Local Government Energy Audit:
Energy Audit Report

Renaissance at Rand

Montclair Board of Education

176 North Fullerton Avenue
Montclair, New Jersey 07402

January 3, 2019

Final Report by:

TRC Energy Services

Disclaimer

The intent of this energy analysis report is to identify energy savings opportunities and recommend upgrades to the facility's energy using equipment and systems. Approximate savings are included in this report to help make decisions about reducing energy use at the facility. This report, however, is not intended to serve as a detailed engineering design document. Further design and analysis may be necessary in order to implement some of the measures recommended in this report.

The energy conservation measures and estimates of energy savings have been reviewed for technical accuracy. However, estimates of final energy savings are not guaranteed, because final savings may depend on behavioral factors and other uncontrollable variables. TRC Energy Services (TRC) and New Jersey Board of Public Utilities (NJBPU) shall in no event be liable should the actual energy savings vary.

Estimated installation costs are based on TRC's experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from *RS Means*. The owner of the facility is encouraged to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Since actual installed costs can vary widely for certain 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. The owner of the facility should review available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

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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 the Renaissance at Rand.

The goal of an LGEA report is to provide you with information on how your facility uses energy, identify energy conservation measures (ECMs) that can reduce your energy use, and provide information and assistance to help facilities implement ECMs. The LGEA report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing ECMs.

This study was conducted by TRC Energy Services (TRC), as part of a comprehensive effort to assist New Jersey higher education facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

1.1 Facility Summary

Renaissance at Rand is a 37,167 square foot facility constructed in 1924. The building is a three-story educational facility including classrooms, multipurpose rooms, offices, hallways, mechanical spaces, and other areas.

Lighting at the facility consists of a combination of 32-Watt T8 fluorescent fixtures and a few 40-Watt T12 fluorescent fixtures; all of which are inefficient in performance when compared to the latest lighting technology available in the market. In addition to the linear fluorescent, the facility also has inefficient circular fluorescent and incandescent lamps. Exterior lighting is provided by a combination of mercury vapor, metal halide, and incandescent fixtures. Interior lighting control is provided by manual switches.

Cooling and ventilation is provided by a combination of window air conditioners (AC) and split system AC systems. Heating hot water is distributed to the building's rooftop unit from natural draft steam boiler, via a heat exchanger.

A thorough description of the facility and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated and recommended five measures which together represent an opportunity for Renaissance at Rand to reduce annual energy costs by roughly $11,823 and annual greenhouse gas emissions by 75,372 lbs CO_2e. We estimate that if all high priority measures are implemented as recommended, the project will pay for itself in roughly 4.7 years. TRC has defined high priority measures as the evaluated measures that have a simple payback less than the typical equipment life of the proposed equipment. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Renaissance at Rand's annual energy use by 10%.

Figure 1 – Previous 12 Month Utility Costs

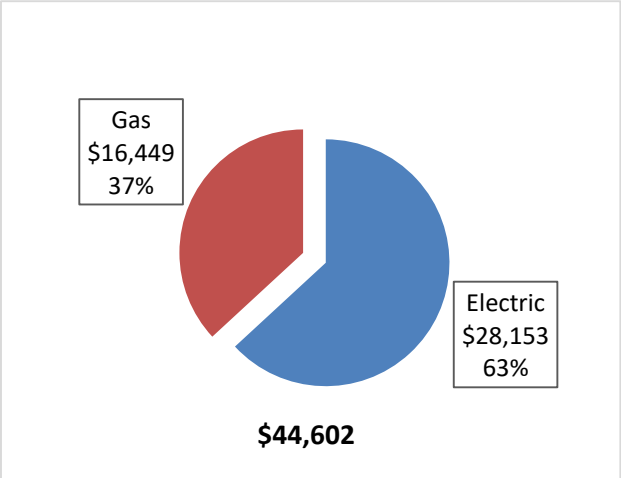
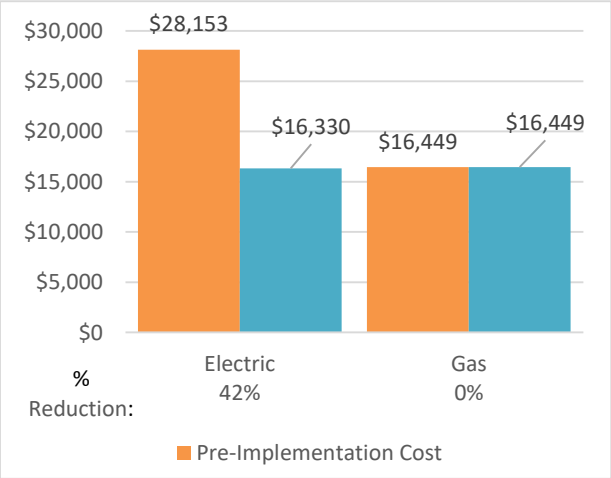


Figure 2 – Potential Post-Implementation Costs



A detailed description of the Renaissance at Rand's existing energy use can be found in Section 3.

Estimates of the total cost, energy savings, and financial incentives for the evaluated energy efficient upgrades are summarized below in Figure 3. A brief description of each category can be found below and a description of savings opportunities can be found in Section 4.

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	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			**64,637**	**17.0**	**0.0**	**$10,209.81**	**$50,995.44**	**$8,305.00**	**$42,690.44**	**4.2**	**65,089**
ECM 1	Install LED Fixtures	Yes	27,030	4.7	0.0	$4,269.52	$18,883.42	$2,095.00	$16,788.42	3.9	27,219
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	308	0.2	0.0	$48.65	$585.00	$50.00	$535.00	11.0	310
ECM 3	Retrofit Fixtures with LED Lamps	Yes	37,299	12.2	0.0	$5,891.64	$31,527.01	$6,160.00	$25,367.01	4.3	37,560
Lighting Control Measures			**8,599**	**2.8**	**0.0**	**$1,358.33**	**$14,622.00**	**$1,835.00**	**$12,787.00**	**9.4**	**8,660**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	8,599	2.8	0.0	$1,358.33	$14,622.00	$1,835.00	$12,787.00	9.4	8,660
Plug Load Equipment Control - Vending Machine			**1,612**	**0.0**	**0.0**	**$254.60**	**$230.00**	**$0.00**	**$230.00**	**0.9**	**1,623**
ECM 5	Vending Machine Control	Yes	1,612	0.0	0.0	$254.60	$230.00	$0.00	$230.00	0.9	1,623
TOTALS			**74,848**	**19.8**	**0.0**	**$11,822.74**	**$65,847.44**	**$10,140.00**	**$55,707.44**	**4.7**	**75,372**

* - All incentives presented in this table are based on NJ Smart Start Building 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).

Lighting Upgrades generally involve the replacement of existing lighting components such as lamps and ballasts (or the entire fixture) with higher efficiency lighting components. These measures save energy by reducing the power used by the lighting components due to improved electrical efficiency.

Lighting Controls measures generally involve the installation of automated controls to turn off lights or reduce light output when not needed. Automated control reduces reliance on occupant behavior for adjusting lights. These measures save energy by reducing the amount of time lights are on.

Plug Load Equipment control measures generally involve installing automated devices that limit the power usage or operation of equipment that is plugged into an electric outlet when not in use.

Energy Efficient Practices

TRC also identified seven low cost (or no cost) energy efficient practices. A facility's energy performance can be significantly improved by employing certain behavioral or operational adjustments and by performing better routine maintenance on building systems. These practices can extend equipment lifetime, improve occupant comfort, provide better health and safety, as well as reduce annual energy and O&M costs. Potential opportunities identified at Renaissance at Rand include:

- Close Doors and Windows
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Water Conservation

For details on these energy efficient practices, please refer to Section 5.

On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for Renaissance at Rand. Based on the configuration of the site and its loads there is a high potential for installing a photovoltaic (PV) array.

Figure 4 – Photovoltaic Potential

Potential	High	
System Potential	54	kW DC STC
Electric Generation	64,334	kWh/yr
Displaced Cost	$10,160	/yr
Installed Cost	$140,400	

For details on our evaluation and on-site generation potential, please refer to Section 6.

1.3 Implementation Planning

To realize the energy savings from the ECMs listed in this report, a project implementation plan must be developed. Available capital must be considered and decisions need to be made whether it is best to pursue individual ECMs separately, groups of ECMs, or a comprehensive approach where all ECMs are implemented together, possibly in conjunction with other facility upgrades or improvements.

Rebates, incentives, and financing are available from NJCEP, as well as other sources, to help reduce the costs associated with the implementation of energy efficiency projects. Prior to implementing any measure, please review the relevant incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives prior to purchasing materials or commencing with installation.

The ECMs outlined in this report may qualify under the following program(s):

- SmartStart
- Direct Install
- SREC (Solar Renewable Energy Certificate) Registration Program (SRP)
- Energy Savings Improvement Program (ESIP)

For facilities wanting 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 in this program you may utilize internal resources, or an outside firm or contractor, to do the final design of the ECM(s) and do the installation. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation. The incentive estimates listed above in Figure 3 are based on the SmartStart program. More details on this program and others are available in Section 8.

This facility may also qualify for the Direct Install program which can provide 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, although measure eligibility will have to be assessed and be verified by the designated Direct Install contractor and, in most cases, they will perform the installation work.

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (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. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.4 for additional information on the ESIP Program.

The Demand Response Energy Aggregator is a (non-NJCEP) program designed to reduce 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. Demand Response (DR) service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability. By enabling grid operators to call upon commercial facilities to reduce their electric usage 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 DR programs. Program participation is voluntary and facilities receive payments whether or not they are called upon to curtail their load during times of peak demand. Refer to Section 7 for additional information on this program.

Additional information on relevant incentive programs is located in Section 8 or: www.njcleanenergy.com/ci.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Emidio D'Andrea	Business Administrator	edandrea@montclair.k12.nj.us	(973) 509-4050
John Eschmann	Director of Facilities	jeschmann@montclair.k12.nj.us	(973) 509-4044
Designated Representative			
Matthew Wolchko	Project Architect	mwolchko@planetpsa.com	(973) 586-2400
TRC Energy Services			
Tom Page	Auditor	tpag@TRCsolutions.com	(732) 855-0033

2.2 General Site Information

On November 16, 2016, TRC performed an energy audit at the Renaissance at Rand located in Montclair, New Jersey. TRC's team met with John Eschmann to review the facility operations and help focus our investigation on specific energy-using systems.

Renaissance at Rand is a 37,167 square foot facility constructed in 1924. The building is a three-story educational facility including classrooms, multipurpose rooms, offices, hallways, mechanical spaces, and other areas.

Lighting at the facility consists of a combination of 32-Watt T8 fluorescent fixtures and a few 40-Watt T12 fluorescent fixtures; all of which are inefficient in performance when compared to the latest lighting technology available in the market. In addition to the linear fluorescent, the facility also has inefficient circular fluorescent and incandescent lamps. Exterior lighting is provided by a combination of mercury vapor, metal halide, and incandescent fixtures. Interior lighting control is provided by manual switches.

Cooling and ventilation is provided by a combination of window air conditioning (AC) and split system AC systems. Heating hot water is distributed to the building's rooftop unit from natural draft steam boiler, via a heat exchanger.

2.3 Building Occupancy

The typical schedule is presented in the table below.

Figure 6 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Renaissance at Rand	Weekday	7:00 am - 3:30 pm
Renaissance at Rand	Weekend	CLOSED

2.4 Building Envelope

Renaissance at Rand is a three-story building. The construction is of concrete masonry block with brick exterior and double pane clear windows with operable frames. The flat roof is constructed of built-up roofing material.

Figure 7 – Building Façade

2.5 On-Site Generation

TRC evaluated the potential for installing on-site generation for the Renaissance at Rand. Based on the configuration of the site and its loads there is a high potential for installing a photovoltaic (PV) array.

Figure 8 – Photovoltaic Potential

Potential	High	
System Potential	54	kW DC STC
Electric Generation	64,334	kWh/yr
Displaced Cost	$10,160	/yr
Installed Cost	$140,400	

2.6 Energy-Using Systems

Please see Appendix A: Equipment Inventory & Recommendations for an inventory of the facility's equipment.

Lighting System

Lighting at the Renaissance at Rand consists of a combination of 32-Watt T8 fluorescent fixtures and 40-Watt T12 fluorescent fixtures which are inefficient in performance when compared to the latest lighting technology available in the market. Most of the fixtures are 2-foot or 4-foot long troffers with diffusers having 1, 2, 3, and 4-lamp configurations. In addition to the fluorescent fixtures, the facility is also served by 60-Watt and 100-Watt incandescent lamps. All the exit signs are LED based fixtures.

Interior lighting control in the building is provided by manual switches.

Figure 9 - Building Lighting Systems

Fluorescent Fixture	*Exterior Security Light*
	

The building's exterior lighting consists primarily of 100-Watt and 175-Watt metal halide, 175-Watt and 400-Watt mercury vapor, and 100-Watt incandescent fixtures. Fixtures are a combination of pole and building mounted.

Steam to Hot Water Heating System

The hot water system consists of two H.B. Smith 3,576 kBtu/hr output, natural draft steam boilers. The boilers have a nominal combustion efficiency of 83% and are about eight years old. The boilers are connected to steam to water heat exchanger to convert the steam to heating hot water. The hot water is circulated by two hot water pumps. Each boiler is supplied by a dedicated 3 hp pump operating at constant speed.

Figure 10 – Hot Water System

Natural Gas Boiler	*Heating Hot Water Pumps*
	

The boilers are in good condition and well maintained.

Direct Expansion Air Conditioning System (DX)

The facility has several window AC units with capacities ranging between 0.42 ton and 2.0 tons. In addition to the window AC units, there is also a split system serving the computer lab.

Figure 11 – DX Air Conditioning System

Window AC	*Split System*
	

Domestic Hot Water Heating System

The domestic hot water heating system at the facility consists of one A.O. Smith gas fired hot water heater with an input rating of 75 kBtu/hr and nominal efficiency of 80%. Storage tank capacity is 74 gallons.

Figure 12 – Domestic Hot Water System

DHW Heater	*DHW Heater Nameplate*
	

Refrigeration

The facility has four stand-up refrigerators and a chest refrigerator. Capacities of the refrigerators are 6, 16, 20, 32, and 24 cubic feet.

Building Plug Load

There are roughly 50 computer work stations throughout the facility. All the computers are desktop units with LCD monitors. There is no centralized PC power management software installed.

The facility contains other systems which contribute to plug load including printers, microwaves, and televisions. In addition to the typical plug load equipment, the facility also has a refrigerated vending machine at the teacher's room.

3 SITE ENERGY USE AND COSTS

Utility data for electricity and natural gas was analyzed to identify opportunities for savings. In addition, data for electricity and natural gas was evaluated to determine the annual energy performance metrics for the building in energy cost per square foot and energy usage per square foot. These metrics are an estimate of the relative energy efficiency of this building. There are a number of factors that could cause the energy use of this building to vary from the "typical" energy usage profile for facilities with similar characteristics. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and energy efficient behavior of occupants all contribute to benchmarking scores. Please refer to the Benchmarking section within Section 3.4 for additional information.

3.1 Total Cost of Energy

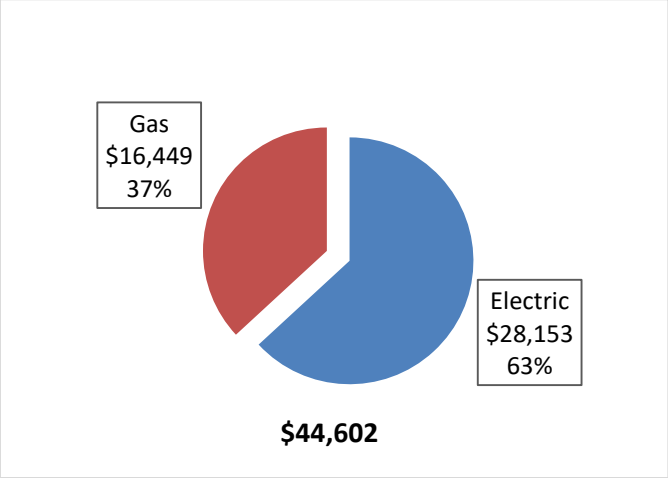
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 13 - Utility Summary

Utility Summary for Renaissance at Rand		
Fuel	**Usage**	**Cost**
Electricity	178,232 kWh	$28,153
Natural Gas	18,492 Therms	$16,449
Total		**$44,602**

The current annual energy cost for this facility is $44,602 as shown in the chart below.

Figure 14 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost over the past 12 months was $0.158/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The monthly electricity consumption and peak demand are shown in the chart below. The usage profile is consistent with a facility which experiences a reduction of use in the summer months.

Figure 15 - Electric Usage & Demand

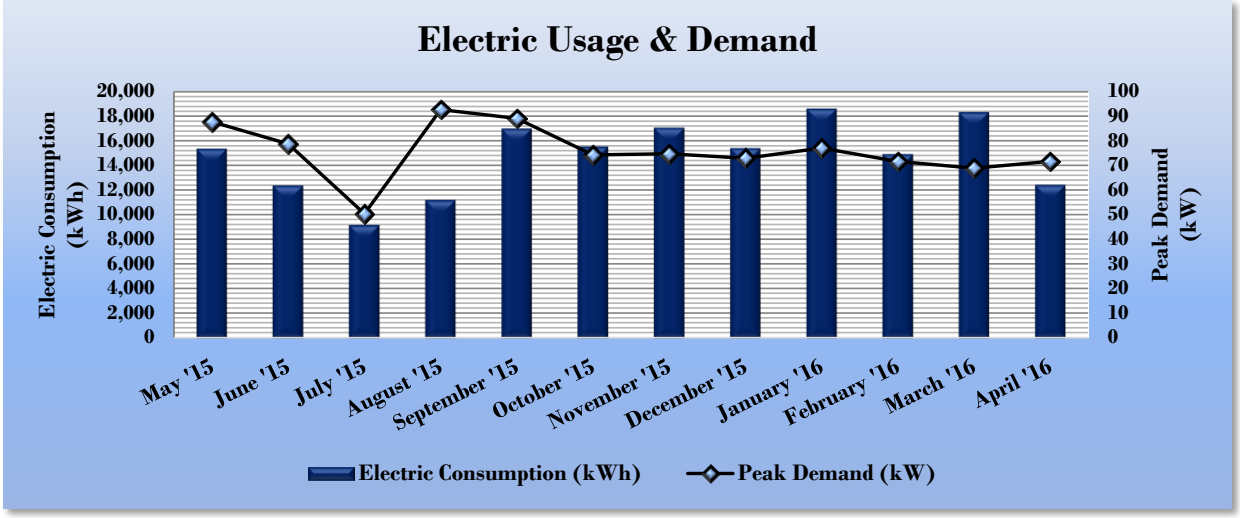


Figure 16 - Electric Usage & Demand

Electric Billing Data for Renaissance at Rand					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Total Electric Cost	TRC Estimated Usage?
6/15/15	26	15,345	88	$3,069	No
7/15/15	30	12,375	79	$2,651	No
8/13/15	29	9,180	50	$1,846	No
9/14/15	32	11,205	93	$2,625	No
10/13/15	29	16,965	89	$2,495	No
11/12/15	30	15,525	74	$2,244	No
12/15/15	33	17,055	75	$2,378	No
1/15/16	31	15,390	73	$2,097	No
2/18/16	34	18,585	77	$2,444	No
3/16/16	27	14,895	72	$2,017	No
4/15/16	30	18,315	69	$2,397	No
5/17/16	32	12,420	72	$1,737	No
Totals	**363**	**177,255**	**92.7**	**$27,998**	0
Annual	**365**	**178,232**	**92.7**	**$28,153**	

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.890/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below. The usage profile is consistent with a facility dominated by winter heating.

Figure 17 - Natural Gas Usage

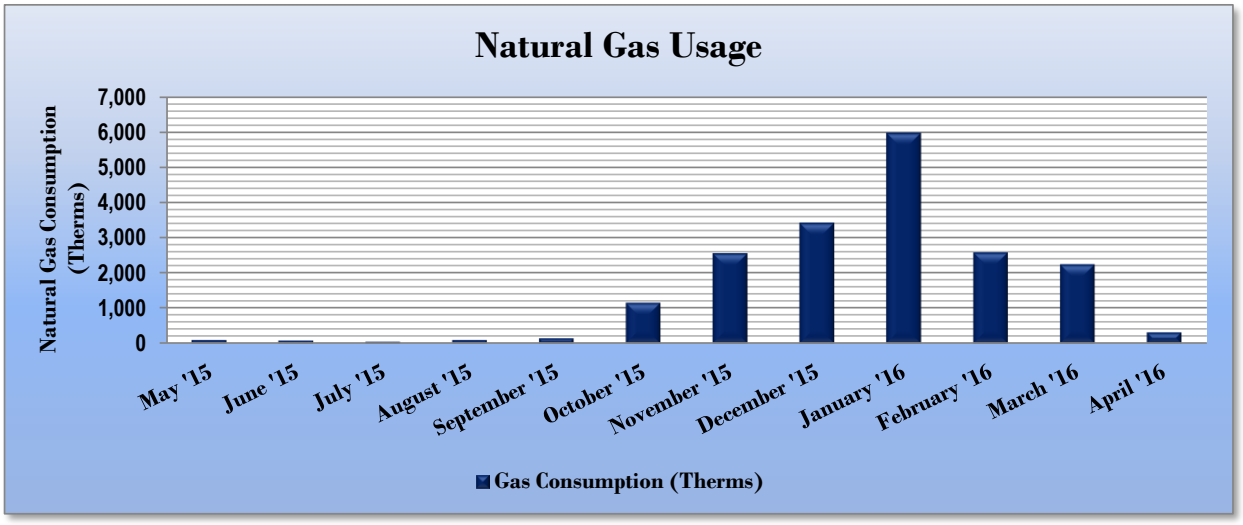


Figure 18 - Natural Gas Usage

Gas Billing Data for Renaissance at Rand			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
6/16/15	32	94	$156
7/20/15	34	81	$148
8/17/15	28	47	$226
9/15/15	29	93	$300
10/14/15	29	138	$182
11/12/15	29	1,145	$1,676
12/15/15	33	2,554	$2,531
1/15/16	31	3,414	$3,054
2/18/16	34	5,960	$4,388
3/17/16	28	2,576	$2,336
4/15/16	29	2,232	$1,313
5/17/16	32	310	$275
Totals	**368**	**18,644**	**$16,584**
Annual	**365**	**18,492**	**$16,449**

3.4 Benchmarking

This facility was benchmarked using Portfolio Manager®, an online tool created and managed by the United States Environmental Protection Agency (EPA) through the ENERGY STAR® program. Portfolio Manager® analyzes your building's consumption data, cost information, and operational use details and then compares its performance against a national median for similar buildings of its type. Metrics provided by this analysis are Energy Use Intensity (EUI) and an ENERGY STAR® score for select building types.

The EUI is a measure of a facility's energy consumption per square foot, and it is the standard metric for comparing buildings' energy performance. Comparing the EUI of a building with the national median EUI for that building type illustrates whether that building uses more or less energy than similar buildings of its type on a square foot basis. 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.

Figure 19 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Renaissance at Rand	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	103.6	141.4
Site Energy Use Intensity (kBtu/ft^2)	66.1	58.2

Implementation of all recommended measures in this report would improve the building's estimated EUI significantly, as shown in the table below:

Figure 20 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Renaissance at Rand	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	82.0	141.4
Site Energy Use Intensity (kBtu/ft^2)	59.2	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This facility has a current score of 65.

A Portfolio Manager® Statement of Energy Performance (SEP) was generated for this facility, see Appendix B: ENERGY STAR® Statement of Energy Performance.

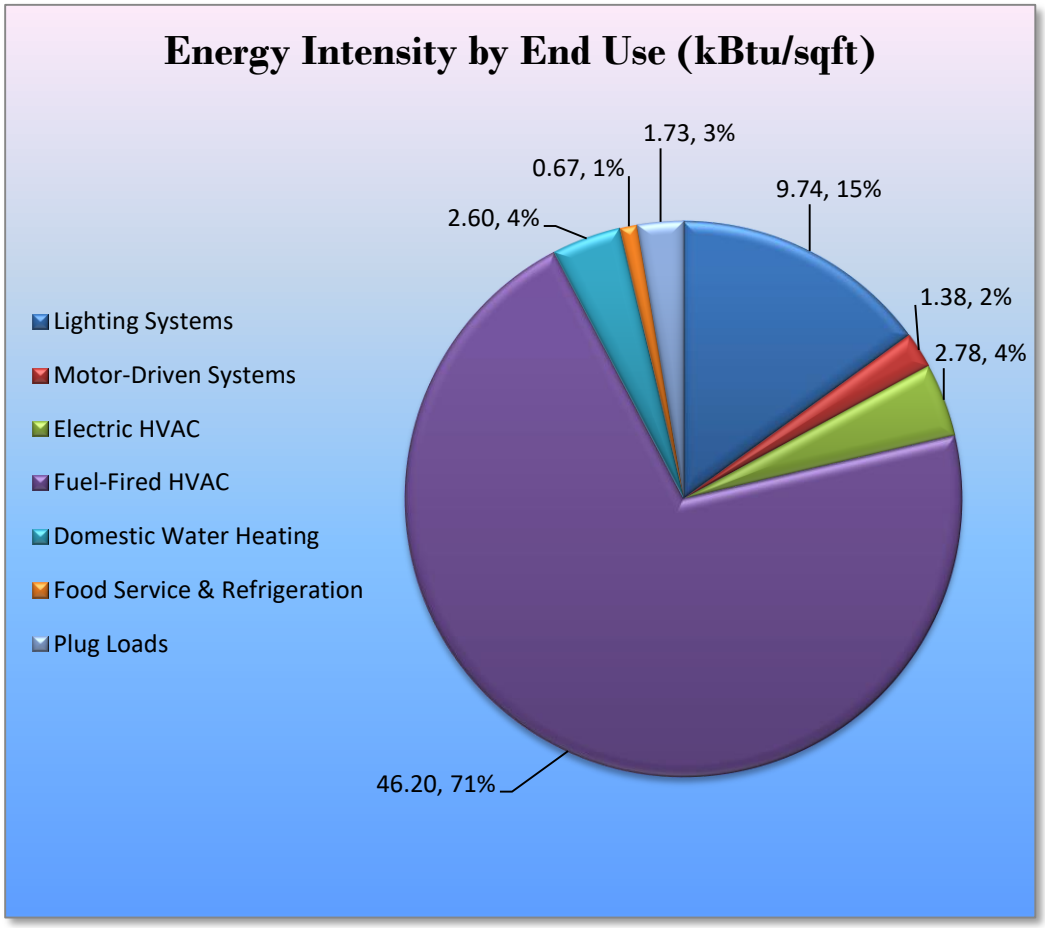
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

A Portfolio Manager® account has been created online for your facility and you will be provided with the login information for the account. We encourage you to update your utility information in Portfolio Manager® regularly, so that you can keep track of your building's performance. 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.

3.5 Energy End-Use Breakdown

In order to provide a complete overview of energy consumption across building systems, an energy balance was performed at this facility. An energy balance utilizes standard practice engineering methods to evaluate all components of the various electric and fuel-fired systems found in a building to determine their proportional contribution to overall building energy usage. This chart of energy end uses highlights the relative contribution of each equipment category to total energy usage. This can help determine where the greatest benefits might be found from energy efficiency measures.

Figure 21 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information to the Renaissance at Rand regarding financial incentives for which they may qualify to implement the recommended measures. For this audit report, most measures have received only a preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to demonstrate project cost-effectiveness and help prioritize energy measures. Savings are based on the New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016, approved by the New Jersey Board of Public Utilities. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances. A higher level of investigation may be necessary to support any custom SmartStart or Pay for Performance, or Direct Install incentive applications. Financial incentives for the ECMs identified in this report have been calculated based the NJCEP prescriptive SmartStart program. Some measures and proposed upgrade projects may be eligible for higher incentives than those shown below through other NJCEP programs as described in Section 8.

The following sections describe the evaluated measures.

4.1 High Priority ECMs

The measures below have been evaluated by the auditor and are recommended for implementation at the facility.

Figure 22 – Summary of High Priority 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		**64,637**	**17.0**	**0.0**	**$10,209.81**	**$50,995.44**	**$8,305.00**	**$42,690.44**	**4.2**	**65,089**
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ECM 5	Vending Machine Control	1,612	0.0	0.0	$254.60	$230.00	$0.00	$230.00	0.9	1,623
TOTALS		**74,848**	**19.8**	**0.0**	**$11,822.74**	**$65,847.44**	**$10,140.00**	**$55,707.44**	**4.7**	**75,372**

* - All incentives presented in this table are based on NJ Smart Start Building 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).

4.1.1 Lighting Upgrades

Our recommendations for upgrades to existing lighting fixtures are summarized in Figure 23 below.

Figure 23 – Summary of Lighting Upgrade 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		**64,637**	**17.0**	**0.0**	**$10,209.81**	**$50,995.44**	**$8,305.00**	**$42,690.44**	**4.2**	**65,089**
ECM 1	Install LED Fixtures	27,030	4.7	0.0	$4,269.52	$18,883.42	$2,095.00	$16,788.42	3.9	27,219
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	308	0.2	0.0	$48.65	$585.00	$50.00	$535.00	11.0	310
ECM 3	Retrofit Fixtures with LED Lamps	37,299	12.2	0.0	$5,891.64	$31,527.01	$6,160.00	$25,367.01	4.3	37,560

During lighting upgrade planning and design, we recommend a comprehensive approach that considers both the efficiency of the lighting fixtures and how they are controlled.

ECM 1: Install LED Fixtures

Summary of Measure Economics

Interior/ Exterior	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)
Interior	8,665	2.3	0.0	$1,368.61	$10,872.32	$1,170.00	$9,702.32	7.1	8,725
Exterior	18,365	2.4	0.0	$2,900.91	$8,011.11	$925.00	$7,086.11	2.4	18,494

Measure Description

We recommend replacing existing fixtures containing HID lamps with new high-performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of a HID lamp.

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Summary of Measure Economics

Interior/ Exterior	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)
Interior	308	0.2	0.0	$48.65	$585.00	$50.00	$535.00	11.0	310
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing T12 fluorescent fixtures by removing fluorescent tubes and ballasts and replacing them with LEDs and LED drivers (if necessary), which are designed to be used retrofitted fluorescent fixtures. The measure uses the existing fixture housing but replaces the rest of the components with more efficient lighting technology. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of fluorescent tubes.

ECM 3: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	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)
Interior	36,936	12.1	0.0	$5,834.22	$31,503.70	$6,155.00	$25,348.70	4.3	37,194
Exterior	364	0.0	0.0	$57.42	$23.31	$5.00	$18.31	0.3	366

Measure Description

We recommend retrofitting existing incandescent, linear fluorescent, and circular fluorescent lighting technologies with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed while leaving the fluorescent fixture ballast in place. LED bulbs 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.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of fluorescent tubes and more than 10 times longer than many incandescent lamps.

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 24 below.

Figure 24 – Summary of Lighting Control 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 Control Measures		**8,599**	**2.8**	**0.0**	**$1,358.33**	**$14,622.00**	**$1,835.00**	**$12,787.00**	**9.4**	**8,660**
ECM 4	Install Occupancy Sensor Lighting Controls	8,599	2.8	0.0	$1,358.33	$14,622.00	$1,835.00	$12,787.00	9.4	8,660

During lighting upgrade planning and design, we recommend a comprehensive approach that considers both the efficiency of the lighting fixtures and how they are controlled.

ECM 4: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

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)
8,599	2.8	0.0	$1,358.33	$14,622.00	$1,835.00	$12,787.00	9.4	8,660

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in selected restrooms, classrooms, and office areas. Lighting sensors detect occupancy using ultrasonic and/or infrared sensors. For most spaces, we recommend lighting controls use dual technology sensors, which can eliminate the possibility of any lights turning off unexpectedly. Lighting systems are enabled when an occupant is detected. Fixtures are automatically turned off after an area has been vacant for a preset period. Some controls also provide dimming options and all modern occupancy controls can be easily over-ridden by room occupants to allow them to manually turn fixtures on or off, as desired. Energy savings results from only operating lighting systems when they are required.

Occupancy sensors may be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are recommended for single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in locations without local switching or where wall switches are not in the line-of-sight of the main work area and in large spaces. We recommend a comprehensive approach to lighting design that upgrades both the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

4.1.3 Plug Load Equipment Control - Vending Machines

Our recommendations for plug load equipment control measures are summarized in Figure 25 below.

Figure 25 - Summary of Plug Load Equipment Control 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)
Plug Load Equipment Control - Vending Machine		**1,612**	**0.0**	**0.0**	**$254.60**	**$230.00**	**$0.00**	**$230.00**	**0.9**	**1,623**
ECM 5	Vending Machine Control	1,612	0.0	0.0	$254.60	$230.00	$0.00	$230.00	0.9	1,623

ECM 5: Vending Machine Control

Summary of Measure Economics

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)
1,612	0.0	0.0	$254.60	$230.00	$0.00	$230.00	0.9	1,623

Measure Description

Vending machines operate continuously, even during non-business hours. It is recommended to install occupancy sensor controls to reduce the energy use. These controls power down vending machines when the vending machine area has been vacant for some time, then power up at regular intervals, as needed, to turn machine lights on or keep the product cool. Energy savings are a dependent on vending machine and activity level in the area surrounding the machines.

5 ENERGY EFFICIENT PRACTICES

In addition to the quantifiable savings estimated in Section 4, a facility's energy performance can also be improved through application of many low cost or no-cost energy efficiency strategies. By employing certain behavioral and operational changes and performing routine maintenance on building systems, equipment lifetime can be extended; occupant comfort, health and safety can be improved; and energy and O&M costs can be reduced. The recommendations below are provided as a framework for developing a whole building maintenance plan that is customized to your facility. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Close Doors and Windows

Ensure doors and windows are closed in conditioned spaces. Leaving doors and windows open leads to a significant increase in heat transfer between conditioned spaces and the outside air. Reducing a facility's air changes per hour (ACH) can lead to increased occupant comfort as well as significant heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

Clean Evaporator/Condenser Coils on AC Systems

Dirty evaporators and condensers coils cause a restriction to air flow and restrict heat transfer. This results in increased evaporator and condenser fan load and a decrease in cooling system performance. Keeping the coils clean allows the fans and cooling system to operate more efficiently.

Clean and/or Replace HVAC Filters

Air filters work to reduce the amount of indoor air pollution and increase occupant comfort. Over time, filters become less and less effective as particulate buildup increases. In addition to health concerns related to clogged filters, filters that have reached saturation also restrict air flow through the facility's air conditioning or heat pump system, increasing the load on the distribution fans and decreasing occupant comfort levels. Filters should be checked monthly and cleaned or replaced when appropriate.

Perform Proper Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to retain proper functionality and efficiency of the heating system. Fuel burning equipment should undergo yearly tune-ups to ensure they are operating as safely and efficiently as possible from a combustion standpoint. A tune-up should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Buildup of dirt, dust, or deposits on the internal surfaces of a boiler can greatly affect its heat transfer efficiency. These deposits can accumulate on the water side or fire side of the boiler. Boilers should be cleaned regularly according to the manufacturer's instructions to remove this build up in order to sustain efficiency and equipment life.

Perform Proper Water Heater Maintenance

At least once a year, 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. Once a year check for any leaks or heavy corrosion on the pipes and valves. For gas water heaters, check the draft hood and make sure it is placed properly, with a few inches of air space between the tank and where it connects to the vent. Look for any 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 any 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 over three to four years old have a technician inspect the sacrificial anode annually.

Plug Load Controls

There are a variety of ways to limit the energy use of plug loads including increasing occupant awareness, removing under-utilized equipment, installing hardware controls, and using software controls. Some control steps to take are to enable the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips. For additional information refer to "Plug Load Best Practices Guide" http://www.advancedbuildings.net/plug-load-best-practices-guide-offices.

Water Conservation

Installing low-flow faucets or faucet aerators, low-flow showerheads, and kitchen sink pre-rinse spray valves saves both energy and water. These devices save energy by reducing the overall amount of hot water used hence reducing the energy used to heat the water. The flow ratings for EPA WaterSense™ (http://www3.epa.gov/watersense/products) labeled devices are 1.5 gallons per minute (gpm) for bathroom faucets, 2.0 gpm for showerheads, and 1.28 gpm for pre-rinse spray valves.

Installing dual flush or low-flow toilets and low-flow or waterless urinals are additional ways to reduce the sites water use, however, these devices do not provide energy savings at the site level. 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. The EPA WaterSense™ ratings for urinals is 0.5 gallons per flush (gpf) and toilets that use as little as 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

6 On-Site Generation Measures

On-site generation measure options include both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) on-site technologies that generate power to meet all or a portion of the electric energy needs of a facility, often repurposing any waste heat where applicable. Also referred to as distributed generation, these systems contribute to Greenhouse Gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases, resulting in the electric system reliability through improved transmission and distribution system utilization.

The State of New Jersey's Energy Master Plan (EMP) encourages new distributed generation of all forms and specifically focuses on expanding use of combined heat and power (CHP) by reducing financial, regulatory and technical barriers and identifying opportunities for new entries. The EMP also outlines a goal of 70% of the State's electrical needs to be met by renewable sources by 2050.

Preliminary screenings were performed to determine the potential that a generation project could provide a cost-effective solution for your facility. Before making a decision to implement, a feasibility study should be conducted that would take a detailed look at 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.

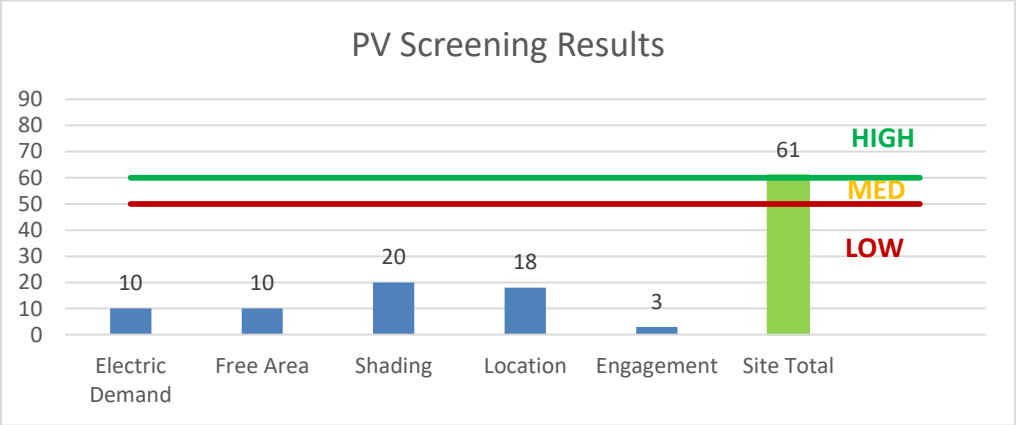
6.1 Photovoltaic

Sunlight can be converted into electricity using photovoltaics (PV) modules. Modules are racked together into an array that produces direct current (DC) electricity. The DC current is converted to alternating current (AC) through an inverter. The inverter is interconnected to the facility's electrical distribution system. The amount of unobstructed area available determines how large of a solar array can be installed. The size of the array combined with the orientation, tilt, and shading elements determines the energy produced.

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has a **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 for PV at the site. A PV array located on the roof of the building may be feasible. If Renaissance at Rand is interested in pursuing the installation of PV, we recommended a full feasibility study be conducted.

Figure 26 - Photovoltaic Screening



Potential	High	
System Potential	54	kW DC STC
Electric Generation	64,334	kWh/yr
Displaced Cost	$10,160	/yr
Installed Cost	$140,400	

Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order 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 developed new solar projects and insight into future SREC pricing. Refer to Section 8.3 for additional information.

For more information on solar PV technology and commercial solar markets in New Jersey, or to find a qualified solar installer, who can provide a more detailed assessment of the specific costs and benefits of solar develop of the site, please visit the following links below:

- **Basic Info on Solar PV in NJ**: http://www.njcleanenergy.com/whysolar
- **NJ Solar Market FAQs**: http://www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs
- **Approved Solar Installers in the NJ Market**: http://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) is the on-site generation of electricity along with the recovery of heat energy, which is put to beneficial use. Common technologies for CHP include reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines. Electric generation from a CHP system is typically interconnected to local power distribution systems. Heat is recovered from exhaust and ancillary cooling systems and interconnected to the existing hot water (or steam) distribution systems.

CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for the purpose of space cooling. The key criteria used for screening, however, is the amount of time the system operates at full load and the facility's ability to use the recovered heat. Facilities with continuous use 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 a **Low** potential for installing a cost-effective CHP system.

Low or infrequent thermal load is the most significant factor contributing to the potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

7 DEMAND RESPONSE

Demand Response (DR) is a program designed to reduce the electric load of commercial facilities when electric wholesale prices are high or when the reliability of the electric grid is threatened due to peak demand. Demand Response service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability.

By enabling grid operators to call upon Curtailment Service Providers and commercial facilities to reduce electric usage 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 DR programs. Program participation is voluntary and participants receive payments whether or not their facility is called upon to curtail their electric usage.

Typically an electric customer needs to be capable of reducing their electric demand, within minutes, by at least 100 kW or more in order to participate in a DR program. Customers with a greater capability to quickly curtail their demand during peak hours will receive higher payments. Customers with back-up generators onsite may also receive additional DR payments for their generating capacity if they agree to run the generators for grid support when called upon. Eligible customers who have chosen to participate in a DR programs often find it to be a valuable source of revenue for their facility because the payments can significantly offset annual electric costs.

Participating customers can often quickly reduce their peak load through simple measures, such as temporarily raising temperature set points on thermostats, so that air conditioning units run less frequently, or agreeing to dim or shut off less critical lighting. This usually requires some level of building automation and controls capability to ensure rapid load reduction during a DR curtailment event. DR program participants may need to install smart meters or may need to also sub-meter larger energy-using equipment, such as chillers, in order to demonstrate compliance with DR program requirements.

DR does not include the reduction of electricity consumption based on normal operating practice or behavior. For example, if a company's normal schedule is to close for a holiday, the reduction of electricity due to this closure or scaled-back operation is not considered a demand response activity in most situations.

The first step toward participation in a DR program is to contact a Curtailment Service Provider. A list of these providers is available on PJM's website and it includes contact information for each company, as well as the states where they have active business (http://www.pjm.com/markets-and-operations/demand-response/csps.aspx). PJM also posts training materials that are developed for program members interested in specific rules and requirements regarding DR activity (http://www.pjm.com/training/training%20material.aspx), along with a variety of other DR program information.

Curtailment Service Providers typically offer free assessments to determine a facility's eligibility to participate in a DR program. They will provide details regarding program rules and requirements for metering and controls, assess a facility's ability to temporarily reduce electric load, and provide details on payments to be expected for participation in the program. Providers usually offer multiple options for DR to larger facilities and may also install controls or remote monitoring equipment of their own to help ensure compliance with all terms and conditions of a DR contract.

In our opinion this building is not is a good candidate for DR.

8 PROJECT FUNDING / INCENTIVES

The NJCEP is able to provide the incentive programs described below, and other benefits to ratepayers, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey's Electricity Restructuring Law (1999), which requires all customers of investor-owned electric and gas utilities to pay a surcharge on their monthly energy bills. As a customer of a state-regulated electric or gas utility and therefore a contributor to the fund your organization is eligible to participate in the LGEA program and also eligible to receive incentive payment for qualifying energy efficiency measures. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 27 for a list of the eligible programs identified for each recommended ECM.

Figure 27 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings
ECM 1	Install LED Fixtures	X		X	
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	X		X	
ECM 3	Retrofit Fixtures with LED Lamps	X		X	
ECM 4	Install Occupancy Sensor Lighting Controls	X		X	
ECM 5	Vending Machine Control			X	

SmartStart is generally well-suited for implementation of individual measures or small group of measures. It provides flexibility to install measures at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities that can bundle multiple ECMs together. This can greatly simplify participation and may lead to higher incentive amounts, but requires the use of pre-approved contractors. The Pay for Performance (P4P) program is a "whole-building" energy improvement program designed for larger facilities. It requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. This facility does not meet all of the criteria for participating in the P4P program based on the measures identified in this study. The Large Energy Users Program (LEUP) is available to New Jersey's largest energy users giving them flexibility to install as little or as many measures, in a single facility or several facilities, with incentives capped based on the entity's annual energy consumption. LEUP applicants can use in-house staff or a preferred contractor.

Generally, the incentive values provided throughout the report assume the SmartStart program is utilized because it provides a consistent basis for comparison of available incentives for various measures, though in many cases incentive amounts may be higher through participation in other programs.

Brief descriptions of all relevant financing and incentive programs are located in the sections below. Further information, including most current program availability, requirements, and incentive levels can be found at: www.njcleanenergy.com/ci.

8.1 SmartStart

Overview

The SmartStart program offers incentives for installing prescriptive and custom energy efficiency measures at your facility. Routinely the program adds, removes or modifies incentives from year to year for various energy efficiency 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

Most equipment sizes and types are served by this program. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades.

Incentives

The SmartStart prescriptive incentive program provides fixed incentives for specific energy efficiency measures, whereas the custom SmartStart program provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentive offerings for specific devices.

Since your facility is an existing building, only the retrofit incentives have been applied in this report. Custom measure incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings, 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

To participate in the SmartStart program you will need to submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. Applicants may work with a contractor of their choosing and can also utilize internal personnel, which provides added flexibility to the program. Using internal personnel also helps improve the economics of the ECM by reducing the labor cost that is included in the tables in this report.

Detailed program descriptions, instructions for applying and applications can be found at: www.njcleanenergy.com/SSB.

8.2 Direct Install

Overview

Direct Install is a turnkey program available to existing small to medium-sized facilities with a peak electric demand that does not exceed 200 kW for any recent 12-month period. You will 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. Direct Install participants will also be held to a fiscal year cap of $250,000 per entity.

How to Participate

To participate in the Direct Install program you will need to contact the participating contractor in 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.

Since Direct Install offers a free assessment of eligible measures, Direct Install is also available to small businesses and other commercial facilities too that may not be eligible for the more detailed facility audits provided by LGEA.

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

8.3 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 in the SRP prior to the start of construction in order 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 RPS. One way they can meet the RPS requirements is by purchasing SRECs. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period can and will fluctuate depending on supply and demand.

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

8.4 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) is an alternate method for New Jersey's government agencies to finance the implementation of energy conservation measures. 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. This is done in a manner that ensures that annual payments are lower than the savings projected from the ECMs, ensuring that ESIP projects are cash flow positive in year one, and every year thereafter. 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 can be leveraged to help further reduce the total project cost of eligible measures.

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 utilized 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. Entities should carefully consider all alternatives to develop an approach that best meets their needs. A detailed program descriptions and application can be found at: www.njcleanenergy.com/ESIP.

Please note that ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you may utilize NJCEP incentive programs to help further reduce costs when developing the ESP. You should refer to the ESIP guidelines at the link above for further information and guidance on next steps.

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

In 1999, New Jersey State Legislature passed the Electric Discount & Energy Competition Act (EDECA) to restructure the electric power industry in New Jersey. This law deregulated the retail electric markets, allowing all consumers to shop for service from competitive electric suppliers. The intent was to create a more competitive market for electric power supply in New Jersey. As a result, utilities were allowed to charge Cost of Service and customers were given the ability to choose a third-party (i.e. non-utility) energy supplier.

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 is purchasing electricity from a third-party supplier, review and compare prices at the end of the current contract or every couple years.

A list of third-party electric suppliers, who are licensed by the state to provide service in New Jersey, can be found online at: www.state.nj.us/bpu/commercial/shopping.html.

9.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey has also been deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and that fluctuate on a monthly basis. 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 is typically dependent upon whether a customer seeks 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 is not purchasing natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility is purchasing natural gas from a third-party supplier, review and compare prices at the end of the current contract or every couple years.

A list of third-party natural gas suppliers, who are licensed by the state to provide service in New Jersey, can be found online at: 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	Watts per Fixture	Annual Operating Hours	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
General Office	10	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,000	Relamp	Yes	10	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,400	0.36	1,251	0.0	$197.60	$1,022.00	$185.00	4.24
Principal's Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,000	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,400	0.25	863	0.0	$136.35	$567.20	$110.00	3.35
Foyer	8	Incandescent: 100W Spotlight Bulbs BR30 (E26)	Wall Switch	100	2,150	Relamp	No	8	LED Screw-In Lamps: 17W Spotlight Bulbs	Wall Switch	17	2,150	0.44	1,642	0.0	$259.32	$254.00	$40.00	0.83
Foyer	3	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	3	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.30	1,150	0.0	$181.60	$1,254.50	$135.00	6.16
Foyer	2	Halogen Incandescent: 65W Spotlight Bulbs BR38 (Track Lighting)	Wall Switch	65	2,150	Relamp	No	2	LED Screw-In Lamps: 12W Spotlight Bulbs	Wall Switch	12	2,150	0.07	262	0.0	$41.40	$46.00	$0.00	1.11
Display Cases	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	720	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	720	0.05	58	0.0	$9.16	$143.60	$20.00	13.50
Multi-Purpose Room	8	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,150	None	No	8	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,150	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
MPR Office	2	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	1,760	Relamp & Reballast	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.09	274	0.0	$43.29	$350.00	$40.00	7.16
3 MPR Closets	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	600	Relamp	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	600	0.13	137	0.0	$21.58	$351.00	$60.00	13.48
Room 120A	18	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	18	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.74	2,279	0.0	$359.95	$1,893.60	$340.00	4.32
Room 120A Closet	1	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	500	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	500	0.04	34	0.0	$5.36	$117.00	$10.00	19.97
Room 120A Restroom	2	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	600	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	600	0.08	81	0.0	$12.86	$234.00	$20.00	16.64
Room 120B	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.49	1,519	0.0	$239.97	$1,442.40	$250.00	4.97
Room 117	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.14	422	0.0	$66.66	$408.50	$70.00	5.08
Room 118	10	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	10	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.41	1,266	0.0	$199.97	$1,022.00	$185.00	4.19
Stairwell 2	3	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	3	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.30	1,150	0.0	$181.60	$1,254.50	$135.00	6.16
Stairwell 2	1	Circular Fluorescent - T9: Circline 30W T9 Fluorescent	Wall Switch	30	2,150	Relamp	No	1	LED - Linear Tubes: 12W LED Replacement for Circline Ring	Wall Switch	12	2,150	0.01	45	0.0	$7.03	$83.16	$0.00	11.83
Stairwell 3	3	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	3	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.30	1,150	0.0	$181.60	$1,254.50	$135.00	6.16
Stairwell 3	1	Incandescent: 100W Incandescent Bulbs	Wall Switch	100	2,150	Relamp	No	1	LED Screw-In Lamps: 17W Screw-In Bulbs	Wall Switch	17	2,150	0.05	205	0.0	$32.42	$23.31	$5.00	0.56
Food Storage	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	880	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	616	0.03	42	0.0	$6.67	$174.50	$10.00	24.68
Ground Floor Hallway	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,150	Relamp	No	12	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,150	0.26	979	0.0	$154.66	$702.00	$120.00	3.76
Boiler Room	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,250	Relamp	No	11	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,250	0.24	522	0.0	$82.42	$643.50	$110.00	6.47
Boiler Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,250	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,250	0.07	161	0.0	$25.43	$190.27	$40.00	5.91
Rm G10	20	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	20	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.82	2,532	0.0	$399.95	$2,044.00	$370.00	4.19
Rm G11	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.03	84	0.0	$13.33	$174.50	$10.00	12.34

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	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
Rm G12	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.19	594	0.0	$93.86	$496.53	$100.00	4.22
Electrical Rm	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	400	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	400	0.04	30	0.0	$4.80	$117.00	$20.00	20.23
Mechanical Rm G14	2	Incandescent: 60W Incandescent Bulbs	Wall Switch	60	400	Relamp	No	2	LED Screw-In Lamps: 9W Screw-In Bulbs	Wall Switch	9	400	0.07	47	0.0	$7.41	$31.00	$10.00	2.83
Rm G4	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.05	149	0.0	$23.47	$211.13	$20.00	8.15
Music Rm G5	45	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	45	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	1.85	5,697	0.0	$899.88	$4,464.00	$815.00	4.05
Music Rm G5	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.05	169	0.0	$26.66	$387.00	$55.00	12.45
Rm G6	18	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	18	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.74	2,279	0.0	$359.95	$1,893.60	$340.00	4.32
Boys' Rm	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.11	338	0.0	$53.33	$504.00	$75.00	8.04
Elevator	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,150	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,150	0.02	82	0.0	$12.89	$58.50	$10.00	3.76
Elevator Mech Rm	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	400	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	400	0.02	15	0.0	$2.40	$58.50	$10.00	20.23
Rm G16	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Rm G17	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.49	1,519	0.0	$239.97	$1,442.40	$250.00	4.97
Rm G17	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.11	338	0.0	$53.33	$504.00	$75.00	8.04
Sm. Restrooms	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	600	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	600	0.05	48	0.0	$7.63	$143.60	$20.00	16.20
Girls' Rm	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.11	338	0.0	$53.33	$504.00	$75.00	8.04
Mop Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	600	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	600	0.02	23	0.0	$3.60	$58.50	$10.00	13.48
Rm G2	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Computer Lab Rm 213	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Reading Rm 215	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.14	446	0.0	$70.40	$401.40	$80.00	4.57
Rm 216	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Rm 217	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Girls' Rm	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.19	594	0.0	$93.86	$650.53	$115.00	5.71
2nd Flr Hallway	6	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	6	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.61	2,299	0.0	$363.21	$2,509.00	$270.00	6.16
Rm 210	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Rm 210	4	LED Screw-In Lamps: 10W LED Screw-In Bulbs	Wall Switch	10	1,760	None	No	4	LED Screw-In Lamps: 10W LED Screw-In Bulbs	Wall Switch	10	1,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	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
Rm 202	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
2nd Flr Storage	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	880	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	616	0.16	253	0.0	$39.99	$416.80	$60.00	8.92
Rm 203	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Boys' Rm	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.19	594	0.0	$93.86	$650.53	$115.00	5.71
Mop Closet	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	22	600	Relamp	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	600	0.01	9	0.0	$1.47	$31.90	$5.00	18.28
Rm 204	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.49	1,519	0.0	$239.97	$1,442.40	$250.00	4.97
Rm 205	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.19	594	0.0	$93.86	$496.53	$100.00	4.22
Rm 206	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
Stairwell 1	2	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.20	766	0.0	$121.07	$836.33	$90.00	6.16
Stairwell 4	2	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.20	766	0.0	$121.07	$836.33	$90.00	6.16
Rm 110	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.38	1,182	0.0	$186.64	$1,359.00	$210.00	6.16
Rm 110	12	Incandescent: 60W Incandescent Bulbs	Wall Switch	60	1,760	Relamp	No	12	LED Screw-In Lamps: 9W Screw-In Bulbs	Wall Switch	9	1,760	0.40	1,239	0.0	$195.66	$186.00	$60.00	0.64
Rm 111	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.57	1,772	0.0	$279.96	$1,592.80	$280.00	4.69
1st Flr Hallway	7	Mercury Vapor: (1) 175W Lamp	Wall Switch	205	2,150	Fixture Replacement	No	7	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	50	2,150	0.71	2,683	0.0	$423.74	$2,927.16	$315.00	6.16
Teachers' Rm 107	10	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	10	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.41	1,266	0.0	$199.97	$1,022.00	$185.00	4.19
Staff Restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	880	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	616	0.05	84	0.0	$13.33	$233.00	$20.00	15.98
Nurse's Rm 114	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.16	506	0.0	$79.99	$570.80	$95.00	5.95
Nurse's Rm 114	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,760	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,232	0.05	169	0.0	$26.66	$387.00	$55.00	12.45
Sm. Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	600	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	420	0.03	29	0.0	$4.54	$174.50	$10.00	36.19
LED EXIT Signs (Whole School)	15	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	15	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior (Pole Lamps)	7	Mercury Vapor: (1) 175W Lamp	None	205	4,380	Fixture Replacement	No	7	LED - Fixtures: Outdoor Post-Mount	None	50	4,380	0.71	5,465	0.0	$863.25	$4,013.10	$35.00	4.61
Exterior Perimeter	8	Mercury Vapor: (1) 400W Lamp	None	455	4,380	Fixture Replacement	No	8	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	None	120	4,380	1.76	13,499	0.0	$2,132.27	$3,125.42	$800.00	1.09
Exterior Perimeter	2	Metal Halide: (1) 175W Lamp	None	215	4,380	Fixture Replacement	No	2	LED - Fixtures: Wall-Wash Lights	None	50	4,380	0.22	1,662	0.0	$262.56	$581.73	$60.00	1.99
Exterior Perimeter	1	Metal Halide: (1) 100W Lamp	None	128	4,380	Fixture Replacement	No	1	LED - Fixtures: Wall-Wash Lights	None	30	4,380	0.06	494	0.0	$77.97	$290.86	$30.00	3.35

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	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 Door	1	Incandescent: 100W Incandescent Bulbs	None	100	4,380	Relamp	No	1	LED Screw-In Lamps: 17W Screw-In Bulbs	None	17	4,380	0.05	418	0.0	$66.04	$23.31	$5.00	0.28

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?	Annual Operating Hours	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	Whole Building	1	Supply Fan	10.0	88.0%	No	1,980	No	88.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Classrooms	Classrooms	9	Ventilation Fan	0.3	69.5%	No	250	No	69.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Building	2	Heating Hot Water Pump	3.0	86.5%	No	500	No	86.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

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 (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	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
Principal's Office	Principal's Office	1	Window AC	0.67		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Teachers' Rm 107	Teachers' Rm 107	1	Window AC	0.58		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 110	Rm 110	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 111	Rm 111	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 117	Rm 117	1	Window AC	0.42		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 118	Rm 118	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 120A	Rm 120A	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 120B	Rm 120B	1	Window AC	2.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 202	Rm 202	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 203	Rm 203	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 204	Rm 204	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 205	Rm 205	1	Window AC	0.42		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 206	Rm 206	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 213	Rm 213	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 216	Rm 216	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm 217	Rm 217	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm G2	Rm G2	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm G10	Rm G10	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm G10	Rm G10	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
G16	G16	1	Window AC	1.13		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

		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 (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	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
G17	G17	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Nurse's Rm 114	Nurse's Rm 114	1	Window AC	0.42		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm G6	Rm G6	1	Window AC	0.67		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rm G2	Rm G2	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Computer Lab	Computer Lab	1	Ductless Mini-Split AC	2.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

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)	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	Whole School	2	Natural Draft Steam Boiler	3,567.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	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	Renaissance at Rand School	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions			Proposed Cond	Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	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
Principal's Office	1	Stand-Up Refrigerator, Solid Door (≤15 cu. ft.)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Nurse's Rm 114	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Teachers' Rm 107	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Food Storage Area	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Food Storage Area	1	Refrigerator Chest	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Renaissance @ Rand	50	Desktop Computer + Monitor	150.0	Yes
Renaissance @ Rand	3	TVs (med. CRT)	150.0	No
Renaissance @ Rand	6	Printers (sm.)	80.0	Yes
Renaissance @ Rand	2	Copy Machine (Lg.)	240.0	Yes
Renaissance @ Rand	1	Server Rack	360.0	No
Renaissance @ Rand	2	Microwave Ovens (med.)	900.0	No
Renaissance @ Rand	50	Laptop Computers	60.0	Yes

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	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
Teachers' Rm 107	1	Refrigerated	Yes	0.00	1,612	0.0	$254.60	$230.00	$0.00	0.90

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Renaissance at Rand Middle School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 37,167
Built: 1924

For Year Ending: April 30, 2016
Date Generated: December 25, 2017

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
Renaissance at Rand Middle School 176 North Fullerton Avenue Montclair, New Jersey 07042	Montclair Board of Education 22 Valley Road Montclair, NJ 07042 (973) 509-4050	Steve DiGeronimo 22 Valley Road Montclair, NJ 07042 (973) 509-4050 bfleischer@montclair.k12.nj.us

Property ID: 5699716

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
66.5 kBtu/ft²

Source EUI
104.3 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	613,399 (25%)
Natural Gas (kBtu)	1,858,380 (75%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	76.5
National Median Source EUI (kBtu/ft²)	120
% Diff from National Median Source EUI	-13%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	167

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)