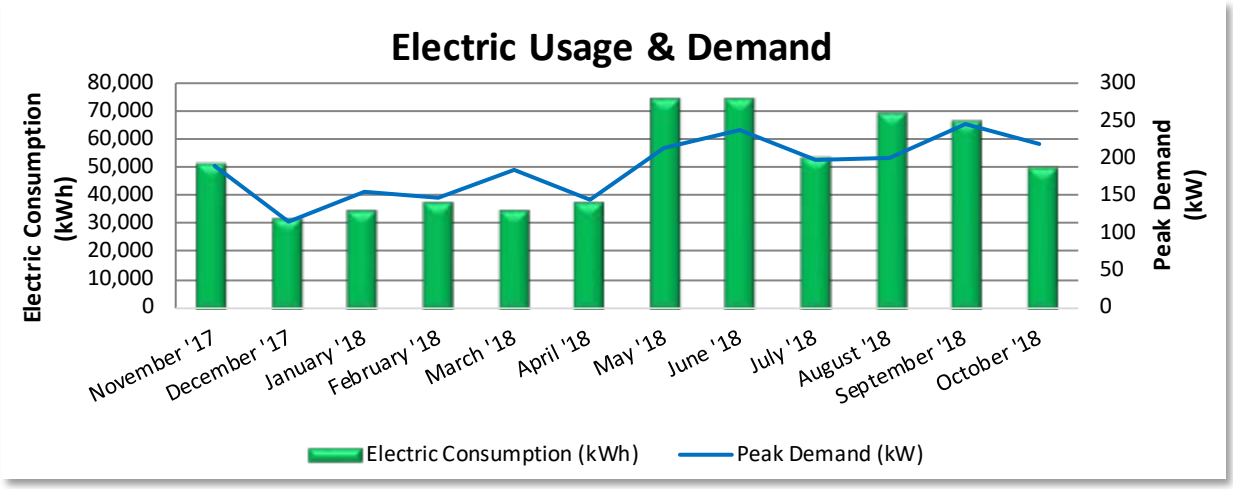



*Figure 5 - Energy Balance*

## 3.1 Electricity

JCP&L delivers electricity under rate class General Secondary Service.



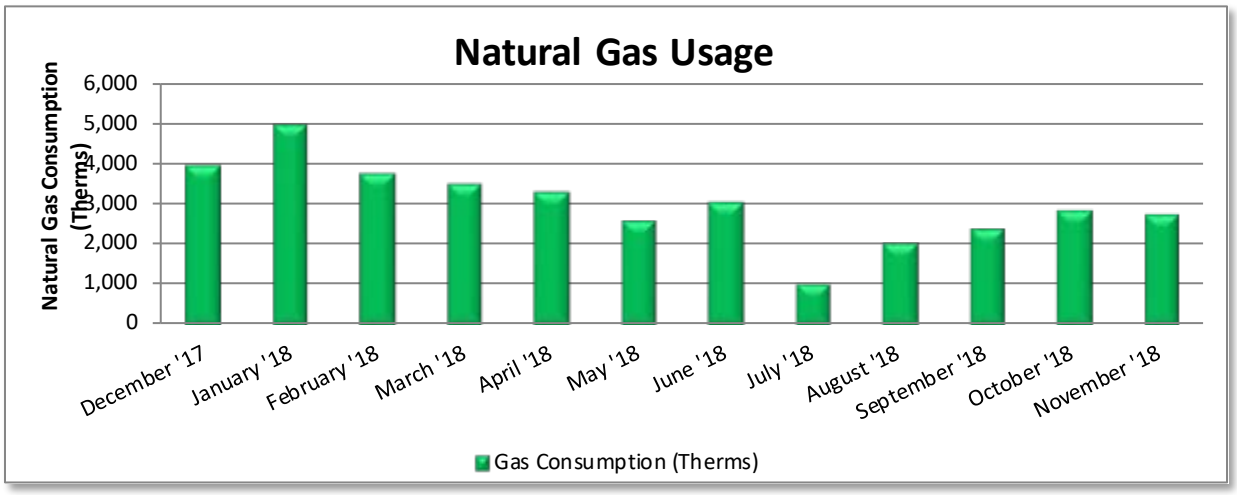

| Electric Billing Data | | | | | |
|---|---|---|---|---|---|
| **Period Ending** | **Days in Period** | **Electric Usage (kWh)** | **Demand (kW)** | **Demand Cost** | **Total Electric Cost** |
| 12/5/17 | 31 | 51,000 | 190 | $1,193 | $5,911 |
| 1/5/18 | 31 | 31,800 | 115 | $702 | $3,816 |
| 2/2/18 | 28 | 34,680 | 156 | $964 | $4,188 |
| 3/6/18 | 31 | 37,640 | 147 | $903 | $4,397 |
| 4/4/18 | 30 | 34,960 | 184 | $1,143 | $4,391 |
| 5/2/18 | 31 | 37,920 | 144 | $840 | $4,364 |
| 6/4/18 | 30 | 74,280 | 213 | $1,367 | $8,216 |
| 7/5/18 | 31 | 74,120 | 238 | $1,534 | $8,370 |
| 8/2/18 | 31 | 53,160 | 198 | $1,268 | $6,195 |
| 9/4/18 | 30 | 69,080 | 200 | $1,279 | $7,661 |
| 10/3/18 | 31 | 66,240 | 246 | $1,477 | $8,490 |
| 11/2/18 | 30 | 50,000 | 219 | $1,310 | $6,606 |
| **Totals** | **365** | **614,880** | **246** | **$13,979** | **$72,606** |
| **Annual** | **365** | **614,880** | **246** | **$13,979** | **$72,606** |

Notes:

- Peak demand of 246 kW occurred in October '18.
- The average electric cost over the past 12 months was $0.118/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

## 3.2 Natural Gas

NJ Natural Gas delivers natural gas under rate class Monthly Service, with natural gas supply provided by SJE, a third-party supplier.




| Gas Billing Data | | | |
|---|---|---|---|
| **Period Ending** | **Days in Period** | **Natural Gas Usage (Therms)** | **Natural Gas Cost** |
| 12/22/17 | 31 | 3,946 | $3,631 |
| 1/23/18 | 31 | 4,905 | $4,280 |
| 2/21/18 | 28 | 3,714 | $3,321 |
| 3/21/18 | 31 | 3,491 | $3,107 |
| 4/23/18 | 30 | 3,269 | $2,898 |
| 5/22/18 | 31 | 2,570 | $2,337 |
| 6/21/18 | 30 | 3,028 | $2,693 |
| 7/24/18 | 31 | 1,045 | $1,150 |
| 8/21/18 | 31 | 2,020 | $1,909 |
| 9/19/18 | 30 | 2,367 | $2,178 |
| 10/22/18 | 31 | 2,824 | $2,528 |
| 11/19/18 | 30 | 2,700 | $2,430 |
| **Totals** | **365** | **35,878** | **$32,459** |
| **Annual** | **365** | **35,878** | **$32,459** |

Notes:

- The average gas cost for the past 12 months is $0.905/therm, which is the blended rate used throughout the analysis.

## 3.3 Benchmarking

Your building was benchmarked using the United States Environmental Protection Agency's (EPA) *Portfolio Manager®* software. Benchmarking compares your building's energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy and operating hours. Some building types can be scored with a 1-100 ranking of a building's energy performance relative to the national building market. A score of 50 represents the national average and a score of 100 is best.

This ENERGY STAR® benchmarking score provides a comprehensive snapshot of your building's energy performance. It assesses the building's physical assets, operations, and occupant behavior, which is compiled into a quick and easy-to-understand score.

| **Benchmarking Score** | **8** |
|---|---|

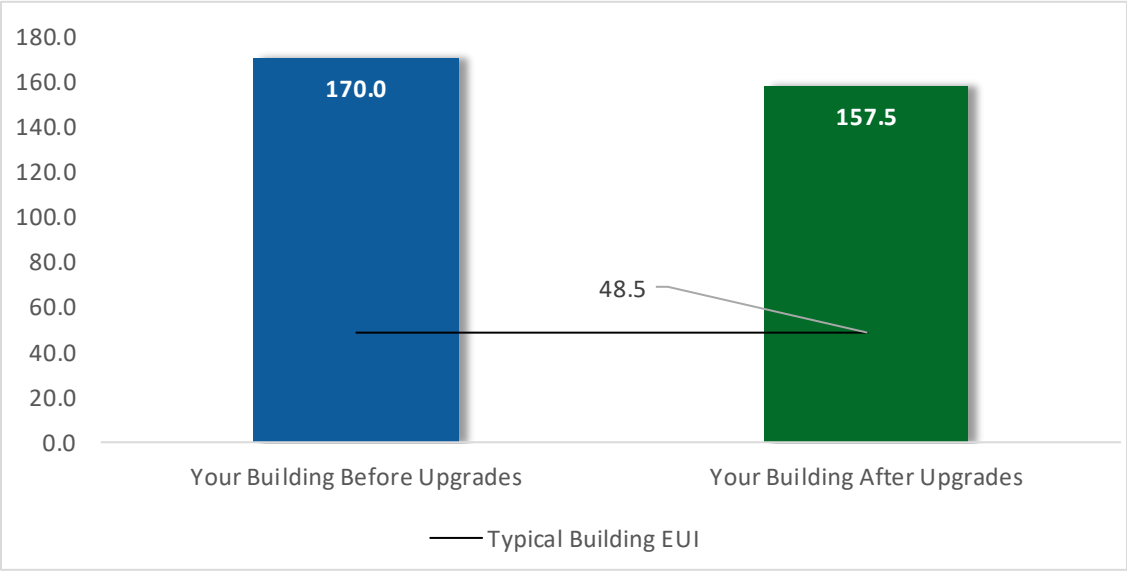



***Figure 6 - Energy Use Intensity Comparison***

This building performs below the national average. This report contains suggestions about how to improve building performance and reduce energy costs.

Energy use intensity (EUI) measures energy consumption per square foot and is the standard metric for comparing buildings' energy performance. A lower EUI means better performance and less energy consumed. A number of factors can cause as building to vary from the "typical" energy usage. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and occupant behavior all contribute to a building's energy use and the benchmarking score.

## Tracking Your Energy Performance

Keeping track of your energy use on a monthly basis is one of the best ways to keep energy costs in check. Update your utility information in Portfolio Manager® regularly, so that you can keep track of your building's performance.

**We have created a Portfolio Manager® account for your facility and we have already entered the monthly utility data shown above for you. Account login information for your account will be sent via email.**

Free online training is available to help you use ENERGY STAR® Portfolio Manager® to track your building's performance at: https://www.energystar.gov/buildings/training.

For more information on ENERGY STAR® and Portfolio Manager®, visit their website[3].

[3] https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

# 4 Energy Conservation Measures

The goal of this audit report is to identify and evaluate potential energy efficiency improvements, provide information about the cost effectiveness of those improvements, and recognize potential financial incentives from NJBPU. Most energy conservation measures have received preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is typically sufficient to demonstrate project cost-effectiveness and help prioritize energy measures.

Calculations of energy use and savings are based on the current version of the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*, which is approved by the NJBPU. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances.

Operation and maintenance costs for the proposed new equipment will generally be lower than the current costs for the existing equipment—especially if the existing equipment is at or past its normal useful life. We have conservatively assumed there to be no impact on overall maintenance costs over the life of the equipment.

Financial incentives are based on the current NJCEP prescriptive SmartStart program. A higher level of investigation may be necessary to support any SmartStart Custom, Pay for Performance, or Direct Install incentive applications. Some measures and proposed upgrades may be eligible for higher incentives than those shown below through other NJCEP programs described in a following section of this report.

For a detailed list of the locations and recommended energy conservation measures for all inventoried equipment, see **Appendix A: Equipment Inventory & Recommendations**

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Lighting Upgrades** | | **92,479** | **17.9** | **-18** | **$10,753** | **$36,263** | **$7,652** | **$28,611** | **2.7** | **90,966** |
| ECM 1 | Install LED Fixtures | 4,249 | 0.5 | 0 | $502 | $6,403 | $620 | $5,783 | 11.5 | 4,279 |
| ECM 2 | Retrofit Fixtures with LED Lamps | 87,883 | 17.4 | -18 | $10,211 | $29,570 | $7,032 | $22,538 | 2.2 | 86,346 |
| ECM 3 | Install LED Exit Signs | 347 | 0.0 | 0 | $40 | $290 | $0 | $290 | 7.2 | 341 |
| **Lighting Control Measures** | | **23,412** | **4.5** | **-5** | **$2,720** | **$13,417** | **$1,350** | **$12,067** | **4.4** | **23,002** |
| ECM 4 | Install Occupancy Sensor Lighting Controls | 21,024 | 4.1 | -4 | $2,443 | $10,492 | $1,350 | $9,142 | 3.7 | 20,657 |
| ECM 5 | Install High/Low Lighting Controls | 2,387 | 0.5 | 0 | $277 | $2,925 | $0 | $2,925 | 10.5 | 2,345 |
| **Variable Frequency Drive (VFD) Measures** | | **13,659** | **1.6** | **0** | **$1,613** | **$9,476** | **$0** | **$9,476** | **5.9** | **13,755** |
| ECM 6 | Install VFDs on Heating Water Pumps | 13,659 | 1.6 | 0 | $1,613 | $9,476 | $0 | $9,476 | 5.9 | 13,755 |
| **Electric Unitary HVAC Measures** | | **3,243** | **1.6** | **0** | **$383** | **$19,274** | **$805** | **$18,469** | **48.2** | **3,266** |
| ECM 7 | Install High Efficiency Air Conditioning Units | 3,243 | 1.6 | 0 | $383 | $19,274 | $805 | $18,469 | 48.2 | 3,266 |
| **Gas Heating (HVAC/Process) Replacement** | | **0** | **0.0** | **38** | **$341** | **$61,659** | **$3,662** | **$57,996** | **170.1** | **4,412** |
| ECM 8 | Install High Efficiency Steam Boilers | 0 | 0.0 | 38 | $341 | $61,659 | $3,662 | $57,996 | 170.1 | 4,412 |
| **Custom Measures** | | **17,036** | **0.0** | **346** | **$2,378** | **$77,000** | **$0** | **$77,000** | **32.4** | **57,613** |
| ECM 9 | Installation of an Energy Management System | 17,036 | 0.0 | 346 | $2,378 | $77,000 | $0 | $77,000 | 32.4 | 57,613 |
| **TOTALS** | | **149,829** | **25.7** | **360** | **$18,188** | **$217,089** | **$13,469** | **$203,619** | **11.2** | **193,014** |

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

*Figure 7 – All Evaluated ECMs*

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Lighting Upgrades** | | **92,479** | **17.9** | **-18** | **$10,753** | **$36,263** | **$7,652** | **$28,611** | **2.7** | **90,966** |
| ECM 1 | Install LED Fixtures | 4,249 | 0.5 | 0 | $502 | $6,403 | $620 | $5,783 | 11.5 | 4,279 |
| ECM 2 | Retrofit Fixtures with LED Lamps | 87,883 | 17.4 | -18 | $10,211 | $29,570 | $7,032 | $22,538 | 2.2 | 86,346 |
| ECM 3 | Install LED Exit Signs | 347 | 0.0 | 0 | $40 | $290 | $0 | $290 | 7.2 | 341 |
| **Lighting Control Measures** | | **23,412** | **4.5** | **-5** | **$2,720** | **$13,417** | **$1,350** | **$12,067** | **4.4** | **23,002** |
| ECM 4 | Install Occupancy Sensor Lighting Controls | 21,024 | 4.1 | -4 | $2,443 | $10,492 | $1,350 | $9,142 | 3.7 | 20,657 |
| ECM 5 | Install High/Low Lighting Controls | 2,387 | 0.5 | 0 | $277 | $2,925 | $0 | $2,925 | 10.5 | 2,345 |
| **Variable Frequency Drive (VFD) Measures** | | **13,659** | **1.6** | **0** | **$1,613** | **$9,476** | **$0** | **$9,476** | **5.9** | **13,755** |
| ECM 6 | Install VFDs on Heating Water Pumps | 13,659 | 1.6 | 0 | $1,613 | $9,476 | $0 | $9,476 | 5.9 | 13,755 |
| **TOTALS** | | **129,550** | **24.0** | **-23** | **$15,086** | **$59,156** | **$9,002** | **$50,154** | **3.3** | **127,722** |

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

*Figure 8 – Cost Effective ECMs*

## 4.1 Lighting

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Lighting Upgrades** | | **92,479** | **17.9** | **-18** | **$10,753** | **$36,263** | **$7,652** | **$28,611** | **2.7** | **90,966** |
| ECM 1 | Install LED Fixtures | 4,249 | 0.5 | 0 | $502 | $6,403 | $620 | $5,783 | 11.5 | 4,279 |
| ECM 2 | Retrofit Fixtures with LED Lamps | 87,883 | 17.4 | -18 | $10,211 | $29,570 | $7,032 | $22,538 | 2.2 | 86,346 |
| ECM 3 | Install LED Exit Signs | 347 | 0.0 | 0 | $40 | $290 | $0 | $290 | 7.2 | 341 |

When considering lighting upgrades, we suggest using a comprehensive design approach that simultaneously upgrades lighting fixtures and controls to maximize energy savings and improve occupant lighting. Comprehensive design will also consider appropriate lighting levels for different space types to make sure that the right amount of light is delivered where needed. If conversion to LED light sources are proposed, we suggest converting all of a specific lighting type (e.g. linear fluorescent) to LED lamps to minimize the number of lamp types in use at the facility, which should help reduce future maintenance costs.

### ECM 1: Install LED Fixtures

Replace existing fixtures containing metal halide lamps with new LED light fixtures. This measure saves energy by installing LEDs, which use less power than other technologies with a comparable light output.

In some cases, HID fixtures can be retrofit with screw-based LED lamps. Replacing an existing HID fixture with a new LED fixture will generally provide better overall lighting optics; however, replacing the HID lamp with a LED screw-in lamp is typically a less expensive retrofit. We recommend you work with your lighting contractor to determine which retrofit solution is best suited to your needs and will be compatible with the existing fixtures.

Maintenance savings may also be achieved since LED lamps last longer than other light sources and therefore do not need to be replaced as often.

**Affected building areas:** exterior fixtures.

### ECM 2: Retrofit Fixtures with LED Lamps

Replace fluorescent T8 and CFL lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies.

This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space. Maintenance savings may also be available, as longer-lasting LEDs lamps will not need to be replaced as often as the existing lamps.

**Affected building areas:** interior spaces.

### ECM 3: Install LED Exit Signs

Replace incandescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output. Maintenance savings and improved

reliability may also be achieved, as the longer-lasting LED lamps will not need to be replaced as often as the existing lamps.

**Affected building areas:** multipurpose room.

## 4.2 Lighting Controls

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Lighting Control Measures** | | **23,412** | **4.5** | **-5** | **$2,720** | **$13,417** | **$1,350** | **$12,067** | **4.4** | **23,002** |
| ECM 4 | Install Occupancy Sensor Lighting Controls | 21,024 | 4.1 | -4 | $2,443 | $10,492 | $1,350 | $9,142 | 3.7 | 20,657 |
| ECM 5 | Install High/Low Lighting Controls | 2,387 | 0.5 | 0 | $277 | $2,925 | $0 | $2,925 | 10.5 | 2,345 |

Lighting controls reduce energy use by turning off or lowering lighting fixture power levels when not in use. A comprehensive approach to lighting design should upgrade the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

### ECM 4: Install Occupancy Sensor Lighting Controls

Install occupancy sensors to control lighting fixtures in areas that are frequently unoccupied, even for short periods. For most spaces, we recommend that lighting controls use dual technology sensors, which reduce the possibility of lights turning off unexpectedly.

Occupancy sensors detect occupancy using ultrasonic and/or infrared sensors. When an occupant enters the space, the lighting fixtures switch to full lighting levels. Most occupancy sensor lighting controls allow users to manually turn fixtures on/off, as needed. Some controls can also provide dimming options.

Occupancy sensors can be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are best suited to single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in large spaces, locations without local switching, and where wall switches are not in the line-of-sight of the main work area.

This measure provides energy savings by reducing the lighting operating hours.

**Affected building areas:** offices, conference rooms, classrooms, multipurpose room, and restrooms.

**ECM 5: Install High/Low Lighting Controls**

Install occupancy sensors to provide dual level lighting control for lighting fixtures in spaces that are infrequently occupied but may require some level of continuous lighting for safety or security reasons.

Lighting fixtures with these controls operate at default low levels when the area is unoccupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared sensors. When an occupant enters the space, the lighting fixtures switch to full lighting levels. Fixtures automatically switch back to low levels after a predefined period of vacancy. In parking lots and parking garages with significant ambient lighting, this control can sometimes be combined with photocell controls to turn the lights off when there is sufficient daylight.

The control lowers the light level by dimming the fixture output. Therefore, the controlled fixtures need to have a dimmable ballast or driver. This will need to be taken into account when selecting retrofit lamps and bulbs for the areas proposed for high/low control.

This measure provides energy savings by reducing the light fixture power draw when reduced light output is appropriate.

**Affected building areas**: hallways.

For this type of measure the occupancy sensors will generally be ceiling or fixture mounted. Sufficient sensor coverage must be provided to ensure that lights turn on as an occupant approach each area.

## 4.3 Variable Frequency Drives (VFD)

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Variable Frequency Drive (VFD) Measures** | | **13,659** | **1.6** | **0** | **$1,613** | **$9,476** | **$0** | **$9,476** | **5.9** | **13,755** |
| ECM 6 | Install VFDs on Heating Water Pumps | 13,659 | 1.6 | 0 | $1,613 | $9,476 | $0 | $9,476 | 5.9 | 13,755 |

Variable frequency drives control motors for fans, pumps, and process equipment based on the actual output required of the driven equipment. Energy savings result from more efficient control of motor energy usage when equipment operates at partial load. The magnitude of energy savings depends on the estimated amount of time that the motor would operate at partial load. For equipment with proposed VFDs, we have included replacing the controlled motor with a new motor to conservatively account for the cost of an inverter duty rated motor.

Premium efficiency motors have been proposed to be installed only in conjunction with proposed variable frequency drive (VFD) motor measures. Non inverter duty rated motors will need to be replaced when the VFD measure is implemented.

## ECM 6: Install VFDs on Heating Water Pumps

Install variable frequency drives (VFD) to control heating water pumps. Two-way valves must serve the hot water coils, and the hot water loop must have a differential pressure sensor installed. If three-way valves or a bypass leg are used in the hot water distribution, they will need to be modified when this measure is implemented. As the hot water valves close, the differential pressure increases and the VFD modulates the pump speed to maintain a differential pressure setpoint.

Energy savings result from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

**Affected pumps:** 7.5 hp hot water pumps.

## 4.4 Electric Unitary HVAC

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Electric Unitary HVAC Measures** | | **3,243** | **1.6** | **0** | **$383** | **$19,274** | **$805** | **$18,469** | **48.2** | **3,266** |
| ECM 7 | Install High Efficiency Air Conditioning Units | 3,243 | 1.6 | 0 | $383 | $19,274 | $805 | $18,469 | 48.2 | 3,266 |

## ECM 7: Install High Efficiency Air Conditioning Units

Replace standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

Replacing the unitary HVAC units has a long payback period and may not be justifiable based simply on energy considerations. However, most of the units at this facility are nearing or have reached the end of their normal useful life. Typically, the marginal cost of purchasing a high efficiency unit can be justified by the marginal savings from the improved efficiency. When the unitary HVAC units are eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

This measure is part of a measure to replace package units at this site. Under the current configuration, the replacement unit for RTU4 would require a gas furnace.

## 4.5 Gas-Fired Heating

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Gas Heating (HVAC/Process) Replacement** | | **0** | **0.0** | **38** | **$341** | **$61,659** | **$3,662** | **$57,996** | **170.1** | **4,412** |
| ECM 8 | Install High Efficiency Steam Boilers | 0 | 0.0 | 38 | $341 | $61,659 | $3,662 | $57,996 | 170.1 | 4,412 |

### ECM 8: Install High Efficiency Steam Boilers

Replace older inefficient steam boilers with high efficiency steam boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

For the purposes of this analysis, we evaluated the replacement of boilers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load at this facility. In many cases installing multiple modular boilers rather than one or two large boilers will result in higher overall plant efficiency while providing additional system redundancy.

Replacing the boilers has a long payback based on energy savings and may not be justifiable based simply on energy considerations. However, the boilers have reached the end of their normal useful life. Typically, the marginal cost of purchasing high efficiency boilers can be justified by the marginal savings from the improved efficiency. When the boilers are eventually replaced, consider purchasing boilers that exceed the minimum efficiency required by building codes.

## 4.6 Custom Measures

| # | Energy Conservation Measure | Annual Electric Savings (kWh) | Peak Demand Savings (kW) | Annual Fuel Savings (MMBtu) | Annual Energy Cost Savings ($) | Estimated Install Cost ($) | Estimated Incentive ($)* | Estimated Net Cost ($) | Simple Payback Period (yrs)** | $CO_2e$ Emissions Reduction (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Custom Measures** | | **17,036** | **0.0** | **346** | **$2,378** | **$77,000** | **$0** | **$77,000** | **32.4** | **57,613** |
| ECM 9 | Installation of an Energy Management System | 17,036 | 0.0 | 346 | $2,378 | $77,000 | $0 | $77,000 | 32.4 | 57,613 |

### ECM 9: Installation of an Energy Management System

The installation of an Energy Management System (EMS) would increase the efficiency of the building HVAC system operation. This evaluation is provided at a high level as it is of great interest for facility personnel.

Upgrade of controls to optimize the start/stop of all key HVAC equipment and tying in all space temperature controls will minimize the amount of wasted energy. Schedules may be put in place to limit system operation when the building is closed. Temperature set back controls may be applied to operate systems only to the point necessary. Ventilation and economizer controls and programming would allow air handling units to operate according to room schedules, occupancy and availability for “free cooling” or “free heating”.

It is recommended that an HVAC engineer or contractor who specializes in energy management systems be contacted for a detailed evaluation and implementation costs. For the purposes of this report, the potential energy savings and measure costs were estimated based on industry standards and previous project experience. Further analysis should be conducted for the feasibility of this measure. This is not an investment grade analysis nor should be used as a basis for design and construction.

# 5 ENERGY EFFICIENT BEST PRACTICES

A whole building maintenance plan will extend equipment life; improve occupant comfort, health, and safety; and reduce energy and maintenance costs. You may already be doing some of these things— see our list below for potential additions to your maintenance plan. Be sure to consult with qualified equipment specialists for details on proper maintenance and system operation.

## Energy Tracking with ENERGY STAR® Portfolio Manager®

You've heard it before - you can't manage what you don't measure. ENERGY STAR® Portfolio Manager® is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[4]. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

## Window Treatments/Coverings

Use high-reflectivity films or cover windows with shades or shutters to reduce solar heat gain and reduce the load on cooling and heating systems. Older, single pane windows and east or west-facing windows are especially prone to solar heat gain. In addition, use shades or shutters at night during cold weather to reduce heat loss.

## Lighting Maintenance

Clean lamps, reflectors and lenses of dirt, dust, oil, and smoke buildup every six to twelve months. Light levels decrease over time due to lamp aging, lamp and ballast failure, and buildup of dirt and dust. Together, this can reduce total light output by up to 60% while still drawing full power.

In addition to routine cleaning, developing a maintenance schedule can ensure that maintenance is performed regularly, and it can reduce the overall cost of fixture re-lamping and re-ballasting. Group re-lamping and re-ballasting maintains lighting levels and minimizes the number of site visits by a lighting technician or contractor, decreasing the overall cost of maintenance.

## Lighting Controls

As part of a lighting maintenance schedule, test lighting controls to ensure proper functioning. For occupancy sensors, this requires triggering the sensor and verifying that the sensor's timer settings are correct. For daylight and photocell sensors, maintenance involves cleaning sensor lenses and confirming that setpoints and sensitivity are configured properly.

[4] https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager.

## Motor Maintenance

Motors have many moving parts. As these parts degrade over time, the efficiency of the motor is reduced. Routine maintenance prevents damage to motor components. Routine maintenance should include cleaning surfaces and ventilation openings on motors to prevent overheating, lubricating moving parts to reduce friction, inspecting belts and pulleys for wear and to ensure they are at proper alignment and tension, and cleaning and lubricating bearings. Consult a licensed technician to assess these and other motor maintenance strategies.

## Thermostat Schedules and Temperature Resets

Use thermostat setback temperatures and schedules to reduce heating and cooling energy use during periods of low or no occupancy. Thermostats should be programmed for a setback of 5-10°F during low occupancy hours (reduce heating setpoints and increase cooling setpoints). Cooling load can be reduced by increasing the facility's occupied setpoint temperature. In general, during the cooling season, thermostats should be set as high as possible without sacrificing occupant comfort.

## Economizer Maintenance

Economizers can significantly reduce cooling system load. A malfunctioning economizer can increase the amount of heating and mechanical cooling required by introducing excess amounts of cold or hot outside air. Common economizer malfunctions include broken outdoor thermostat or enthalpy control, or dampers that are stuck or improperly adjusted.

Periodic inspection and maintenance will keep economizers working in sync with the heating and cooling system. This maintenance should be part of annual system maintenance, and it should include proper setting of the outdoor thermostat/enthalpy control, inspection of control and damper operation, lubrication of damper connections, and adjustment of minimum damper position.

## AC System Evaporator/Condenser Coil Cleaning

Dirty evaporator and condenser coils restrict air flow and restrict heat transfer. This increases the loads on the evaporator and condenser fan and decreases overall cooling system performance. Keeping the coils clean allows the fans and cooling system to operate more efficiently.

## HVAC Filter Cleaning and Replacement

Air filters should be checked regularly (often monthly) and cleaned or replaced when appropriate. Air filters reduce indoor air pollution, increase occupant comfort, and help keep equipment operating efficiently. If the building has a building management system, consider installing a differential pressure switch across filters to send an alarm about premature fouling or overdue filter replacement. Over time, filters become less, and less effective as particulate buildup increases. Dirty filters also restrict air flow through the air conditioning or heat pump system, which increases the load on the distribution fans.

## Steam Trap Repair and Replacement

Steam traps are a crucial part of delivering heat from the boiler to the space heating units. Repair or replace traps that are blocked or allowing steam to pass. Inspect steam traps as part of a regular steam system maintenance plan.

## Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to keeping the heating system running efficiently and preventing expensive repairs. Annual tune-ups should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Boilers should be cleaned according to the manufacturer's instructions to remove soot and scale from the water side or fire side of the boiler.

## Furnace Maintenance

Preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. Following the manufacturer's instructions, a yearly tune-up should: check for gas / carbon monoxide leaks; change the air and fuel filters; check components for cracks, corrosion, dirt, or debris build-up; ensure the ignition system is working properly; test and adjust operation and safety controls; inspect electrical connections; and lubricate motors and bearings.

## Water Heater Maintenance

Preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. At least once a year, follow manufacturer instructions to drain a few gallons out of the water heater using the drain valve. If there is a lot of sediment or debris, then a full flush is recommended. Turn the temperature down and then completely drain the tank. Annual checks should include checks for:

- Leaks or heavy corrosion on the pipes and valves.
- Corrosion or wear on the gas line and on the piping. If you noticed any black residue, soot, or charred metal, this is a sign you may be having combustion issues and you should have the unit serviced by a professional.
- For electric water heaters, look for signs of leaking such as rust streaks or residue around the upper and lower panels covering the electrical components on the tank.
- For water heaters more than three years old, have a technician inspect the sacrificial anode annually.

## Water Conservation


Installing dual flush or low-flow toilets and low-flow/waterless urinals are ways to reduce water use. The EPA WaterSense™ ratings for urinals is 0.5 gallons per flush (gpf) and for flush valve toilets is 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

For more information regarding water conservation go to the EPA's WaterSense™ website[5] or download a copy of EPA's "WaterSense™ at Work: Best Management Practices for Commercial and Institutional Facilities"[6] to get ideas for creating a water management plan and best practices for a wide range of water using systems.

Water conservation devices that do not reduce hot water consumption will not provide energy savings at the site level, but they may significantly affect your water and sewer usage costs. Any reduction in water use does however ultimately reduce grid-level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users.

If the facility has detached buildings with a master water meter for the entire campus, check for unnatural wet areas in the lawn or water seeping in the foundation at water pipe penetrations through the foundation. Periodically check overnight meter readings when the facility is unoccupied, and there is no other scheduled water usage.

Manage irrigation systems to use water more effectively outside the building. Adjust spray patterns so that water lands on intended lawns and plantings and not on pavement and walls. Consider installing an evapotranspiration irrigation controller that will prevent over-watering.

## Procurement Strategies

Purchasing efficient products reduces energy costs without compromising quality. Consider modifying your procurement policies and language to require ENERGY STAR® or WaterSense™ products where available.

[5] https://www.epa.gov/watersense

[6] https://www.epa.gov/watersense/watersense-work-0

# 6 On-site Generation

You don’t have to look far in New Jersey to see one of the thousands of solar electric systems providing clean power to homes, businesses, schools, and government buildings. On-site generation includes both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) technologies that generate power to meet all or a portion of the facility’s electric energy needs. Also referred to as distributed generation, these systems contribute to greenhouse gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases, which results in improved electric grid reliability through better use of transmission and distribution systems.

Preliminary screenings were performed to determine if an on-site generation measure could be a cost-effective solution for your facility. Before deciding to install an on-site generation system, we recommend conducting a feasibility study to analyze existing energy profiles, siting, interconnection, and the costs associated with the generation project including interconnection costs, departing load charges, and any additional special facilities charges.

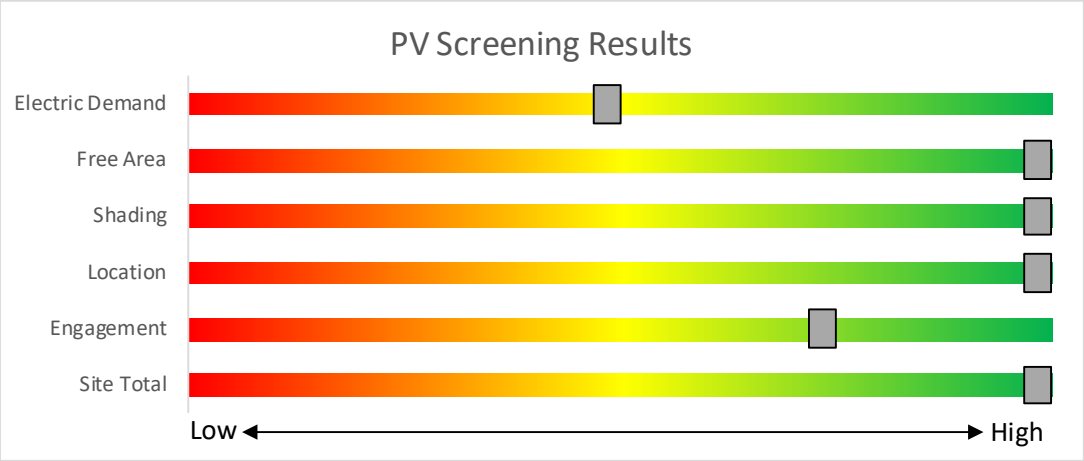
## 6.1 Solar Photovoltaic

Photovoltaic (PV) panels convert sunlight into electricity. Individual panels are combined into an array that produces direct current (DC) electricity. The DC current is converted to alternating current (AC) through an inverter. The inverter is then connected to the building's electrical distribution system.

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has **high** potential for installing a PV array.

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the high potential. A PV array located on the roof may be feasible. If you are interested in pursuing the installation of PV, we recommend conducting a full feasibility study.

The graphic below displays the results of the PV potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.




| | | |
|---|---|---|
| **Potential** | High | |
| **System Potential** | 161 | kW DC STC |
| **Electric Generation** | 191,811 | kWh/yr |
| **Displaced Cost** | $22,650 | /yr |
| **Installed Cost** | $418,600 | |

*Figure 9 - Photovoltaic Screening*

**Solar Renewable Energy Certificate (SREC) Registration Program (SRP)**

Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SREC Registration Program before starting construction. Once your PV system is up and running, you periodically earn credits, which can then be sold on the open market for up to 15 years.

If you are considering installing solar photovoltaics on your building, visit www.njcleanenergy.com/srec for more information about the SREC Registration Program.

Get more information about solar power in New Jersey or find a qualified solar installer who can help you decide if solar is right for your building:

- **Basic Info on Solar PV in NJ**: www.njcleanenergy.com/whysolar
- **NJ Solar Market FAQs**: www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs
- **Approved Solar Installers in the NJ Market**: www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/?id=60&start=1

## 6.2 Combined Heat and Power

Combined heat and power (CHP) generates electricity at the facility and puts waste heat energy to good use. Common types of CHP systems are reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines.

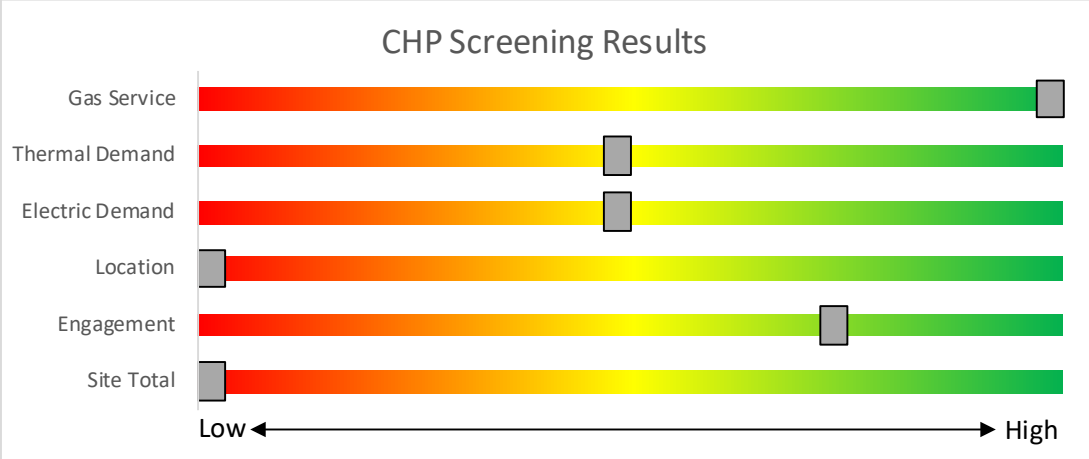
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for space cooling.

The key criteria used for screening is the amount of time that the CHP system would operate at full load and the facility's ability to use the recovered heat. Facilities with a continuous need for large quantities of waste heat are the best candidates for CHP.

A preliminary screening based on heating and electrical demand, siting, and interconnection shows that the facility has **no** potential for installing a cost-effective CHP system.

Based on a preliminary analysis, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation. Low or infrequent thermal load, and lack of space for siting the equipment are the most significant factors contributing to the lack of CHP potential.

The graphic below displays the results of the CHP potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.




| | | |
|---|---|---|
| **Potential** | None | |
| **System Type** | None | |
| **System Potential** | 30 | kW |
| **Electric Generation** | 184,132 | kWh/yr |
| **Thermal Generation** | 3,242,140 | MBtu/yr |
| **Displaced Cost** | $9,819 | /yr |
| **Installed Cost** | $99,000 | |

*Figure 10 - Combined Heat and Power Screening*

Find a qualified firm that specializes in commercial CHP cost assessment and installation: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/.

# 7 PROJECT FUNDING AND INCENTIVES

Ready to improve your building's performance? Pick the program that works best for you. Incentive programs that may apply to this facility are identified in the Executive Summary. This section provides an overview of currently available New Jersey's Clean Energy Programs.

| | **SmartStart**<br>*Flexibility to install at your own pace* | **Direct Install**<br>*Turnkey installation* | **Pay for Performance**<br>*Whole building upgrades* |
|---|---|---|---|
| **Who should use it?** | Buildings installing individual measures or small group of measures. | Small to mid-size facilities that can bundle multiple measures together.<br>Average peak demand should be below 200 kW.<br>Not suitable for significant building shell issues. | Mid to large size facilities looking to implement as many measures as possible at one time.<br>Peak demand should be over 200 kW. |
| **How does it work?** | Use in-house staff or your preferred contractor. | Pre-approved contractors pass savings along to you via reduced material and labor costs. | Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives. |
| **What are the Incentives?** | Fixed incentives for specific energy efficiency measures. | Incentives pay up to 70% of eligible costs, up to $125,000 per project.<br>You pay the remaining 30% directly to the contractor. | Up to 25% of installation cost, calculated based on level of energy savings per square foot. |
| **How do I participate?** | Submit an application for the specific equipment to be installed. | Contact a participating contractor in your region. | Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets. |
| Take the next step by visiting **www.njcleanenergy.com** for program details, applications, and to contact a qualified contractor. | | | |

## 7.1 SmartStart

SmartStart offers incentives for installing prescriptive and custom energy efficiency measures at your facility. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades. This program serves most common equipment types and sizes.

SmartStart routinely adds, removes, or modifies incentives from year-to-year for various energy efficient equipment based on market trends and new technologies.

**Equipment with Prescriptive Incentives Currently Available:**

*Electric Chillers*
*Electric Unitary HVAC*
*Gas Cooling*
*Gas Heating*
*Gas Water Heating*
*Ground Source Heat Pumps*
*Lighting*
*Lighting Controls*
*Refrigeration Doors*
*Refrigeration Controls*
*Refrigerator/Freezer Motors*
*Food Service Equipment*
*Variable Frequency Drives*

**Incentives**

The SmartStart Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type.

SmartStart Custom provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives. Custom incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings. Incentives are capped at 50% of the total installed incremental project cost, or a project cost buy down to a one-year payback (whichever is less). Program incentives are capped at $500,000 per electric account and $500,000 per natural gas account, per fiscal year.

**How to Participate**

Submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. You can work with your preferred contractor or use internal staff to install measures.

Visit www.njcleanenergy.com/SSB for a detailed program description, instructions for applying, and applications.

## 7.2 Direct Install

Direct Install is a turnkey program available to existing small to medium-sized facilities with an average peak electric demand that does not exceed 200 kW over the recent 12-month period. You work directly with a pre-approved contractor who will perform a free energy assessment at your facility, identify specific eligible measures, and provide a clear scope of work for installation of selected measures. Energy efficiency measures may include lighting and lighting controls, refrigeration, HVAC, motors, variable speed drives, and controls.

**Incentives**

The program pays up to 70% of the total installed cost of eligible measures, up to $125,000 per project. Each entity is limited to incentives up to $250,000 per fiscal year.

**How to Participate**

To participate in Direct Install, you will need to contact the participating contractor assigned to the region of the state where your facility is located. A complete list of Direct Install program partners is provided on the Direct Install website linked below. The contractor will be paid the measure incentives directly by the program, which will pass on to you in the form of reduced material and implementation costs. This means up to 70% of eligible costs are covered by the program, subject to program caps and eligibility, while the remaining 30% of the cost is paid to the contractor by the customer.

Detailed program descriptions and applications can be found at: www.njcleanenergy.com/DI.

## 7.3 Pay for Performance - Existing Buildings

Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures that results in at least 15% source energy savings, and lighting cannot make up the majority of the savings. P4P is a generally a good option for medium-to-large sized facilities looking to implement as many measures as possible under a single project to achieve deep energy savings. This program has an added benefit of addressing measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program loan also use this program.

**Incentives**

Incentives are based on estimated and achieved energy savings ranging from $0.18-$0.22/kWh and $1.80-$2.50/therm, capped at the lesser of 50% total project cost, or $1 million per electric account and $1 million per natural gas account, per fiscal year, not to exceed $2 million per project. An incentive of $0.15/square foot is also available to offset the cost of developing the Energy Reduction Plan (see below) contingent on the project moving forward with measure installation.

**How to Participate**

Contact one of the pre-approved consultants and contractors ("Partners"). Under direct contract to you, they will help further evaluate the measures identified in this report through development of the energy reduction plan, assist you in implementing selected measures, and verify actual savings one year after the installation. Your Partner will also help you apply for incentives.

Approval of the final scope of work is required by the program prior to installation. Installation can be done by the contractor of your choice (some P4P Partners are also contractors) or by internal staff, but the Partner remains involved throughout construction to ensure compliance with the program requirements.

Detailed program descriptions, instructions for applying, applications and list of Partners can be found at: www.njcleanenergy.com/P4P.

## 7.4 Combined Heat and Power

The Combined Heat & Power (CHP) program provides incentives for eligible CHP or waste heat to power (WHP) projects. Eligible CHP or WHP projects must achieve an annual system efficiency of at least 65% (lower heating value, or LHV), based on total energy input and total utilized energy output. Mechanical energy may be included in the efficiency evaluation.

**Incentives**

| Eligible Technologies | Size (Installed Rated Capacity)[1] | Incentive ($/kW) | % of Total Cost Cap per Project[3] | $ Cap per Project[3] |
|---|---|---|---|---|
| Powered by non-renewable or renewable fuel source[4] | ≤500 kW | $2,000 | 30-40%[2] | $2 million |
| Gas Internal Combustion Engine | >500 kW - 1 MW | $1,000 | | |
| Gas Combustion Turbine | > 1 MW - 3 MW | $550 | 30% | $3 million |
| Microturbine<br>Fuel Cells with Heat Recovery | >3 MW | $350 | | |
| Waste Heat to Power* | <1 MW | $1,000 | 30% | $2 million |
| | > 1MW | $500 | | $3 million |

*Waste Heat to Power: Powered by non-renewable fuel source, heat recovery or other mechanical recovery from existing equipment utilizing new electric generation equipment (e.g. steam turbine).

Check the NJCEP website for details on program availability, current incentive levels, and requirements.

**How to Participate**

You work with a qualified developer or consulting firm to complete the CHP application. Once the application is approved the project can be installed. Information about the CHP program can be found at: www.njcleanenergy.com/CHP.

## 7.5 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) serves New Jersey's government agencies by financing energy projects. An ESIP is a type of performance contract, whereby school districts, counties, municipalities, housing authorities and other public and state entities enter in to contracts to help finance building energy upgrades. Annual payments are lower than the savings projected from the ECMs, ensuring that ESIP projects are cash flow positive for the life of the contract.

ESIP provides government agencies in New Jersey with a flexible tool to improve and reduce energy usage with minimal expenditure of new financial resources. NJCEP incentive programs described above can also be used to help further reduce the total project cost of eligible measures.

**How to Participate**

This LGEA report is the first step to participating in ESIP. Next, you will need to select an approach for implementing the desired ECMs:

(1) Use an energy services company or "ESCO."

(2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.

(3) Use a hybrid approach of the two options described above where the ESCO is used for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

After adopting a resolution with a chosen implementation approach, the development of the energy savings plan (ESP) can begin. The ESP demonstrates that the total project costs of the ECMs are offset by the energy savings over the financing term, not to exceed 15 years. The verified savings will then be used to pay for the financing.

The ESIP approach may not be appropriate for all energy conservation and energy efficiency improvements. Carefully consider all alternatives to develop an approach that best meets your needs. A detailed program descriptions and application can be found at: www.njcleanenergy.com/ESIP.

*ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you can use NJCEP incentive programs to help further reduce costs when developing the energy savings plan. Refer to the ESIP guidelines at the link above for further information and guidance on next steps.*

## 7.6 SREC Registration Program

The SREC (Solar Renewable Energy Certificate) Registration Program (SRP) is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects *must* register their projects prior to the start of construction to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about the pipeline of anticipated new solar capacity and insight into future SREC pricing.

After the registration is accepted, construction is complete, and final paperwork has been submitted and is deemed complete, the project is issued a New Jersey certification number, which enables it to generate New Jersey SRECs. SREC's are generated once the solar project has been authorized to be energized by the Electric Distribution Company (EDC).

Each time a solar installation generates 1,000 kilowatt-hours (kWh) of electricity, an SREC is earned. Solar project owners report the energy production to the SREC Tracking System. This reporting allows SREC's to be placed in the customer's electronic account. SRECs can then be sold on the SREC Tracking System, providing revenue for the first 15 years of the project's life.

Electricity suppliers, the primary purchasers of SRECs, are required to pay a Solar Alternative Compliance Payment (SACP) if they do not meet the requirements of New Jersey's Solar Renewable Portfolio Standard. Purchasing SRECs can help them meet those requirements. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period fluctuates depending on supply and demand.

Information about the SRP can be found at: www.njcleanenergy.com/srec.

# 8 Energy Purchasing and Procurement Strategies

## 8.1 Retail Electric Supply Options

Energy deregulation in New Jersey has increased energy buyers' options by separating the function of electricity distribution from that of electricity supply. So, though you may choose a different company from which to buy your electric power, responsibility for your facility's interconnection to the grid and repair to local power distribution will still reside with the traditional utility company serving your region.

If your facility is not purchasing electricity from a third-party supplier, consider shopping for a reduced rate from third-party electric suppliers. If your facility already buys electricity from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party electric suppliers is available at the NJBPU website[7].

## 8.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey is also deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and that fluctuate monthly. The utility provides basic gas supply service (BGSS) to customers who choose not to buy from a third-party supplier for natural gas commodity.

A customer's decision about whether to buy natural gas from a retail supplier typically depends on whether a customer prefers budget certainty and/or longer-term rate stability. Customers can secure longer-term fixed prices by signing up for service through a third-party retail natural gas supplier. Many larger natural gas customers may seek the assistance of a professional consultant to assist in their procurement process.

If your facility does not already purchase natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility already purchases natural gas from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party natural gas suppliers is available at the NJBPU website[8].

[7] www.state.nj.us/bpu/commercial/shopping.html

[8] www.state.nj.us/bpu/commercial/shopping.html

# APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

## Lighting Inventory & Recommendations

| | Existing Conditions | | | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Fixture Quantity | Fixture Description | Control System | Light Level | Watts per Fixture | Annual Operating Hours | ECM # | Fixture Recommendation | Add Controls? | Fixture Quantity | Fixture Description | Control System | Watts per Fixture | Annual Operating Hours | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Back Recessed | 4 | Metal Halide: (1) 50W Lamp | Timeclock | | 72 | 4,380 | 1 | Fixture Replacement | No | 4 | LED - Fixtures: Downlight Recessed | Timeclock | 22 | 4,380 | 0.1 | 883 | 0 | $104 | $607 | $20 | 5.6 |
| Wall Pack | 5 | Metal Halide: (1) 100W Lamp | Photocell | | 128 | 4,380 | 1 | Fixture Replacement | No | 5 | LED - Fixtures: Outdoor Wall-Mounted Area Fixture | Photocell | 38 | 4,380 | 0.2 | 1,962 | 0 | $232 | $4,830 | $500 | 18.7 |
| Front Entrance | 1 | Metal Halide: (1) 400W Lamp | Timeclock | | 458 | 4,380 | 1 | Fixture Replacement | No | 1 | LED - Fixtures: Outdoor Wall-Mounted Area Fixture | Timeclock | 137 | 4,380 | 0.2 | 1,404 | 0 | $166 | $966 | $100 | 5.2 |
| Boiler Room | 5 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 800 | 2 | Relamp | No | 5 | LED - Linear Tubes: (2) 4' Lamps | Wall Switch | 29 | 800 | 0.1 | 145 | 0 | $17 | $183 | $50 | 7.9 |
| 1st Floor Hall | 11 | Exit Signs: LED - 2 W Lamp | None | | 6 | 8,760 | | None | No | 11 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| 1st Floor Hall | 37 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 5 | Relamp | Yes | 37 | LED - Linear Tubes: (2) 4' Lamps | High/Low Control | 29 | 2,353 | 1.1 | 5,828 | -1 | $677 | $2,701 | $370 | 3.4 |
| Room 117 | 13 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 13 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.6 | 3,071 | -1 | $357 | $982 | $230 | 2.1 |
| Custodial Room | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) 4' Lamps | Wall Switch | 29 | 3,410 | 0.0 | 124 | 0 | $14 | $37 | $10 | 1.8 |
| Room 115 | 10 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 10 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.5 | 2,775 | -1 | $322 | $1,000 | $235 | 2.4 |
| Storage Room | 2 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 400 | 2, 4 | Relamp | Yes | 2 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 276 | 0.1 | 65 | 0 | $8 | $262 | $40 | 29.4 |
| Room 115 | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (3) 4' Lamps | Wall Switch | 44 | 3,410 | 0.0 | 186 | 0 | $22 | $55 | $15 | 1.8 |
| Rest Room | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (4) 4' Lamps | Wall Switch | 58 | 3,410 | 0.0 | 210 | 0 | $24 | $73 | $20 | 2.2 |
| Room 124 | 6 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 6 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.3 | 1,418 | 0 | $165 | $599 | $125 | 2.9 |
| Room 126 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 3 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.1 | 709 | 0 | $82 | $434 | $80 | 4.3 |
| Room 128 | 14 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 14 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.6 | 3,308 | -1 | $384 | $1,037 | $245 | 2.1 |
| Storage Room | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 400 | 2 | Relamp | No | 1 | LED - Linear Tubes: (3) 4' Lamps | Wall Switch | 44 | 400 | 0.0 | 22 | 0 | $3 | $55 | $15 | 15.7 |
| Rest Room | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (4) 4' Lamps | Wall Switch | 58 | 3,410 | 0.0 | 210 | 0 | $24 | $73 | $20 | 2.2 |
| Stage | 5 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 5 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.3 | 1,387 | 0 | $161 | $635 | $135 | 3.1 |
| All MultiPurpose Room | 9 | Linear Fluorescent - T5HO: 4' T5HO (54W) - 6L | Wall Switch | S | 358 | 3,410 | 2, 4 | Relamp | Yes | 9 | LED - Linear Tubes: (6) 4' T5HO (25W) Lamps | Occupancy Sensor | 153 | 2,353 | 1.6 | 8,522 | -2 | $990 | $1,387 | $35 | 1.4 |
| Stage | 1 | Exit Signs: LED - 2 W Lamp | None | | 6 | 8,760 | | None | No | 1 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| All MultiPurpose Room | 4 | Exit Signs: Incandescent | None | | 15 | 8,760 | 3 | Fixture Replacement | No | 4 | LED Exit Signs: 2 W Lamp | None | 6 | 8,760 | 0.0 | 347 | 0 | $40 | $290 | $0 | 7.2 |
| Storage Room | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 400 | 2 | Relamp | No | 1 | LED - Linear Tubes: (3) 4' Lamps | Wall Switch | 44 | 400 | 0.0 | 22 | 0 | $3 | $55 | $15 | 15.7 |
| Girls Rest Room | 8 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 8 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.2 | 600 | 0 | $70 | $580 | $80 | 7.2 |
| Room 111 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 3 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.1 | 709 | 0 | $82 | $434 | $80 | 4.3 |
| Room 109 | 2 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 4 | Relamp | Yes | 2 | LED - Linear Tubes: (2) 4' Lamps | Occupancy Sensor | 29 | 2,353 | 0.1 | 315 | 0 | $37 | $189 | $40 | 4.1 |

| | Existing Conditions | | | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Fixture Quantity | Fixture Description | Control System | Light Level | Watts per Fixture | Annual Operating Hours | ECM # | Fixture Recommendation | Add Controls? | Fixture Quantity | Fixture Description | Control System | Watts per Fixture | Annual Operating Hours | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Boys Rest Room | 8 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 8 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.2 | 600 | 0 | $70 | $580 | $80 | 7.2 |
| Room 107 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 136 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 134 | 4 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 4 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.2 | 945 | 0 | $110 | $489 | $95 | 3.6 |
| Room 132 | 16 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 16 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.7 | 3,780 | -1 | $439 | $1,146 | $275 | 2.0 |
| Room 105 | 5 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 4 | Relamp | Yes | 5 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 736 | 0 | $85 | $632 | $85 | 6.4 |
| Principal Office | 4 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 4 | Relamp | Yes | 4 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 589 | 0 | $68 | $560 | $75 | 7.1 |
| Room 142 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.6 | 3,330 | -1 | $387 | $1,146 | $275 | 2.3 |
| Women Rest Room | 6 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 6 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 450 | 0 | $52 | $435 | $60 | 7.2 |
| Custodial Room | 1 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.0 | 75 | 0 | $9 | $72 | $10 | 7.2 |
| Mens Rest Room | 5 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 5 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 375 | 0 | $44 | $362 | $50 | 7.2 |
| Room 144 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.6 | 3,330 | -1 | $387 | $1,146 | $275 | 2.3 |
| Room 103 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.6 | 3,330 | -1 | $387 | $1,146 | $275 | 2.3 |
| Room 146 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.6 | 3,330 | -1 | $387 | $1,146 | $275 | 2.3 |
| Room 101 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch | S | 114 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (4) 4' Lamps | Occupancy Sensor | 58 | 2,353 | 0.6 | 3,330 | -1 | $387 | $1,146 | $275 | 2.3 |
| Stairwell 2 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 3 | LED - Linear Tubes: (2) 4' Lamps | Wall Switch | 29 | 3,410 | 0.1 | 371 | 0 | $43 | $110 | $30 | 1.8 |
| Stairwell 2 | 1 | Exit Signs: LED - 2 W Lamp | None | | 6 | 8,760 | | None | No | 1 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| 2nd Floor Hall | 25 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 5 | Relamp | Yes | 25 | LED - Linear Tubes: (2) 4' Lamps | High/Low Control | 29 | 2,353 | 0.8 | 3,938 | -1 | $458 | $1,813 | $250 | 3.4 |
| 2nd Floor Hall | 2 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 5 | Relamp | Yes | 2 | LED - Linear Tubes: (2) U-Lamp | High/Low Control | 33 | 2,353 | 0.1 | 294 | 0 | $34 | $370 | $20 | 10.2 |
| 2nd Floor Hall | 6 | Exit Signs: LED - 2 W Lamp | None | | 6 | 8,760 | | None | No | 6 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Stairwell 5 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2 | Relamp | No | 3 | LED - Linear Tubes: (3) 4' Lamps | Wall Switch | 44 | 3,410 | 0.1 | 557 | 0 | $65 | $164 | $45 | 1.8 |
| Stairwell 5 | 2 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 2 | LED - Linear Tubes: (2) 4' Lamps | Wall Switch | 29 | 3,410 | 0.0 | 248 | 0 | $29 | $73 | $20 | 1.8 |
| Stairwell 5 | 1 | Exit Signs: LED - 2 W Lamp | None | | 6 | 8,760 | | None | No | 1 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Room 217 | 13 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 13 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.6 | 3,071 | -1 | $357 | $982 | $230 | 2.1 |
| Room 215 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (2) 4' Lamps | Occupancy Sensor | 29 | 2,353 | 0.4 | 1,890 | 0 | $220 | $708 | $155 | 2.5 |

| | Existing Conditions | | | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Fixture Quantity | Fixture Description | Control System | Light Level | Watts per Fixture | Annual Operating Hours | ECM # | Fixture Recommendation | Add Controls? | Fixture Quantity | Fixture Description | Control System | Watts per Fixture | Annual Operating Hours | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Room 224 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 228 | 16 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 16 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.7 | 3,780 | -1 | $439 | $1,146 | $275 | 2.0 |
| Storage | 2 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 400 | 2 | Relamp | No | 2 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 400 | 0.0 | 26 | 0 | $3 | $145 | $20 | 42.1 |
| Rest Room | 1 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.0 | 75 | 0 | $9 | $72 | $10 | 7.2 |
| Room 213 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 211 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 3 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.1 | 709 | 0 | $82 | $434 | $80 | 4.3 |
| Rest Room | 1 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) U-Lamp | Wall Switch | 33 | 3,410 | 0.0 | 109 | 0 | $13 | $72 | $10 | 4.9 |
| Main Stairwell | 6 | Compact Fluorescent: 4PIN | Wall Switch | S | 32 | 3,410 | 2, 5 | Relamp | Yes | 6 | LED Lamps: LED Lamps | High/Low Control | 22 | 2,353 | 0.1 | 372 | 0 | $43 | $376 | $6 | 8.6 |
| Main Stairwell | 6 | Compact Fluorescent: 2PIN | Wall Switch | S | 13 | 3,410 | 2, 5 | Relamp | Yes | 6 | LED Lamps: LED Lamps | High/Low Control | 9 | 2,353 | 0.0 | 151 | 0 | $18 | $376 | $6 | 21.1 |
| Room 209 | 3 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 3 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.1 | 709 | 0 | $82 | $434 | $80 | 4.3 |
| Rest Room | 1 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) U-Lamp | Wall Switch | 33 | 3,410 | 0.0 | 109 | 0 | $13 | $72 | $10 | 4.9 |
| Room 207 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 236 | 28 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 28 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 1.3 | 6,615 | -1 | $769 | $2,074 | $490 | 2.1 |
| Room 236 | 15 | Compact Fluorescent: 4PIN | Wall Switch | S | 32 | 3,410 | 2, 4 | Relamp | Yes | 15 | LED Lamps: LED Lamps | Occupancy Sensor | 22 | 2,353 | 0.2 | 931 | 0 | $108 | $649 | $50 | 5.5 |
| Room 236 | 5 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2, 4 | Relamp | Yes | 5 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 736 | 0 | $85 | $632 | $85 | 6.4 |
| Room 238 | 2 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 2 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.1 | 473 | 0 | $55 | $380 | $65 | 5.7 |
| Room 205 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 240 | 1 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (3) 4' Lamps | Wall Switch | 44 | 3,410 | 0.0 | 186 | 0 | $22 | $55 | $15 | 1.8 |
| Room 242 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Custodial Room | 1 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Wall Switch | S | 62 | 3,410 | 2 | Relamp | No | 1 | LED - Linear Tubes: (2) U-Lamp | Wall Switch | 33 | 3,410 | 0.0 | 109 | 0 | $13 | $72 | $10 | 4.9 |
| Boys Rest Room | 6 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 6 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 450 | 0 | $52 | $435 | $60 | 7.2 |
| Girls Rest Room | 5 | U-Bend Fluorescent - T8: U T8 (32W) - 2L | Occupancy Sensor | S | 62 | 2,353 | 2 | Relamp | No | 5 | LED - Linear Tubes: (2) U-Lamp | Occupancy Sensor | 33 | 2,353 | 0.1 | 375 | 0 | $44 | $362 | $50 | 7.2 |
| Room 244 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 203 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |
| Room 201 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |

| | Existing Conditions | | | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Fixture Quantity | Fixture Description | Control System | Light Level | Watts per Fixture | Annual Operating Hours | ECM # | Fixture Recommendation | Add Controls? | Fixture Quantity | Fixture Description | Control System | Watts per Fixture | Annual Operating Hours | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Room 246 | 12 | Linear Fluorescent - T8: 4' T8 (32W) - 3L | Wall Switch | S | 93 | 3,410 | 2, 4 | Relamp | Yes | 12 | LED - Linear Tubes: (3) 4' Lamps | Occupancy Sensor | 44 | 2,353 | 0.5 | 2,835 | -1 | $329 | $927 | $215 | 2.2 |

## Motor Inventory & Recommendations

| | | Existing Conditions | | | | | | | Proposed Conditions | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Area(s)/System(s) Served | Motor Quantity | Motor Application | HP Per Motor | Full Load Efficiency | VFD Control? | Remaining Useful Life | Annual Operating Hours | ECM # | Install High Efficiency Motors? | Full Load Efficiency | Install VFDs? | Number of VFDs | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Roof | Rest Room | 1 | Exhaust Fan | 0.3 | 69.5% | No | W | 2,745 | | No | 69.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Hallways | 2 | Exhaust Fan | 0.3 | 73.4% | No | W | 2,745 | | No | 73.4% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Rest Room | 1 | Exhaust Fan | 0.3 | 69.5% | No | W | 2,745 | | No | 69.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Rest Room | 1 | Exhaust Fan | 0.2 | 69.5% | No | W | 2,745 | | No | 69.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Rest Room | 1 | Exhaust Fan | 0.2 | 69.5% | No | W | 2,745 | | No | 69.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Storage Room | 1 | Exhaust Fan | 0.2 | 69.5% | No | W | 2,745 | | No | 69.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Boiler Rm | Air Combustor | 2 | Combustion Air Fan | 0.8 | 81.8% | No | W | 2,745 | | No | 81.8% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Boiler Rm | Heating Hot Water Pump | 2 | Heating Hot Water Pump | 7.5 | 88.5% | No | B | 2,745 | 6 | No | 91.0% | Yes | 2 | 1.6 | 13,659 | 0 | $1,613 | $9,476 | $0 | 5.9 |
| Boiler Rm | Boiler Feedwater Pump | 2 | Boiler Feed Water Pump | 1.0 | 77.0% | No | W | 2,745 | | No | 77.0% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 1 | 1 | Supply Fan | 20.0 | 93.0% | Yes | W | 3,391 | | No | 93.0% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 1 | 1 | Exhaust Fan | 5.0 | 89.5% | Yes | W | 3,391 | | No | 89.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 2 | 1 | Supply Fan | 10.0 | 91.7% | Yes | W | 3,391 | | No | 91.7% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 2 | 1 | Exhaust Fan | 3.0 | 89.5% | Yes | W | 3,391 | | No | 89.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 3 | 1 | Supply Fan | 20.0 | 93.0% | Yes | W | 3,391 | | No | 93.0% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 3 | 1 | Exhaust Fan | 5.0 | 89.5% | Yes | W | 3,391 | | No | 89.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | Exhaust Fan 1 | 1 | Exhaust Fan | 0.3 | 60.6% | No | W | 3,391 | | No | 60.6% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 6 | 1 | Supply Fan | 1.0 | 85.5% | No | W | 3,391 | | No | 85.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 5 | 1 | Supply Fan | 3.0 | 89.5% | No | W | 3,391 | | No | 89.5% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 4 | 1 | Supply Fan | 10.0 | 91.7% | No | W | 3,391 | | No | 91.7% | No | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |

## Electric HVAC Inventory & Recommendations

| | | Existing Conditions | | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Area(s)/System(s) Served | System Quantity | System Type | Cooling Capacity per Unit (Tons) | Heating Capacity per Unit (MBh) | Remaining Useful Life | ECM # | Install High Efficiency System? | System Quantity | System Type | Cooling Capacity per Unit (Tons) | Heating Capacity per Unit (MBh) | Cooling Mode Efficiency (SEER/EER) | Heating Mode Efficiency (COP) | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Roof | RTU 132 | 1 | Packaged AC | 4.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | School | 1 | Split-System AC | 2.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | School | 1 | Split-System AC | 0.75 | | B | 7 | Yes | 1 | Split-System AC | 0.75 | | 14.00 | | 0.2 | 305 | 0 | $36 | $1,122 | $69 | 29.3 |
| Roof | RTU 1 | 1 | Packaged AC | 50.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 6 | 1 | Packaged AC | 2.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 5 | 1 | Packaged AC | 8.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 2 | 1 | Packaged AC | 40.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 4 | 1 | Packaged AC | 30.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 3 | 1 | Packaged AC | 50.00 | | W | | No | | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |
| Roof | RTU 217 | 1 | Packaged AC | 4.00 | | B | 7 | Yes | 1 | Packaged AC | 4.00 | | 14.00 | | 0.7 | 1,469 | 0 | $174 | $9,076 | $368 | 50.2 |
| Roof | RTU 117 | 1 | Packaged AC | 4.00 | | B | 7 | Yes | 1 | Packaged AC | 4.00 | | 14.00 | | 0.7 | 1,469 | 0 | $174 | $9,076 | $368 | 50.2 |

## Fuel Heating Inventory & Recommendations

| | | Existing Conditions | | | | Proposed Conditions | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Area(s)/System(s) Served | System Quantity | System Type | Output Capacity per Unit (MBh) | Remaining Useful Life | ECM # | Install High Efficiency System? | System Quantity | System Type | Output Capacity per Unit (MBh) | Heating Efficiency | Heating Efficiency Units | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Boiler Room | Heating System | 2 | Forced Draft Steam Boiler | ###### | B | 8 | Yes | 2 | Forced Draft Steam Boiler | ###### | 81.00% | Et | 0.0 | 0 | 38 | $341 | $61,659 | $3,662 | 170.1 |
| Roof | RTU 4 | 1 | Furnace | 389.00 | W | | No | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |

## DHW Inventory & Recommendations

| | | Existing Conditions | | | Proposed Conditions | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Area(s)/System(s) Served | System Quantity | System Type | Remaining Useful Life | ECM # | Replace? | System Quantity | System Type | Fuel Type | System Efficiency | Efficiency Units | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Boiler Room | Domestic Hot Water | 1 | Storage Tank Water Heater (> 50 Gal) | W | | No | | | | | | 0.0 | 0 | 0 | $0 | $0 | $0 | 0.0 |

**Plug Load Inventory**

| | Existing Conditions | | | |
|---|---|---|---|---|
| Location | Quantity | Equipment Description | Energy Rate (W) | ENERGY STAR Qualified? |
| School | 22 | Desktop | 120.0 | |
| School | 5 | Copy Machine | 600.0 | |
| School | 4 | Printer | 200.0 | |
| School | 4 | Microwave | 1,000.0 | |
| School | 1 | Small Fridge | 188.0 | |
| School | 4 | Refrigerator | 244.0 | |
| School | 600 | Chromebook | 40.0 | |

# APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

EUI is presented in terms of *site energy* and *source energy*. Site energy is the amount of fuel and electricity consumed by a building as reflected in utility bills. Source energy includes fuel consumed to generate electricity consumed at the site, factoring in electric production and distribution losses for the region.

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## ENERGY STAR® Statement of Energy Performance

**8**

ENERGY STAR® Score[1]

### Sickles School

**Primary Property Type:** K-12 School
**Gross Floor Area (ft²):** 40,598
**Built:** 1935

**For Year Ending:** October 31, 2018
**Date Generated:** July 31, 2019

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

### Property & Contact Information

| Property Address | Property Owner | Primary Contact |
|---|---|---|
| Sickles School<br>Willow Street<br>Fair Haven, New Jersey 07704 | Fair Haven Public Schools<br>224 Hance Road<br>Fair Haven, NJ 07704<br>(____)____-_____ | David Joye<br>224 Hance Road<br>Fair Haven, NJ 07704<br>7327472294<br>joyed@fairhaven.edu |

**Property ID:** 6787840

### Energy Consumption and Energy Use Intensity (EUI)

**Site EUI**
139.9 kBtu/ft²

**Source EUI**
237.6 kBtu/ft²

**Annual Energy by Fuel**

| | |
|---|---|
| Electric - Grid (kBtu) | 2,104,302 (37%) |
| Natural Gas (kBtu) | 3,575,868 (63%) |

**National Median Comparison**

| | |
|---|---|
| National Median Site EUI (kBtu/ft²) | 84 |
| National Median Source EUI (kBtu/ft²) | 142.7 |
| % Diff from National Median Source EUI | 67% |

**Annual Emissions**

| | |
|---|---|
| Greenhouse Gas Emissions (Metric Tons CO2e/year) | 403 |

### Signature & Stamp of Verifying Professional

I _____ (Name) verify that the above information is true and correct to the best of my knowledge.

Signature: _____ Date: _____

**Licensed Professional**

____ _____
,
(____)____-_____
_____

**Professional Engineer Stamp (if applicable)**

# APPENDIX C: GLOSSARY

| TERM | DEFINITION |
|---|---|
| **Blended Rate** | Used to calculate fiscal savings associated with measures. The blended rate is calculated by dividing the amount of your bill by the total energy use. For example, if your bill is $22,217.22, and you used 266,400 kilowatt-hours, your blended rate is 8.3 cents per kilowatt-hour. |
| **Btu** | *British thermal unit*: a unit of energy equal to the amount of heat required to increase the temperature of one pound of water by one-degree Fahrenheit. |
| **CHP** | *Combined heat and power*. Also referred to as cogeneration. |
| **COP** | *Coefficient of performance*: a measure of efficiency in terms of useful energy delivered divided by total energy input. |
| **Demand Response** | Demand response reduces or shifts electricity usage at or among participating buildings/sites during peak energy use periods in response to time-based rates or other forms of financial incentives. |
| **DCV** | *Demand control ventilation*: a control strategy to limit the amount of outside air introduced to the conditioned space based on actual occupancy need. |
| **US DOE** | *United States Department of Energy* |
| **EC Motor** | *Electronically commutated motor* |
| **ECM** | *Energy conservation measure* |
| **EER** | *Energy efficiency ratio*: a measure of efficiency in terms of cooling energy provided divided by electric input. |
| **EUI** | *Energy Use Intensity:* measures energy consumption per square foot and is a standard metric for comparing buildings' energy performance. |
| **Energy Efficiency** | Reducing the amount of energy necessary to provide comfort and service to a building/area. Achieved through the installation of new equipment and/or optimizing the operation of energy use systems. Unlike conservation, which involves some reduction of service, energy efficiency provides energy reductions without sacrifice of service. |
| **ENERGY STAR®** | ENERGY STAR® is the government-backed symbol for energy efficiency. The ENERGY STAR® program is managed by the EPA. |
| **EPA** | *United States Environmental Protection Agency* |
| **Generation** | The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil). |
| **GHG** | *Greenhouse gas* gases that are transparent to solar (short-wave) radiation but opaque to long-wave (infrared) radiation, thus preventing long-wave radiant energy from leaving Earth's atmosphere. The net effect is a trapping of absorbed radiation and a tendency to warm the planet's surface. |
| **gpf** | *Gallons per flush* |

| | |
|---|---|
| **gpm** | *Gallon per minute* |
| **HID** | *High intensity discharge:* high-output lighting lamps such as high-pressure sodium, metal halide, and mercury vapor. |
| **hp** | *Horsepower* |
| **HPS** | *High-pressure sodium*: a type of HID lamp. |
| **HSPF** | *Heating seasonal performance factor:* a measure of efficiency typically applied to heat pumps. Heating energy provided divided by seasonal energy input. |
| **HVAC** | *Heating, ventilating, and air conditioning* |
| **IHP 2014** | US DOE Integral Horsepower rule. The current ruling regarding required electric motor efficiency. |
| **IPLV** | *Integrated part load value:* a measure of the part load efficiency usually applied to chillers. |
| **kBtu** | One thousand British thermal units. |
| **kW** | *Kilowatt*: equal to 1,000 Watts. |
| **kWh** | *Kilowatt-hour*: 1,000 Watts of power expended over one hour. |
| **LED** | *Light emitting diode*: a high-efficiency source of light with a long lamp life. |
| **LGEA** | *Local Government Energy Audit* |
| **Load** | The total power a building or system is using at any given time. |
| **Measure** | A single activity, or installation of a single type of equipment, that is implemented in a building system to reduce total energy consumption. |
| **MH** | *Metal halide*: a type of HID lamp. |
| **MBh** | *Thousand Btu per hour* |
| **MBtu** | *One thousand British thermal units* |
| **MMBtu** | *One million British thermal units* |
| **MV** | *Mercury Vapor:* a type of HID lamp. |
| **NJBPU** | *New Jersey Board of Public Utilities* |
| **NJCEP** | *New Jersey's Clean Energy Program:* NJCEP is a statewide program that offers financial incentives, programs and services for New Jersey residents, business owners and local governments to help them save energy, money and the environment. |
| **psig** | Pounds per square inch gauge. |
| **Plug Load** | Refers to the amount of power used in a space by products that are powered by means of an ordinary AC plug. |
| **PV** | *Photovoltaic:* refers to an electronic device capable of converting incident light directly into electricity (direct current). |

| | |
|---|---|
| **SEER** | *Seasonal energy efficiency ratio:* a measure of efficiency in terms of annual cooling energy provided divided by total electric input. |
| **SEP** | *Statement of energy performance:* a summary document from the ENERGY STAR® Portfolio Manager®. |
| **Simple Payback** | The amount of time needed to recoup the funds expended in an investment or to reach the break-even point between investment and savings. |
| **SREC** | *Solar renewable energy credit*: a credit you can earn from the state for energy produced from a photovoltaic array. |
| **T5, T8, T12** | A reference to a linear lamp diameter. The number represents increments of 1/8$^{th}$ of an inch. |
| **Temperature Setpoint** | The temperature at which a temperature regulating device (thermostat, for example) has been set. |
| **therm** | 100,000 Btu. Typically used as a measure of natural gas consumption. |
| **tons** | A unit of cooling capacity equal to 12,000 Btu/hr. |
| **Turnkey** | Provision of a complete product or service that is ready for immediate use |
| **VAV** | *Variable air volume* |
| **VFD** | *Variable frequency drive*: a controller used to vary the speed of an electric motor. |
| **WaterSense™** | The symbol for water efficiency. The WaterSense™ program is managed by the EPA. |
| **Watt (W)** | Unit of power commonly used to measure electricity use. |