



Local Government Energy Audit Report

Galloway Township Library

April 30, 2024

Prepared for:

Atlantic County

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Galloway, New Jersey 08205

Prepared by:

TRC

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New Brunswick, New Jersey 08901

Disclaimer

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

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

TRC bases estimated material and labor costs primarily on RS Means cost manuals as well as on our experience at similar facilities. This approach is based on standard cost estimating manuals and is vendor neutral. Cost estimates include material and labor pricing associated with one for one equipment replacements. Cost estimates do not include demolition or removal of hazardous waste. The actual implementation costs for energy savings projects are anticipated to be significantly higher based on the specific conditions at your site(s). We strongly recommend that you work with your design engineer or contractor to develop actual project costs for your specific scope of work for the installation of high efficiency equipment. We encourage you to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on selected products and installers. TRC and NJBPU do not guarantee cost estimates and shall in no event be held liable should actual installed costs vary from these material and labor estimates.

Incentive values provided in this report are estimated based on previously run state efficiency programs. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. Please review all available utility program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

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

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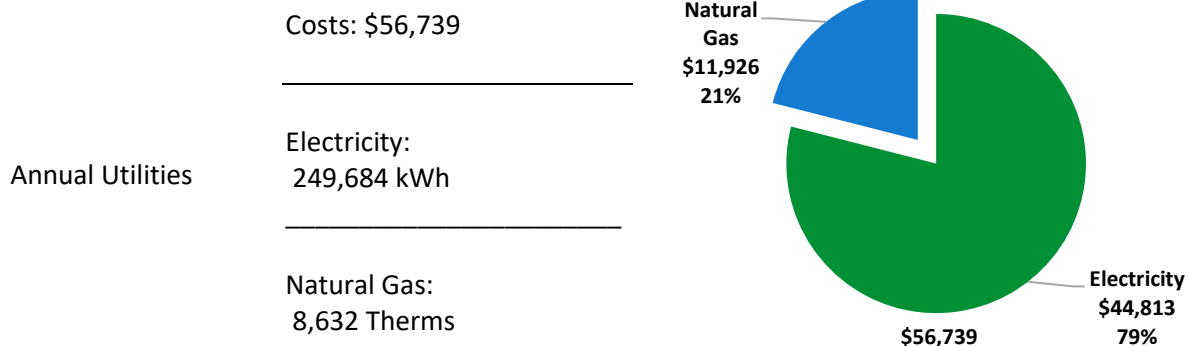


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1 EXECUTIVE SUMMARY

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

BUILDING PERFORMANCE REPORT



ENERGY STAR®
Benchmarking Score

N/A
(1-100 scale)

A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.

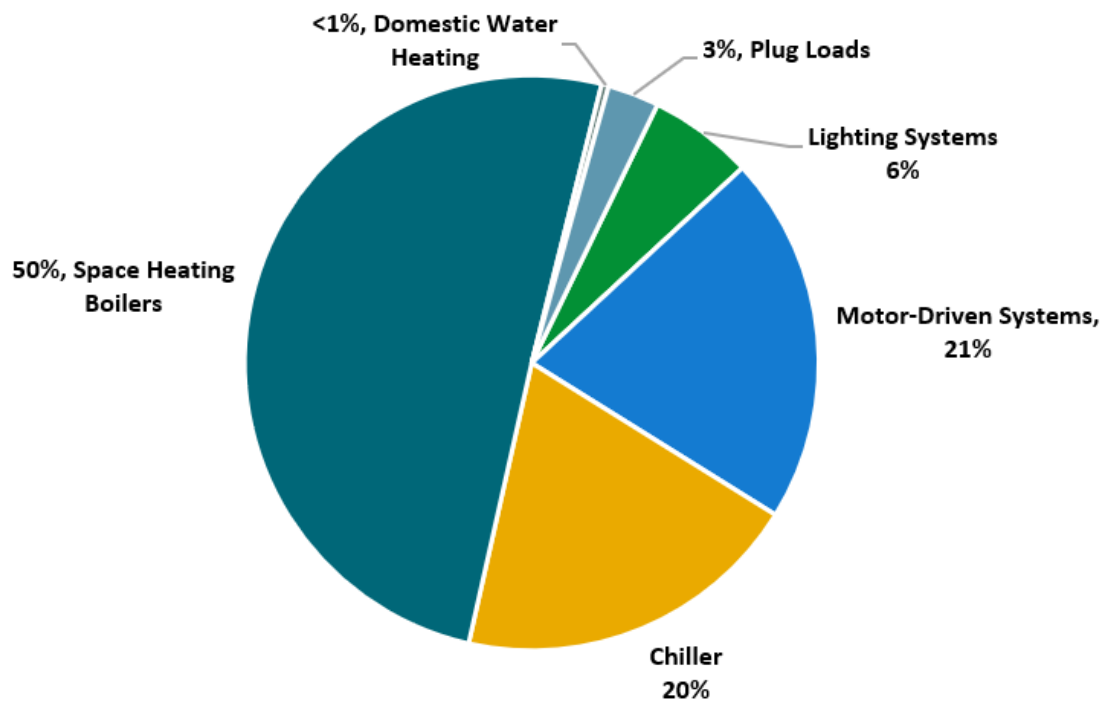


Figure 1 - Energy Use by System

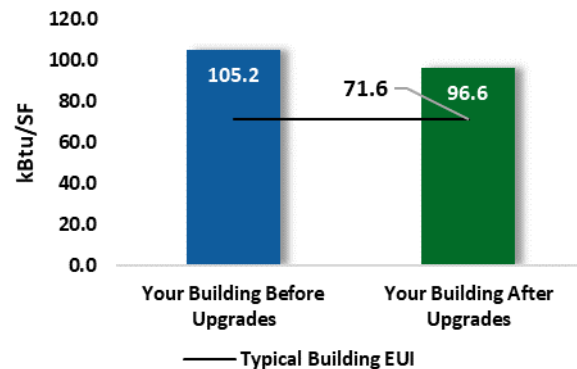
POTENTIAL IMPROVEMENTS



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

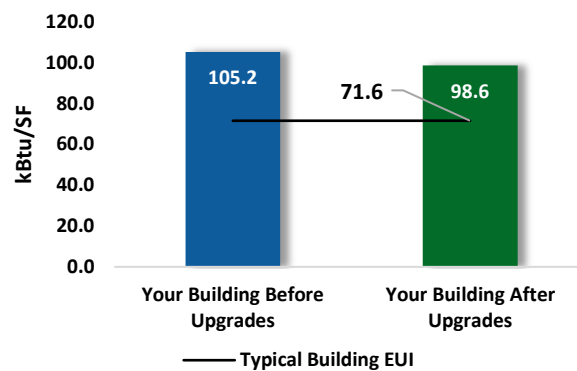
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$121,802
Potential Rebates & Incentives ¹	\$11,693
Annual Cost Savings	\$7,334
Annual Energy Savings	Electricity: 40,727 kWh Natural Gas: 18 Therms
Greenhouse Gas Emission Savings	21 Tons
Simple Payback	15.0 Years
Site Energy Savings (All Utilities)	8%



Scenario 2: Cost Effective Package²

Installation Cost	\$16,737
Potential Rebates & Incentives	\$2,593
Annual Cost Savings	\$5,785
Annual Energy Savings	Electricity: 32,443 kWh Natural Gas: -27 Therms
Greenhouse Gas Emission Savings	16 Tons
Simple Payback	2.4 Years
Site Energy Savings (all utilities)	6%



On-site Generation Potential

Photovoltaic	High
Combined Heat and Power	None

¹ Incentives are based on previously run state rebate programs. Contact your utility provider for current program incentives that may apply.

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			20,398	2.2	-2	\$3,629	\$6,043	\$398	\$5,645	1.6	20,268
ECM 1	Retrofit Fixtures with LED Lamps	Yes	16,993	1.9	-2	\$3,028	\$4,956	\$398	\$4,558	1.5	16,923
ECM 2	Install LED Exit Signs	Yes	3,406	0.3	-1	\$601	\$1,086	\$0	\$1,086	1.8	3,345
Lighting Control Measures			1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
Motor Upgrades			491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494
ECM 4	Premium Efficiency Motors	No	491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494
Variable Frequency Drive (VFD) Measures			12,200	2.8	0	\$2,190	\$16,073	\$3,600	\$12,473	5.7	12,286
ECM 5	Install VFDs on Chilled Water Pumps	No	2,890	1.9	0	\$519	\$8,036	\$1,800	\$6,236	12.0	2,910
ECM 6	Install VFDs on Heating Water Pumps	Yes	9,310	1.0	0	\$1,671	\$8,036	\$1,800	\$6,236	3.7	9,375
Electric Chiller Replacement			4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938
ECM 7	Install High Efficiency Chillers	No	4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938
Gas Heating (HVAC/Process) Replacement			0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528
Domestic Water Heating Upgrade			900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
ECM 9	Install Low-Flow DHW Devices	Yes	900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
TOTALS (COST EFFECTIVE MEASURES)			32,443	3.6	-3	\$5,785	\$16,737	\$2,593	\$14,144	2.4	32,350
TOTALS (ALL MEASURES)			40,727	18.0	2	\$7,334	\$121,802	\$11,693	\$110,110	15.0	41,221

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

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

Figure 2 – Evaluated Energy Improvements

For more detail on each evaluated energy improvement and a break out of cost-effective improvements, see **Section** Error! Reference source not found.: Error! Reference source not found..

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

For facilities wishing to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the Prescriptive and Custom Rebates program. To participate, you can use internal resources or an outside firm or contractor to perform the final design of the ECM(s) and install the equipment. Program pre-approval may be required for some incentives. Contact your utility company for more details prior to project installation.

Direct Install

The Direct Install program provides turnkey installation of multiple measures through an authorized contractor. This program can provide incentives up to 70% or 80% of the cost of selected measures. A Direct Install contractor will assess and verify individual measure eligibility and perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

Engineered Solutions

The Engineered Solutions program provides tailored energy-efficiency assistance and turnkey engineering services to municipalities, universities, schools, hospitals, and healthcare facilities (MUSH), non-profit entities, and multifamily buildings. The program provides all professional services from audit, design, construction administration, to commissioning and measurement and verification for custom whole-building energy-efficiency projects. Engineered Solutions allows you to install as many measures as possible under a single project as well as address measures that may not qualify for other programs.

For more details on these programs please contact your utility provider.

Options from New Jersey's Clean Energy Program

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

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

Resiliency with Return on Investment through Combined Heat and Power (CHP)

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

Successor Solar Incentive Program (SuSI)

New Jersey is committed to supporting solar energy. Solar projects help the state reach the renewable goals outlined in the state's Energy Master Plan. The SuSI program is used to register and certify solar projects in New Jersey. Rebates are not available, but certified solar projects are able to earn one SREC II (Solar Renewable Energy Certificates II) for each megawatt-hour of solar electricity produced from a qualifying solar facility.

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

LEUP is designed to promote self-investment in energy efficiency. It incentivizes owners/users of buildings to upgrade or install energy conserving measures in existing buildings to help offset the capital costs associated with the project. The efficiency upgrades are customized to meet the requirements of the customers' existing facilities, while advancing the State's energy efficiency, conservation, and greenhouse gas reduction goals.

For more details on these programs please visit [New Jersey's Clean Energy Program website](#) .



2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Galloway Township Library. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs.

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

2.1 Site Overview

On March 22, 2023, TRC performed an energy audit at Galloway Township Library located in Galloway, New Jersey. TRC met with Rick McGee to review the facility operations and help focus our investigation on specific energy-using systems.

The Galloway Township Library is a two-story, 16,300 square foot building built in 1995. Spaces include offices, corridors, meeting rooms, library open spaces, kitchen for staff use, restrooms and mechanical spaces.

2.2 Building Occupancy

The facility is occupied Monday through Saturday during hours posted below and closed on Sunday.

Building Name	Weekday/Weekend	Operating Schedule
Galloway Township Library	Weekday	9:30 AM - 5:00 PM (Monday & Friday) 9:00 AM - 8:00 PM (Tuesday-Thursday)
	Weekend	9:30 AM - 5:00 PM (Saturday)

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

The walls are made of concrete masonry units (CMUs) with a brick veneer and gypsum drywall or painted CMU interior finish. The mechanical spaces have unpainted CMU interior walls. The flat roof is supported with steel trusses and a metal deck and finished with an insulated layer and a covering of membrane roofing material.

Most of the windows are commercial grade double glazed units with aluminum frames with thermal breaks. The glass-to-frame seals are in good condition. The operable window weather seals are in good condition, showing little evidence of excessive wear. Exterior doors have aluminum frames in good condition with undamaged door seals. The main entrance and lobby area features an atrium with a gabled skylight. Degraded window and door seals increase drafts and outside air infiltration.



Front Entrance with Atrium.



Typical Window Assembly in Brick Façade.

2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. Fixture types include 2-lamp, 3-lamp, or 4-lamp, 2-foot or 4-foot-long troffer, recessed, surface mounted fixtures. Typically, T8 fluorescent lamps use electronic ballasts.

The linear fixtures in the main library room have been converted to operate LED tube lamps. Additionally, there are some compact fluorescent lamps (CFL) general purpose lamps.

The exit signs have incandescent lamps and have been recommended for replacement.

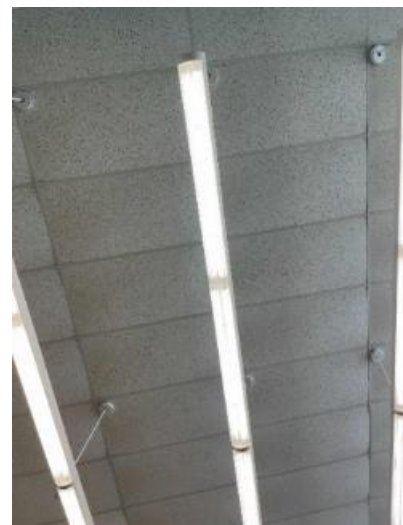
Most fixtures are in fair condition. Interior lighting levels were generally sufficient.



4-Lamp Troffers



3-Lamp Troffers



Pendent LED Fixtures

Interior light fixtures are controlled by wall switches.

Exterior fixtures include CFL wall sconces and pole mounted shoebox fixtures featuring high intensity discharge HID lamps. All exterior light fixtures are controlled by a time clock.

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

Two restrooms are heated with ceiling mounted cabinet hot water fan coil heaters. The mechanical room has two wall mounted hot water fan coil heaters. The units are in good condition. Equipment is controlled by pneumatic room thermostats.



Restroom HW Fan Coil



Mechanical Room HW Fan Coil with Pneumatic Thermostat

Air Handling Units (AHUs)

The facility is conditioned by nine air handling units which are each equipped with a supply fan, chilled water coil, and hot water coil. These are built-up units located in various areas in both the mechanical room and in the plenum above the dropped ceiling. The supply fan motor data was not accessible, but the motor horsepower ratings were estimated to be approximately 2 hp and are presumed to operate at constant speeds. Cooling is provided by outdoor air-cooled chiller and the heating source is provided by the hot water boilers.

The HVAC systems are pneumatically controlled. A 1.5 hp air compressor located in mechanical room 1 serves the pneumatic system. A refrigerant desiccant dryer removes moisture the air used in the pneumatic system.



Built-up Air Handler with HW and CW Coils Located Above the Drop Ceiling



Air Compressor with Refrigerant Desiccant Dryer

2.6 Heating Hot Water Systems

Three Weil McLane Ultra-310, 272 MBh output condensing hot water boilers and one Hydrotherm AH-300, 288.3 MBh output condensing hot water boiler serve most of the building's heating load.

The boilers are configured in a manual lead-lag control scheme. Multiple boilers are required under high load conditions. Installed in 1996, the Hydrotherm boiler has a nominal thermal efficiency of 91%. The Weil McLane boilers were installed in 2010 and have an efficiency rating of 93%. The boilers are in good condition. There is a service contract in place.

The hydronic distribution system is a four- pipe heating and cooling system.

The boilers are configured in a constant flow primary distribution with two, 5.0 hp constant speed hot water pumps operating with a manual lead-lag control scheme. The boilers provide hot water to fan coil units and the air handlers as described. The hot water coils in the air handlers are equipped with fractional hp circulating pumps that cycle heating hot water through the heating hot water coils.

The heating hot water piping is well insulated with elbows clad with PVC covers and are insulated tight to valves and other devices on the loop.



Weil-McLane Condensing Boilers



Hydrotherm Boiler



1/6 hp Coil Circulator



92-Watt Coil Circulator

2.7 Chilled Water Systems

The chiller plant consists of a single Trane Model CGACC70 R-12, air-cooled scroll chiller. The chiller has two, 35-ton compressors and six condenser fan motors. The chiller is configured in a primary distribution loop with two, 5-hp constant flow primary pumps.

The chiller plant supplies chilled water to the nine air handlers serving the entire building. The chiller plant has a peak load of 70 tons. The chiller plant was manufactured in 1994 and is in fair condition. It was noted, however, the insulation on the chilled water pipes has been crushed and should be replaced.



70-ton Air-cooled Chiller



Chilled Water Pipe Insulation

2.8 Domestic Hot Water

Hot water for most of the facility is produced by one, 30-gallon Ruud 4.5-kW electric storage water heater with an efficiency of 93% serving most of the library's hot water needs. There is a smaller 6 gallon, 3-kW heater serving two of the restrooms.



30-gallon Storage Hot Water Heater



6-gallon Storage Hot Water Heater

2.9 Plug Load and Vending Machines

The location is doing a great job managing the electrical plug loads. This report makes additional suggestions for ECMs in this area as well as energy efficient best practices.

There are 24 computer workstations throughout the facility. Plug loads include office equipment such as printers, copiers, plug-in dehumidifiers, and television monitors.

The kitchen has two “Keurig” coffee makers, three microwaves, toaster oven, mini refrigerator, and two full- sized residential-style refrigerators. The equipment is used for storing or warming food for staff only. The kitchen equipment are standard efficiency units. When considering replacement, we suggest selecting a model listed in the ENERGY STAR list of efficient refrigerator models here:

Visit <https://www.energystar.gov/products/refrigerators> for the latest information on high efficiency refrigerators.



Laser Printer



Large Copier



Mini Refrigerator



Residential-style Refrigerator

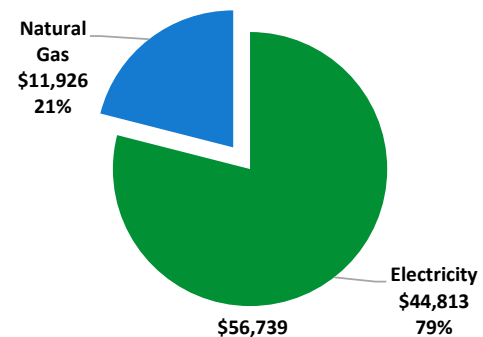
2.10 Water-Using Systems

There are four restrooms with toilets, urinals, and sinks. Faucet flow rates are approximately 2.00 gallons per minute (gpm). Toilets are rated at 1.6 gallons per flush (gpf) and urinals are rated at 1.0 gpf.

3 ENERGY USE AND COSTS

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

Utility Summary		
Fuel	Usage	Cost
Electricity	249,684 kWh	\$44,813
Natural Gas	8,632 Therms	\$11,926
Total		\$56,739



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

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

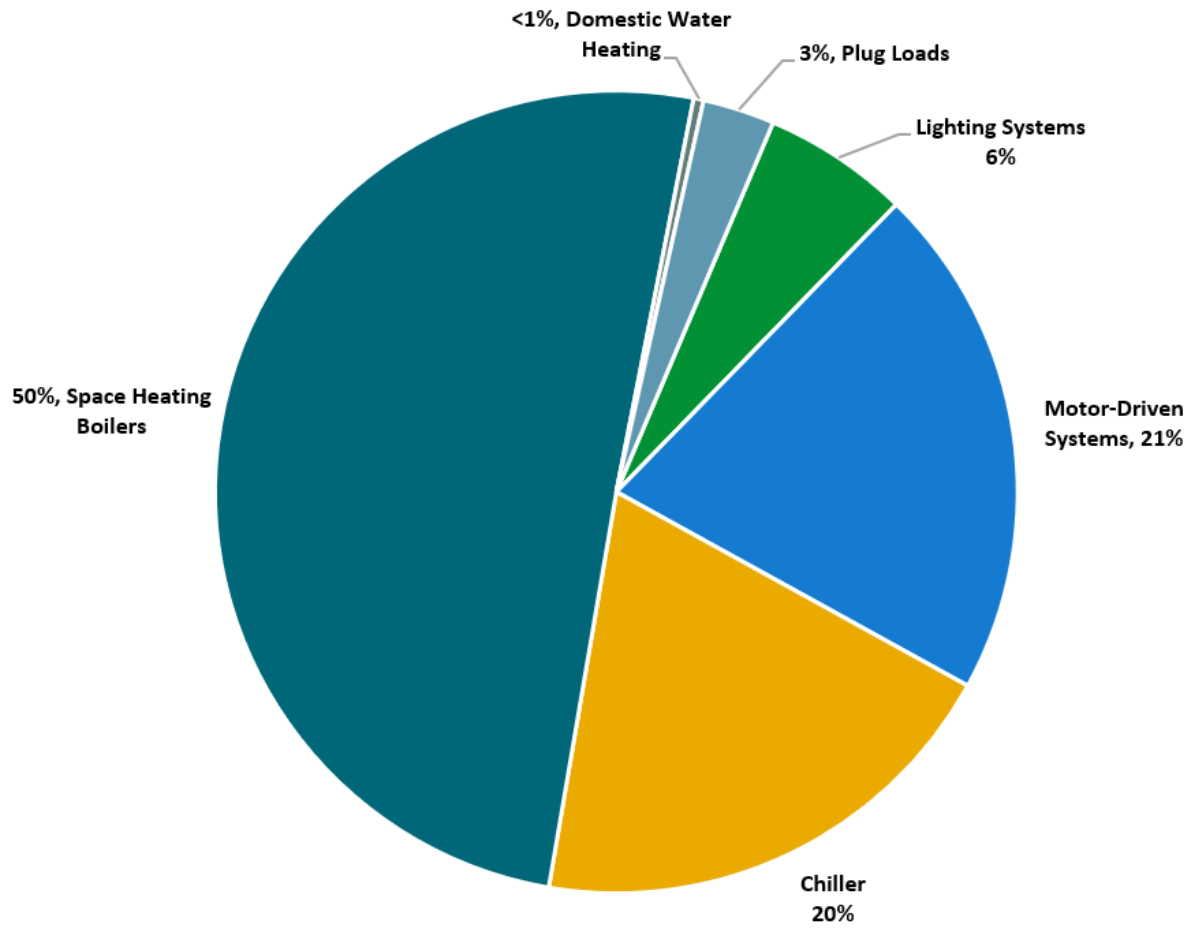
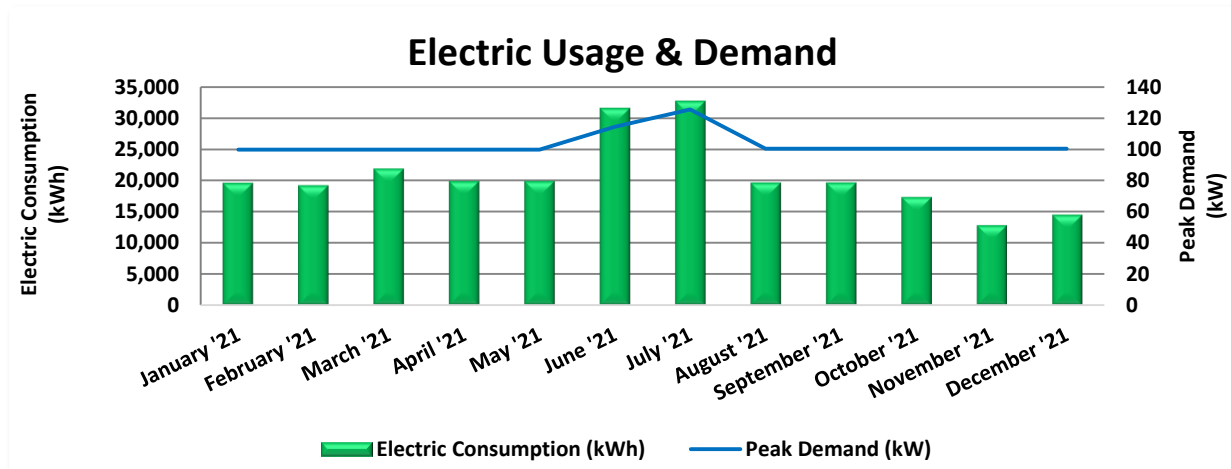


Figure 4 - Energy Balance

3.1 Electricity

Atlantic City Electric delivers electricity under rate class Annual General Service Secondary, with electric production provided by Constellation New Energy, a third-party supplier.



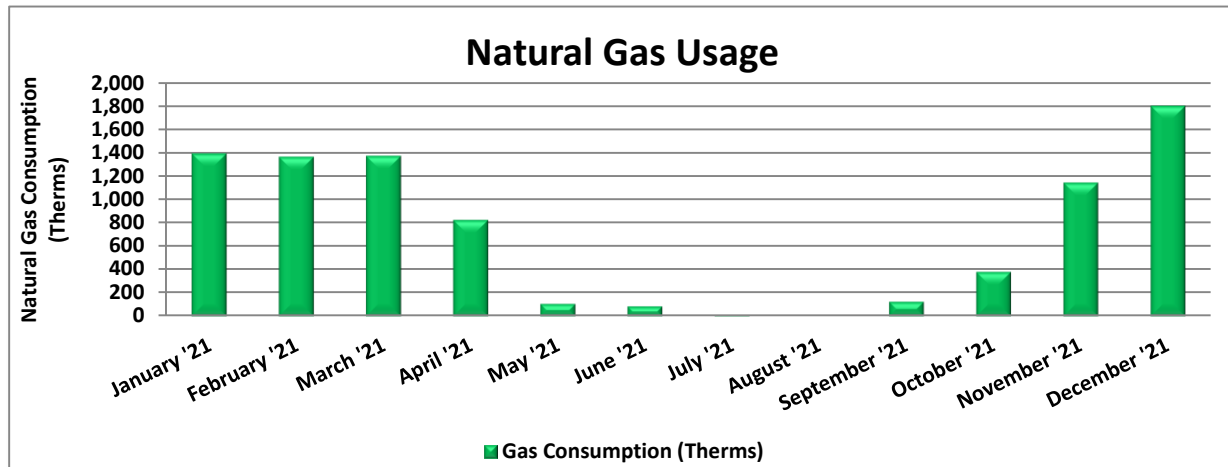
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
1/28/21	31	19,600	100	\$1,087	\$3,270
2/25/21	28	19,240	100	\$1,049	\$3,258
3/29/21	32	21,880	100	\$1,199	\$3,712
4/29/21	31	19,920	100	\$1,020	\$3,404
5/26/21	27	19,920	100	\$1,020	\$3,288
6/29/21	34	31,600	114	\$1,472	\$5,185
7/28/21	29	32,760	126	\$1,378	\$5,213
8/30/21	33	19,680	100	\$1,140	\$4,532
9/29/21	30	19,680	100	\$1,140	\$3,630
10/28/21	29	17,360	100	\$1,104	\$3,261
11/23/21	26	12,840	100	\$991	\$2,674
12/27/21	34	14,520	100	\$1,296	\$3,263
Totals	364	249,000	126	\$13,896	\$44,690
Annual	365	249,684	126	\$13,934	\$44,813

Notes:

- Peak demand of 126 kW occurred in July '21.
- Average demand over the past 12 months was 103 kW.
- The average electric cost over the past 12 months was \$0.179/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

South Jersey Gas delivers natural gas under rate class General Service FT (GSGFT), with natural gas supply provided by UGI Energy Services, LLC, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
1/28/21	31	1,395	\$1,863
2/25/21	28	1,364	\$1,835
3/29/21	32	1,372	\$1,852
4/29/21	31	825	\$1,130
5/26/21	27	108	\$176
6/29/21	34	85	\$155
7/28/21	29	5	\$43
8/30/21	33	0	\$41
9/29/21	30	127	\$207
10/28/21	29	382	\$553
11/23/21	26	1,145	\$1,583
12/27/21	34	1,802	\$2,457
Totals	364	8,608	\$11,894
Annual	365	8,632	\$11,926

Notes:

- The average gas cost for the past 12 months is \$1.382/therm, which is the blended rate used throughout the analysis.
- The lack of gas use in peak summer months suggests that boiler staging controls and outside air resets are functioning.

3.3 Benchmarking

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

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

Benchmarking Score

N/A

Due to its unique characteristics, this building type is not able to receive a benchmarking score. This report contains suggestions about how to improve building performance and reduce energy costs.

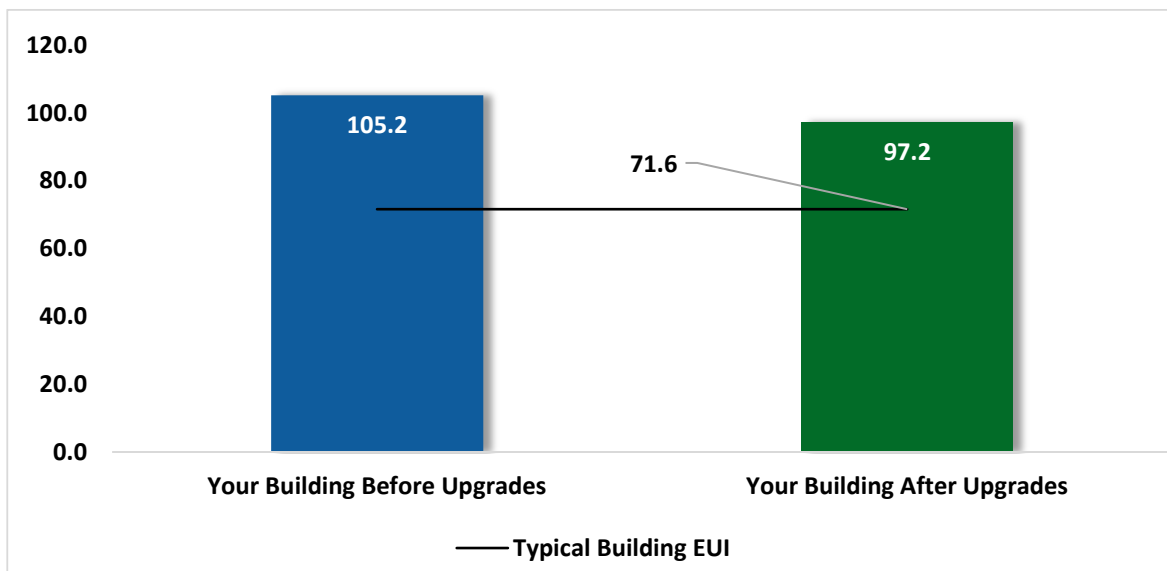


Figure 5 - Energy Use Intensity Comparison³

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

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

³ Based on all evaluated ECMs



Tracking Your Energy Performance

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

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

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

For more information on ENERGY STAR and Portfolio Manager, visit their [website](#).

4 ENERGY CONSERVATION MEASURES

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

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

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

Financial incentives in this report are based on the previously run state rebate program SmartStart, which has been retired. Now, all investor-owned gas and electric utility companies are offering complementary energy efficiency programs directly to their customers. Some measures and proposed upgrades may be eligible for higher incentives than those shown below. The incentives in the summary tables should be used for high-level planning purposes. To verify incentives, reach out to your utility provider or visit the [NJCEP website](#) for more information.

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$) *	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs) **	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			20,398	2.2	-2	\$3,629	\$6,043	\$398	\$5,645	1.6	20,268
ECM 1	Retrofit Fixtures with LED Lamps	Yes	16,993	1.9	-2	\$3,028	\$4,956	\$398	\$4,558	1.5	16,923
ECM 2	Install LED Exit Signs	Yes	3,406	0.3	-1	\$601	\$1,086	\$0	\$1,086	1.8	3,345
Lighting Control Measures			1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
Motor Upgrades			491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494
ECM 4	Premium Efficiency Motors	No	491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494
Variable Frequency Drive (VFD) Measures			12,200	2.8	0	\$2,190	\$16,073	\$3,600	\$12,473	5.7	12,286
ECM 5	Install VFDs on Chilled Water Pumps	No	2,890	1.9	0	\$519	\$8,036	\$1,800	\$6,236	12.0	2,910
ECM 6	Install VFDs on Heating Water Pumps	Yes	9,310	1.0	0	\$1,671	\$8,036	\$1,800	\$6,236	3.7	9,375
Electric Chiller Replacement			4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938
ECM 7	Install High Efficiency Chillers	No	4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938
Gas Heating (HVAC/Process) Replacement			0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528
Domestic Water Heating Upgrade			900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
ECM 9	Install Low-Flow DHW Devices	Yes	900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
TOTALS			40,727	18.0	2	\$7,334	\$121,802	\$11,693	\$110,110	15.0	41,221

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

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

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		20,398	2.2	-2	\$3,629	\$6,043	\$398	\$5,645	1.6	20,268
ECM 1	Retrofit Fixtures with LED Lamps	16,993	1.9	-2	\$3,028	\$4,956	\$398	\$4,558	1.5	16,923
ECM 2	Install LED Exit Signs	3,406	0.3	-1	\$601	\$1,086	\$0	\$1,086	1.8	3,345
Lighting Control Measures		1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
ECM 3	Install Occupancy Sensor Lighting Controls	1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
Variable Frequency Drive (VFD) Measures		9,310	1.0	0	\$1,671	\$8,036	\$1,800	\$6,236	3.7	9,375
ECM 6	Install VFDs on Heating Water Pumps	9,310	1.0	0	\$1,671	\$8,036	\$1,800	\$6,236	3.7	9,375
Domestic Water Heating Upgrade		900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
ECM 9	Install Low-Flow DHW Devices	900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
TOTALS		32,443	3.6	-3	\$5,785	\$16,737	\$2,593	\$14,144	2.4	32,350

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		20,398	2.2	-2	\$3,629	\$6,043	\$398	\$5,645	1.6	20,268
ECM 1	Retrofit Fixtures with LED Lamps	16,993	1.9	-2	\$3,028	\$4,956	\$398	\$4,558	1.5	16,923
ECM 2	Install LED Exit Signs	3,406	0.3	-1	\$601	\$1,086	\$0	\$1,086	1.8	3,345

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

ECM 1: Retrofit Fixtures with LED Lamps

Replace fluorescent lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies. Be sure to specify replacement lamps that are compatible with existing dimming controls, where applicable. In some circumstances, you may need to upgrade your dimming system for optimum performance.

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

Affected Building Areas: all areas with fluorescent fixtures with T8 tubes, CFLs in interior and exterior locations, and exterior fixtures with metal halide (HID) lamps; check lamp/ballast compatibilities, especially for HID fixtures

ECM 2: Install LED Exit Signs

Replace incandescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output. Maintenance savings and improved reliability may also be achieved, as the longer-lasting LED lamps will not need to be replaced as often as the existing lamps.

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802
ECM 3	Install Occupancy Sensor Lighting Controls	1,835	0.5	0	\$324	\$2,586	\$365	\$2,221	6.9	1,802

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

ECM 3: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, meeting rooms, library, restrooms, and storage rooms

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Motor Upgrades		491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494
ECM 4	Premium Efficiency Motors	491	0.2	0	\$88	\$4,038	\$0	\$4,038	45.8	494

ECM 4: Premium Efficiency Motors

We evaluated replacing standard efficiency motors with IHP 2014 efficiency motors. This evaluation assumes that existing motors will be replaced with motors of equivalent size and type. In some cases, additional savings may be possible by downsizing motors to better meet the motor's current load requirements. Note that if you decide to implement ECM 5 or 6 (variable frequency drive control), the cost and savings estimates for those measures also include the cost of replacing the motor.

Affected Motors:

Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Additional Motor Description
Mechanical Room	Whole Building	2	Chilled Water Pump	5.0	
Mechanical Room	Whole Building	2	Heating Hot Water Pump	5.0	

Savings are based on the difference between baseline and proposed efficiencies and the assumed annual operating hours. The base case motor energy consumption is estimated using the efficiencies found on nameplates or estimated based on the age of the motor and our best estimates of motor run hours. Efficiencies of proposed motor upgrades are obtained from the current *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*.

4.4 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		12,200	2.8	0	\$2,190	\$16,073	\$3,600	\$12,473	5.7	12,286
ECM 5	Install VFDs on Chilled Water Pumps	2,890	1.9	0	\$519	\$8,036	\$1,800	\$6,236	12.0	2,910
ECM 6	Install VFDs on Heating Water Pumps	9,310	1.0	0	\$1,671	\$8,036	\$1,800	\$6,236	3.7	9,375

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

ECM 5: Install VFDs on Chilled Water Pumps

We evaluated the installation of VFDs to control chilled water pumps. Two-way valves must serve the chilled water coils being served and the chilled water loop must have a differential pressure sensor installed. If three-way valves or a bypass leg are used in the chilled water distribution, they will need to be modified when this measure is implemented. As the chilled water valves close, the differential pressure increases, and the VFD modulates the pump speed to maintain a differential pressure setpoint.

For systems with variable chilled water flow through the chiller, the minimum flow to prevent the chiller from tripping off will need to be determined during the final project design. The control system should be programmed to maintain the minimum flow through the chiller and to prevent pump cavitation.

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

Affected Pumps: two primary chilled water pumps

ECM 6: Install VFDs on Heating Water Pumps

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

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

Affected Pumps: two primary heating hot water pumps

4.5 Electric Chillers

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Electric Chiller Replacement		4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938
ECM 7	Install High Efficiency Chillers	4,903	12.3	0	\$880	\$81,436	\$6,300	\$75,136	85.4	4,938

ECM 7: Install High Efficiency Chillers

We evaluated replacing the older inefficient electric chiller with a new high efficiency chiller. The type of chiller to be installed depends on the magnitude of the cooling load and variability of the cooling load profile, for example:

- Positive displacement chillers are usually under 600 tons of cooling capacity, and centrifugal chillers generally start at 150 tons of cooling capacity.
- Constant speed chillers should be used to meet cooling loads with little or no variation, while variable speed chillers are more efficient for variable cooling load profiles.
- Water cooled chillers are more efficient than air cooled chillers but require cooling towers and additional pumps to circulate the cooling water.
- In any given size range, variable speed chillers tend to have better partial load efficiency, but worse full load efficiency, than constant speed chillers.

Energy savings result from the improvement in chiller efficiency and matching the right type of chiller to the cooling load. The energy savings are calculated based on the cooling capacity of the new chiller, the improvement in efficiency compared with the base case equipment, the cooling load profile, and the estimated annual operating hours of the chiller before and after the upgrade.

For the purposes of this analysis, we evaluated the replacement of chillers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your design team to select chillers that are sized appropriately for the cooling load. In some cases, the plant energy use can be reduced by selecting multiple chillers that match the facility load profile, rather than one or two large chillers. This can also improve the chiller plant reliability through increased redundancy. Energy savings are maximized by proper selection of new equipment based on the cooling load profile.

Replacing the chiller has a long payback based on energy savings and may not be justifiable based simply on energy considerations. However, the chiller [is nearing, has reached] the end of its normal useful life. Typically, the marginal cost of purchasing a high-efficiency chiller can be justified by the marginal savings from the improved efficiency. When the chiller is eventually replaced, consider purchasing equipment that exceed the minimum efficiency required by building codes.

4.6 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528
ECM 8	Install High Efficiency Hot Water Boilers	0	0.0	5	\$62	\$11,555	\$1,000	\$10,555	169.3	528

ECM 8: Install High Efficiency Hot Water Boilers

We evaluated replacing the older model AH-300 Hydrotherm hot water boiler with a higher efficiency hot water boiler. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

The most notable efficiency improvement is installing condensing hydronic boilers that can achieve over 90% efficiency under the proper conditions. Condensing hydronic boilers typically operate at efficiencies between 85% and 87% (comparable to other high efficiency boilers) when the return water temperature is above 130°F. The boiler efficiency increases as the return water temperature drops below 130°F. A condensing hydronic boiler has been evaluated based on the fact that the existing boiler is a condensing unit, and we presume the return water temperature is or can be less than 130°F during most of the operating hours.

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

Replacing the boiler has a long payback and may not be justifiable based simply on energy considerations. However, the boiler is nearing the end of its normal useful life. Typically, the marginal cost of purchasing high efficiency boilers can be justified by the marginal savings from the improved efficiency. When the boiler is eventually replaced, consider purchasing boilers that exceed the minimum efficiency required by building codes. We also recommend working with your mechanical design team to determine whether the heating system operates with return water temperatures below 130°F, or if they could be made to do so, which would improve the efficiency of the proposed condensing boiler.

4.7 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		900	0.0	0	\$161	\$72	\$30	\$42	0.3	906
ECM 9	Install Low-Flow DHW Devices	900	0.0	0	\$161	\$72	\$30	\$42	0.3	906

ECM 9: Install Low-Flow DHW Devices

Install low-flow devices to reduce overall hot water demand. The following low-flow devices are recommended to reduce hot water usage:

Device	Flow Rate
Faucet aerators (lavatory)	0.5 gpm
Faucet aerator (kitchen)	1.5 gpm
Showerhead	2.0 gpm
Pre-rinse spray valve (kitchen)	1.28 gpm

Low-flow devices reduce the overall water flow from the fixture, while still providing adequate pressure for washing.

Additional cost savings may result from reduced water usage.

4.8 Measures for Future Consideration

There are additional opportunities for improvement that Atlantic County may wish to consider. These potential upgrades typically require further analysis, involve substantial capital investment, and/or include significant system reconfiguration. These measure(s) are therefore beyond the scope of this energy audit. These measure(s) are described here to support a whole building approach to energy efficiency and sustainability.

Atlantic County may wish to consider the Energy Savings Improvement Program (ESIP) or other whole building approach. With interest in implementing comprehensive, largescale and/or complex system wide projects, these measures may be pursued during development of a future energy savings plan. We recommend that you work with your energy service company (ESCO) and/or design team to:

- Evaluate these measures further.
- Develop firm costs.
- Determine measure savings.
- Prepare detailed implementation plans.

Other modernization or capital improvement funds may be leveraged for these types of refurbishments. As you plan for capital upgrades, be sure to consider the energy impact of the building systems and controls being specified.

Installation of a Building Automation System

Most larger facilities have some type of building automation system (BAS), which provides for centralization, remote control, and monitoring of HVAC equipment and sometimes lighting or other building systems. A BAS utilizes a system of temperature and pressure sensors that obtain feedback about field conditions and provide signals to control systems that adjust HVAC system operation for optimal functioning. Thirty years ago, most control systems were pneumatic systems driven by compressed air, with pneumatic thermostats and air driven actuators for valves and dampers. Pneumatics controls have largely been replaced by direct digital control (DDC) systems, but many pneumatic systems remain. Contemporary DDC systems afford tighter controls and enhanced monitoring and trending capabilities as compared to the older systems.

Often smaller facilities are not equipped with central controls. For many small sites, it has been less costly to install distributed local controls, such as programmable thermostats and timeclocks, rather than centralized DDC. Local controls do a reasonably good job of scheduling equipment and maintaining operating conditions by relying on controls integral to HVAC units, such as logic for compressor staging, to manage the equipment operating algorithms.

Even for smaller sites, inefficiencies arise when temperature sensors and thermostat schedules are not maintained, when there are separate systems for heating and cooling, and especially when equipment is added, or the facility is reconfigured or repurposed.

Based on our survey, it appears that the installation of a BAS at your site could increase the efficiency of your building HVAC system operation.

A controls upgrade would enable automated equipment start and stop times, temperature setpoints, and lockouts and deadbands to be programmed remotely using a graphic interface. Controls can be configured to optimize ventilation and outside air intake by adjusting economizer position, damper function, and fan speed. Existing chilled and hot water distribution system controls are typically tied in, including associated pumps and valves. Coordinated control of HVAC systems is dependent on a network of sensors and status points. A comprehensive building control system provides monitoring and control for all HVAC systems, so operators can adjust system programming for optimal comfort and energy savings.

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

Replace Smooth V-Belts with Notched or Synchronous Belts

This measure is for the replacement of smooth V-belts in non-residential package and split HVAC systems with notched V-belts or for the installation of new equipment with synchronous belts instead of smooth V-belts. Typically, there is a V-belt between the motor and the supply air fan and/or return air fan in larger package and split HVAC systems.

In general, there are two styles of grooved V-belts: notched and synchronous. The U.S. Department of Energy (DOE) compares these two types as follows:⁴

⁴ <https://www.nrel.gov/docs/fy13osti/56012.pdf> US DOE Motor Systems Tip Sheet #5

Characteristic	Notched V-Belts	Synchronous Belts
<u>Description</u>	A notched belt has grooves or notches that run perpendicular to the belt's length, which reduces the bending resistance of the belt.	They are also called cogged, timing, positive-drive, or high-torque drive belts, and are "toothed".
<u>Pulleys/Sprockets</u>	Can use the same pulleys as cross-section standard V-belts	Require the installation of mating grooved sprockets.
<u>Typical Efficiency</u>	Run cooler, last longer, and are about 2% more efficient than standard V-belts.	Operate with a consistent efficiency of 98% and maintain their efficiency over a wide load range.
<u>Constraints</u>	Have a sharp reduction in efficiency at high torque due to increased slippage.	Noisier than V-belts, less suited for use on shock-loaded applications, and transfer more vibration due to their stiffness.
<u>Other Benefits</u>	Lower cost than synchronous belts, overall.	Require minimal maintenance and re-tensioning. Operate in wet and oily environments, and run slip-free

The DOE offers the following suggested actions with respect to investigating the applicability of notched or synchronous V belts:

- Conduct a survey of belt-driven equipment. Gather application and operating-hour data. Then determine the cost effectiveness of replacing existing V-belts with notched belts or synchronous belts and sprockets.
- Consider synchronous belts for all new installations; the price premium is minimal due to the avoidance of conventional pulley costs.
- Consider having a power transmission specialist determine the energy and cost savings potential from retrofitting all V-belt drives with synchronous belts. Synchronous belts rely on tooth grip instead of friction to efficiently transfer power and provide a constant speed ratio.
- Install notched belts where the retrofit of a synchronous belt is not cost effective.

Replacing vs. Repairing a Built-up Air Handler

The facility staff asked for guidance regarding replacing versus continuing to repair the old built-up air handling units (AHUs) at this site.

All equipment will eventually reach the end of its useful life (EUL) at which time it will need to be replaced. The difficulty is determining when a built-up AHU, which is basically multiple independent components in one housing, has reached its EUL. Three indications that an AHU has reached its EUL are:

- Replacement parts are no longer available or require custom orders.
- Critical parts of the AHU can no longer be repaired.
- If there is significant corrosion in the frames or walls of the AHU. Indications may be visible holes in pressurized portions of the AHU, difficulty repairing structural members due to physical degradation, or corrosion is impacting the quality of the airstream.

Some external factors that may weigh in favor of replacing an AHU rather than repairing or replacing the components are:

- Conditions within the space or the use of the space served by the AHU have changed and the AHU can no longer meet the ventilation or thermal requirements.
- The AHU can no longer meet current code requirements, particularly for indoor air quality.
- The life cycle cost of replacing the AHU is less than the life cycle cost of continuing to repair and replace components of the AHU.

Replacing an AHU often involves more than just the physical unit. Some potential complications of replacing an AHU include:

- Required electrical infrastructure upgrades.
- Control system upgrades to fully utilize expanded onboard features.
- Structural supports if the new unit is heavier.
- For roof mounted units, reconfiguration of roof penetrations and associated roof repairs if the new unit footprint differs from the original.
- For interior units, difficulties in physically removing and/or installing the units due to space constraints.
- Duct testing may be required for new units. New transitional ductwork may be required and additional repairs to existing ductwork may be warranted.
- Replacing an AHU typically requires a longer shut-down period than just repairing or replacing components of an AHU.

Repair Strategies

If the decision is made to replace AHU components, we recommend considering the following:

- If fans need to be replaced, consider using a plenum style fan array which consists of multiple fans in the cross section of the AHU. A fan array provides built in redundancy since there are multiple fans rather than a single fan and can provide more even flow across heating and cooling coils which will improve the effectiveness of the coils. Fan arrays also typically use direct drive fans with sealed bearings, greatly diminishing fan maintenance requirements.
- Consider replacing coils with more effective coils and drip pans.
- Where possible improve access to the components to facilitate maintenance.
- While making repairs, consider replacing other components which are at or beyond their useful life.

Code Compliance

New Jersey uses the ASHRAE Standard 90.1-2016 as the state energy code for commercial buildings (<https://www.energycodes.gov/status/states/new-jersey>). Section 6.1.1.3.1 of Standard 90.1-2016 addresses replacement of HVAC equipment and incorporates key electrical safety and air quality elements. Additional federal, state, and local codes may apply. In summary, ASHRAE compliance requirements are notable with expanded requirements for controls and fan efficiency as compared to prior code versions. While many of the unit code requirements are met at the point of purchase, expanded external controls may be required to fully meet code performance metrics.

The Standard excludes code compliance requirements for repairs or modifications as noted:

- “1. for *equipment* that is being modified or repaired but not replaced, provided that such modifications and/or *repairs* will not result in an increase in the annual *energy* consumption of the *equipment* using the same *energy* type;
2. where a replacement or *alteration* of *equipment* requires extensive revisions to other *systems*, *equipment*, or elements of a *building*, and such replaced or altered *equipment* is a like-for-like replacement;
3. for a refrigerant change of *existing equipment*;
4. for the relocation of *existing equipment*; or
5. for ducts and *piping* where there is insufficient *space* or access to meet these requirements.”

Therefore, in general if an air handler or a component of an air handler is being replaced it must meet the current energy code. Regarding air handlers Standard 90.1-16 specifically addresses fans, fan control, motors, economizers, furnaces, duct furnaces, exhaust air energy recovery, controls, ductwork and piping but does not specifically address coils or control valves.

5 ENERGY EFFICIENT BEST PRACTICES

A whole building maintenance plan will extend equipment life; improve occupant comfort, health, and safety; and reduce energy and maintenance costs.

Operation and maintenance (O&M) plans enhance the operational efficiency of HVAC and other energy intensive systems and could save 5%–20% of the energy usage in your building without substantial capital investment. A successful plan includes your records of energy usage trends and costs, building equipment lists, current maintenance practices, and planned capital upgrades, and it incorporates your ideas for improved building operation. Your plan will address goals for energy-efficient operation, provide detail on how to reach the goals, and outline procedures for measuring and reporting whether goals have been achieved.

You may already be doing some of these things—see our list below for potential additions to your maintenance plan. Be sure to consult with qualified equipment specialists for details on proper maintenance and system operation.

Energy Tracking with ENERGY STAR Portfolio Manager



You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions⁵. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Window Treatments/Coverings

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

Lighting Maintenance



- Clean lamps, reflectors and lenses of dirt, dust, oil, and smoke buildup every six to twelve months. Light levels decrease over time due to lamp aging, lamp and ballast failure, and buildup of dirt and dust. Together, this can reduce total light output by up to 60% while still drawing full power.
- In addition to routine cleaning, developing a maintenance schedule can ensure that maintenance is performed regularly, and it can reduce the overall cost of fixture re-lamping and re-ballasting. Group re-lamping and re-ballasting maintains lighting levels and minimizes the number of site visits by a lighting technician or contractor, decreasing the overall cost of maintenance.

⁵ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>.

Motor Controls

Electric motors often run unnecessarily, and this is an overlooked opportunity to save energy. These motors should be identified and turned off when appropriate. For example, exhaust fans often run unnecessarily when ventilation requirements are already met. Whenever possible, use automatic devices such as twist timers or occupancy sensors to turn off motors when they are not needed.

Motor Maintenance

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

Fans to Reduce Cooling Load

Install ceiling fans to supplement your cooling system. Thermostat settings can typically be increased by 4°F with no change in overall occupant comfort due to the wind chill effect of moving air.

Thermostat Schedules and Temperature Resets



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

Economizer Maintenance

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

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

Chiller Maintenance

Service chillers regularly to keep them operating properly. Chillers are responsible for a substantial portion of a commercial building's overall energy usage, and when they do not work well, there is usually a noticeable increase in energy bills and increased occupant complaints. Regular diagnostics and service can save five to ten percent of the cost of operating your chiller. If you already have a maintenance contract in place, your existing service company should be able to provide these services.

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Boiler Maintenance

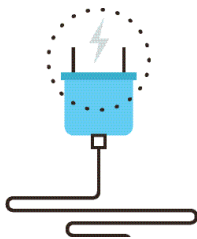
Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to keeping the heating system running efficiently and preventing expensive repairs. Annual tune-ups should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is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

Optimize HVAC Equipment Schedules

Energy management systems (BAS) typically provide advanced controls for building HVAC systems, including chillers, boilers, air handling units, rooftop units and exhaust fans. The BAS monitors and reports operational status, schedules equipment start and stop times, locks out equipment operation based on outside air or space temperature, and often optimizes damper and valve operation based on complex algorithms. These BAS features, when in proper adjustment, can improve comfort for building occupants and save substantial energy.

Know your BAS scheduling capabilities. Regularly monitor HVAC equipment operating schedules and match them to building operating hours in order to eliminate unnecessary equipment operation and save energy. Monitoring should be performed often at sites with frequently changing usage patterns – daily in some cases. We recommend using the *optimal start* feature of the BAS (if available) to optimize the building warmup sequence. Most BAS scheduling programs provide for holiday schedules, which can be used during reduced use or shutdown periods. Finally, many systems are equipped with a one-time override function, which can be used to provide additional space conditioning due to a one-time, special event. When available this override feature should be used rather than changing the base operating schedule.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or

occupancy sensing (advanced) power strips⁶. Your local utility may offer incentives or rebates for this equipment.

Computer Power Management Software

Many computers consume power during nights, weekends, and holidays. Screen savers are commonly confused as a power management strategy. This contributes to avoidable, excessive electrical energy consumption. There are innovative power management software packages available that are designed to deliver significant energy saving and provide ongoing tracking measurements. A central power management platform helps enforce energy savings policies as well as identify and eliminate underutilized devices.

Water Conservation



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

For more information regarding water conservation go to the EPA's WaterSense website⁷ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"⁸ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

Procurement Strategies

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

⁶ For additional information refer to "Assessing and Reducing Plug and Process Loads in Office Buildings" <http://www.nrel.gov/docs/fy13osti/54175.pdf>, or "Plug Load Best Practices Guide" <http://www.advancedbuildings.net/plug-load-best-practices-guide-offices>.

⁷ <https://www.epa.gov/watersense>.

⁸ <https://www.epa.gov/watersense/watersense-work-0>.

6 ON-SITE GENERATION

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

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

6.1 Solar Photovoltaic

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

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

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

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

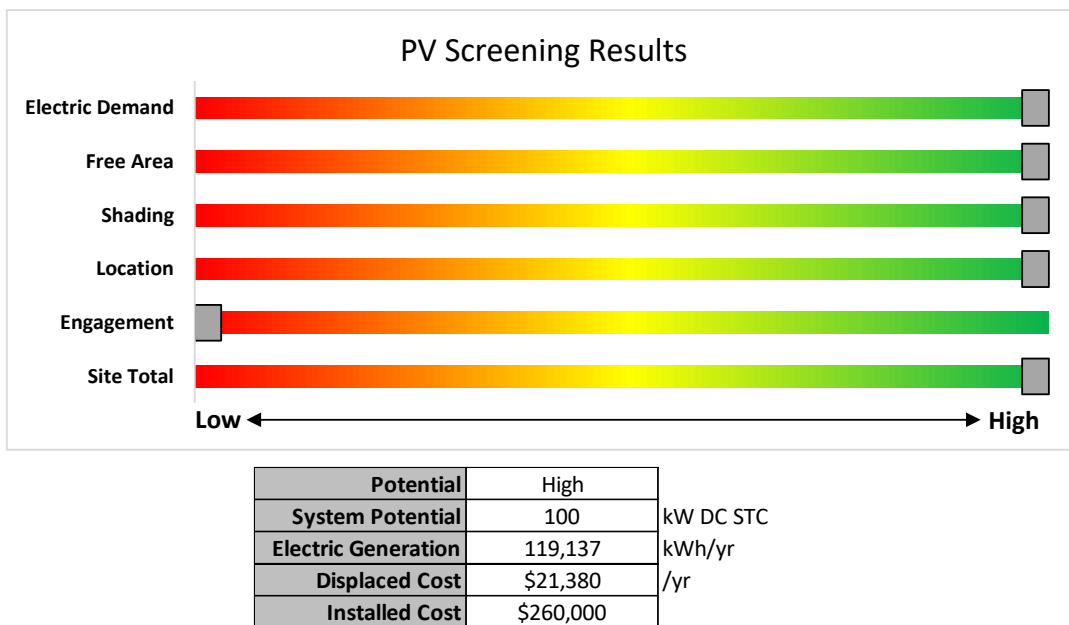


Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

The SuSI program replaces the SREC Registration Program (SRP) and the Transition Incentive (TI) program. The SuSI program is used to register and certify solar projects in New Jersey. Rebates are not available for solar projects. Solar projects may qualify to earn SREC- IIs (Solar Renewable Energy Certificates-II), however, the project owners *must* register their solar projects prior to the start of construction to establish the project's eligibility.

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

Successor Solar Incentive Program (SuSI): <https://www.njcleanenergy.com/renewable-energy/programs/susi-program>

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

6.2 Combined Heat and Power

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

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

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

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

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

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

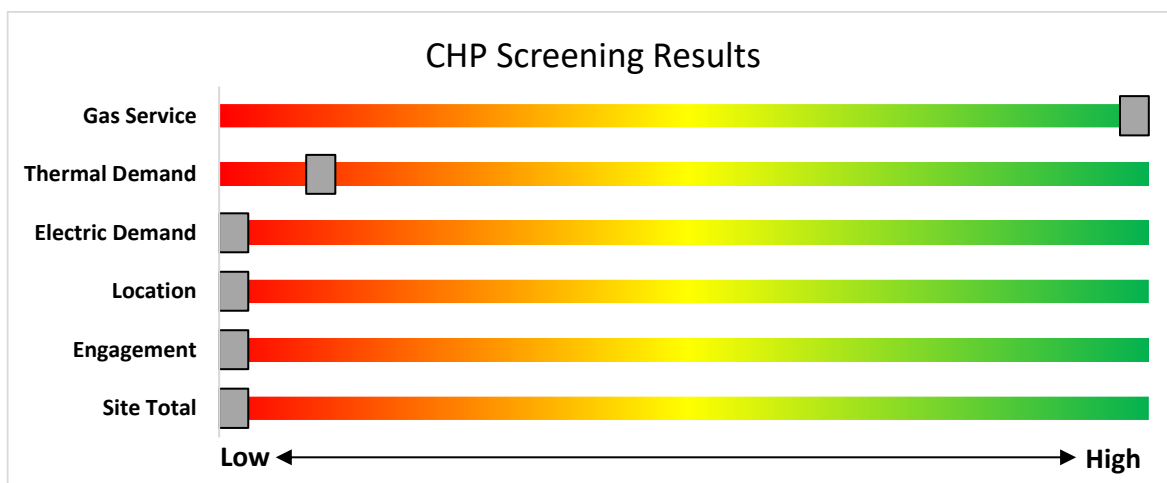


Figure 9 - Combined Heat and Power Screening

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

7 ELECTRIC VEHICLES (EV)

All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes all-electric vehicles as zero-emission vehicles because they produce no direct exhaust or tailpipe emissions.

EVs are typically more expensive than similar conventional and hybrid vehicles, although some cost can be recovered through fuel savings, federal tax credit, or state incentives.

7.1 Electric Vehicle Charging

EV charging stations provide a means for electric vehicle operators to recharge their batteries at a facility. While many EV drivers charge at home, others do not have access to regular home charging, and the ability to charge at work or in public locations is critical to making EVs practical for more drivers. Charging can also be used for electric fleet vehicles, which can reduce fuel and maintenance costs for fleets that replace gas or diesel vehicles with EVs.

EV charging comes in three main types. For this assessment, the screening considers addition of Level 2 charging, which is most common at workplaces and other public locations. Depending on the site type and usage, other levels of charging power may be more appropriate.

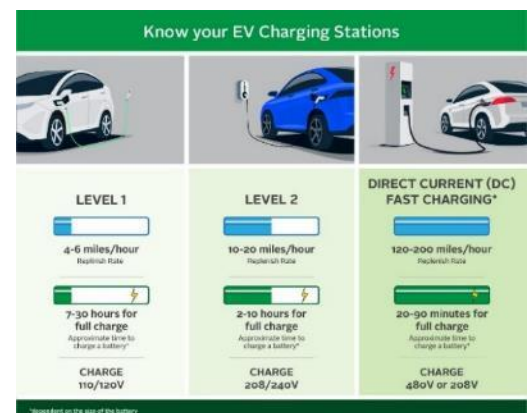
The preliminary assessment of EV charging at the facility shows that there is medium potential for adding EV chargers to the facility's parking, based on potential costs of installation and other site factors.

The primary costs associated with installing EV charging are the charger hardware and the cost to extend power from the facility to parking spaces. This may include upgrades to electric panels to serve increased loads.

The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching through concrete or asphalt surface. Large parking areas provide greater flexibility in charger siting than smaller lots.

The location and capacity of facility electric panels also impact charger installation costs. A Level 2 charger generally requires a dedicated 208-240V, 40 Amp circuit. The electric panel nearest the planned installation may not have available capacity and may need to be upgraded to serve new EV charging loads. Alternatively, chargers could be powered from a more distant panel. The distance from the panel to the location of charging stations ties directly to costs, as conduits, cables, and potential trenching costs all increase on a per-foot basis. The more charging stations planned, the more likely it is that additional electrical capacity will be needed.

Other factors to consider when planning for EV charging at a facility include who the intended users are, how long they park vehicles at the site, and whether they will need to pay for the electricity they use.



The graphic below displays the results of the EV charging assessment conducted as part of this audit. The position of each slider indicates the impact each factor has on the feasibility of installing EV charging at the site.

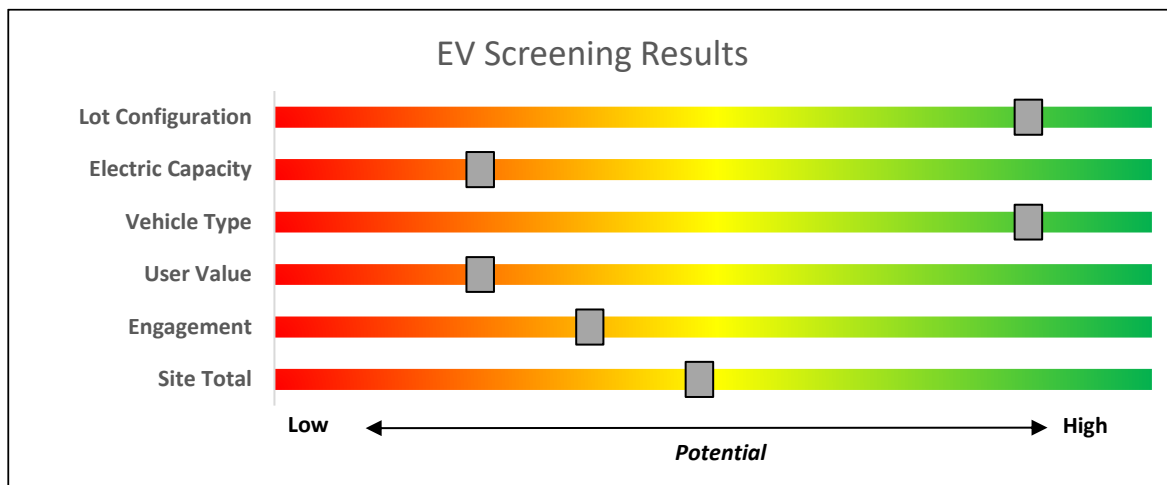


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

New Jersey is leading the way on electric vehicle (EV) adoption on the East Coast. There are several programs designed to encourage EV adoption in New Jersey, which is crucial to reaching a 100% clean energy future.

NJCEP offers a variety of EV programs for vehicles, charging stations, and fleets. Certain EV charging stations that receive electric utility service from Atlantic City Electric Company (ACE) or Public Service Electric & Gas Company (PSE&G), may be eligible for additional electric vehicle charging incentives directly from the utility. Projects may be eligible for both the incentives offered by this BPU program and incentives offered by ACE or PSE&G, up to 90% of the combined charger purchase and installation costs. Please check ACE or PSE&G program eligibility requirements before purchasing EV charging equipment, as additional conditions on types of eligible chargers may apply for utility incentives.

Both Jersey Central Power & Light (JCP&L) and Rockland Electric (RECO) have filed proposals for EV charging programs. BPU staff is currently reviewing those proposals.

For more information and to keep up to date on all EV programs please visit <https://www.njcleanenergy.com/commercial-industrial/programs/electric-vehicle-programs>.

8 PROJECT FUNDING AND INCENTIVES

Ready to improve your building's performance? New Jersey's Clean Energy Programs and Utility Energy Efficiency Programs can help. Pick the program that works best for you. This section provides an overview of currently available incentive programs in.










Program areas to be served by the Utilities:

- Existing Buildings (residential, commercial, industrial, government)
- Efficient Products
 - HVAC
 - Appliance Rebates
 - Appliance Recycling

Proposed New Programs & Features:

- Dedicated multi-family program
- More financing options
- Quick home energy check-ups



Program areas staying with NJCEP:

- New Construction (residential, commercial, industrial, government)
- Large Energy Users
- Combined Heat & Power & Fuel Cells
- State Facilities
- Local Government Energy Audits
- Energy Savings Improvement Program
- Solar & Community Solar

8.1 Utility Energy Efficiency Programs

The Clean Energy Act, signed into law by Governor Murphy in 2018, requires New Jersey's investor-owned gas and electric utilities to reduce their customers' use by set percentages over time. To help reach these targets the New Jersey Board of Public Utilities approved a comprehensive suite of energy efficiency programs to be run by the utility companies.

Prescriptive and Custom

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

Equipment Examples

<i>Lighting</i>	<i>Variable Frequency Drives</i>
<i>Lighting Controls</i>	<i>Electronically Commutate Motors</i>
<i>HVAC Equipment</i>	<i>Variable Frequency Drives</i>
<i>Refrigeration</i>	<i>Plug Loads Controls</i>
<i>Gas Heating</i>	<i>Washers and Dryers</i>
<i>Gas Cooling</i>	<i>Agricultural</i>
<i>Commercial Kitchen Equipment</i>	<i>Water Heating</i>
<i>Food Service Equipment</i>	

The Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type. The Custom program provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives.

Direct Install

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

Incentives

The program pays up to 70% of the total installed cost of eligible measures.

How to Participate

To participate in Direct Install, you will work with a participating contractor. 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 Direct Install program, subject to program rules and eligibility, while the remaining percent of the cost is paid to the contractor by the customer.

Engineered Solutions

The Engineered Solutions Program provides tailored energy-efficiency assistance and services to municipalities, universities, schools, hospitals and healthcare facilities (MUSH), non-profit entities, and multifamily buildings. Customers receive expert guided services, including investment-grade energy auditing, engineering design, installation assistance, construction administration, commissioning, and measurement and verification (M&V) services to support the implementation of cost-effective and comprehensive efficiency projects. Engineered Solutions is generally a good option for medium to large sized facilities with a peak demand over 200 kW looking to implement as many measures as possible under a single project to achieve deep energy savings. Engineered Solutions has an added benefit of addressing measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program loan also use this program. Incentives for this program are based on project scope and energy savings achieved.

For more information on any of these programs, contact your local utility provider or visit <https://www.njcleanenergy.com/transition>.

8.2 New Jersey's Clean Energy Programs

Save money while saving the planet! New Jersey's Clean Energy Program is a statewide program that offers incentives, programs, and services that benefit New Jersey residents, businesses, educational, non-profit, and government entities to help them save energy, money, and the environment.

Large Energy Users

The Large Energy Users Program (LEUP) is designed to foster self-directed investment in energy projects. This program is offered to New Jersey's largest energy customers that annually contribute at least \$200,000 to the NJCEP aggregate of all buildings/sites. This equates to roughly \$5 million in energy costs in the prior fiscal year.

Incentives

Incentives are based on the specifications below. The maximum incentive per entity is the lesser of:

- \$4 million
- 75% of the total project(s) cost
- 90% of total NJCEP fund contribution in previous year
- \$0.33 per projected kWh saved; \$3.75 per projected Therm saved annually

How to Participate

To participate in LEUP, you will first need submit an enrollment application. This program requires all qualified and approved applicants to submit an energy plan that outlines the proposed energy efficiency work for review and approval. Applicants may submit a Draft Energy Efficiency Plan (DEEP), or a Final Energy Efficiency Plan (FEED). Once the FEED is approved, the proposed work can begin.

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

The SuSI program replaces the SREC Registration Program (SRP) and the Transition Incentive (TI) program. The program is used to register and certify solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects *must* register their projects prior to the start of construction to establish the project's eligibility to earn SREC-IIs (Solar Renewable Energy Certificates-II). SuSI consists of two sub-programs. The Administratively Determined Incentive (ADI) Program and the Competitive Solar Incentive (CSI) Program.

Administratively Determined Incentive (ADI) Program

The ADI Program provides administratively set incentives for net metered residential projects, net metered non-residential projects 5 MW or less, and all community solar projects.

After the registration is accepted, construction is complete, and a complete final as-built packet has been submitted, the project is issued a New Jersey certification number, which enables it to generate New Jersey SREC- IIs.

Market Segments	Size MW dc	Incentive Value (\$/SREC II)	Public Entities Incentive Value - \$20 Adder (\$/SRECII)
Net Metered Residential	All types and sizes	\$90	N/A
Small Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects smaller than 1 MW	\$100	\$120
Large Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects 1 MW to 5 MW	\$90	\$110
Small Net Metered Non-Residential Ground Mount	Projects smaller than 1 MW	\$85	\$105
Large Net Metered Non-Residential Ground Mount	Projects 1 MW to 5 MW	\$80	\$100
LMI Community Solar	Up to 5 MW	\$90	N/A
Non-LMI Community Solar	Up to 5 MW	\$70	N/A
Interim Subsection (t)	All types and sizes	\$100	N/A

Eligible projects may generate SREC-IIs for 15 years following the commencement of commercial operations which is defined as permission to operate (PTO) from the Electric Distribution Company. After 15 years, projects may be eligible for a NJ Class I REC.

SREC-IIs will be purchased monthly by the SREC-II Program Administrator who will allocate the SREC-IIs to the Load Serving Entities (BGS Providers and Third-Party Suppliers) annually based on their market share of retail electricity sold during the relevant Energy Year.

The ADI Program online portal is now open to new registrations.

Competitive Solar Incentive Program

The Competitive Solar Incentive (CSI) Program will provide competitively set incentives for grid supply projects and net metered non-residential projects greater than 5MW (dc). The program is currently under development. For updates, please continue to check the [Solar Proceedings](#) page on the New Jersey's Clean Energy Program website.

Solar projects help the State of New Jersey reach renewable energy goals outlined in the state's Energy Master Plan.

If you are considering installing solar photovoltaics on your building, visit the following link for more information: <https://njcleanenergy.com/renewable-energy/programs/susi-program>.

Energy Savings Improvement Program

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

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

How to Participate

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

- (1) Use an energy services company or "ESCO."
- (2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.
- (3) Use a hybrid approach of the two options described above where the ESCO is used for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

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

9 PROJECT DEVELOPMENT

Energy conservation measures (ECMs) have been identified for your site, and their energy and economic analyses are provided within this LGEA report. Note that some of the identified projects may be mutually exclusive, such as replacing equipment versus upgrading motors or controls. The next steps with project development are to set goals and create a comprehensive project plan. The graphic below provides an overview of the process flow for a typical energy efficiency or renewable energy project. We recommend implementing as many ECMs as possible prior to undertaking a feasibility study for a renewable project. The cyclical nature of this process flow demonstrates the ongoing work required to continually improve building energy efficiency over time. If your building(s) scope of work is relatively simple to implement or small in scope, the measurement and verification (M&V) step may not be required. It should be noted through a typical project cycle, there will be changes in costs based on specific scopes of work, contractor selections, design considerations, construction, etc. The estimated costs provided throughout this LGEA report demonstrate the unburdened turn-key material and labor cost only. There will be contingencies and additional costs at the time of implementation. We recommend comprehensive project planning that includes the review of multiple bids for project work, incorporates potential operations and maintenance (O&M) cost savings, and maximizes your incentive potential.

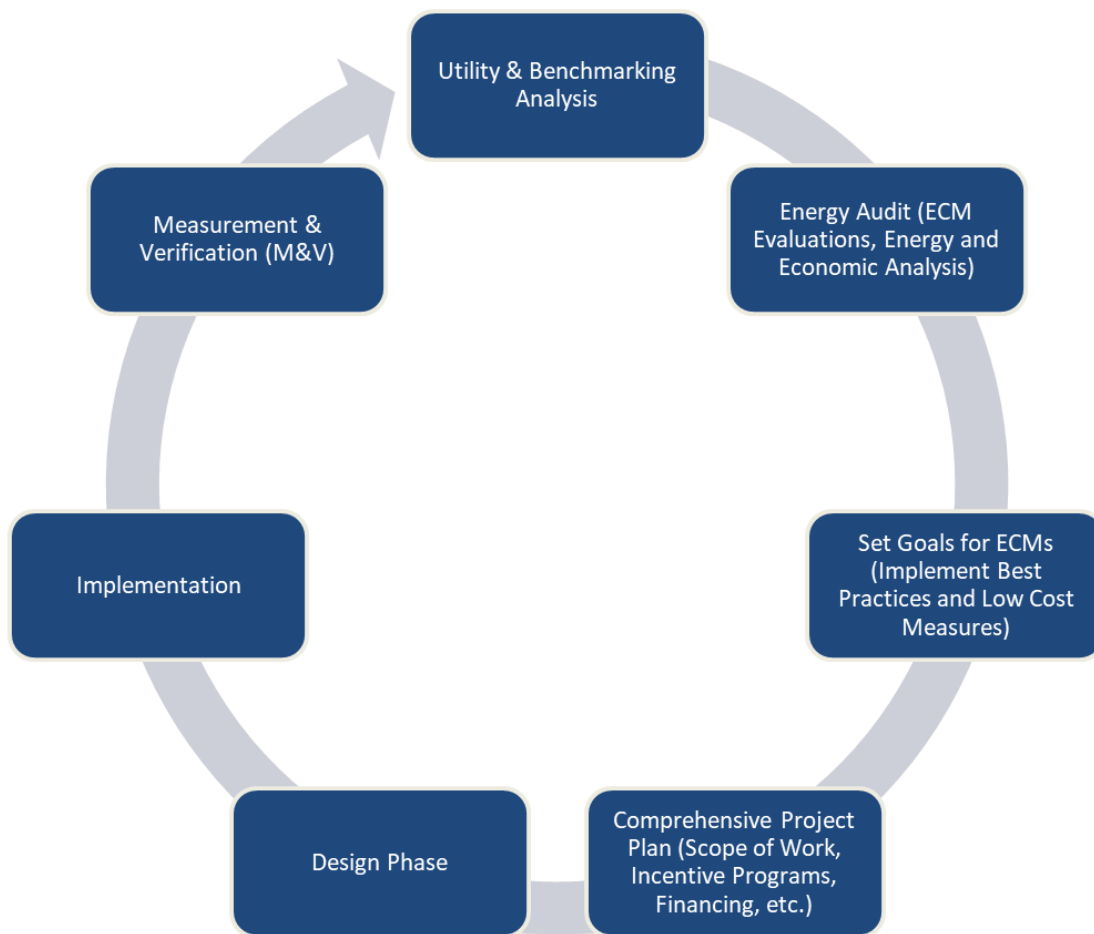


Figure 11 – Project Development Cycle

10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

10.1 Retail Electric Supply Options

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

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

A list of licensed third-party electric suppliers is available at the NJBPU website⁹.

10.2 Retail Natural Gas Supply Options

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

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

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

A list of licensed third-party natural gas suppliers is available at the NJBPU website¹⁰.

⁹ www.state.nj.us/bpu/commercial/shopping.html.

¹⁰ www.state.nj.us/bpu/commercial/shopping.html.

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Back offices	2	Exit Signs: ExitSign-Inc-30W-1L	None		30	8,760	2	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	454	0	\$80	\$145	\$0	1.8
Back offices	1	Linear Fluorescent - T8: 2' T8 (20W) - 2L	Wall Switch	S	40	3,300	1	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,300	0.0	82	0	\$14	\$33	\$6	1.8
Back offices	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,300	1, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,277	0.2	898	0	\$159	\$489	\$95	2.5
Exterior 1	5	Compact Fluorescent: (1) 30W Plug-in Lamps	Timeclock		30	4,380	1	Relamp	No	5	LED Lamps: (1) 3.5W Plug-In Lamp	Timeclock	4	4,380	0.0	580	0	\$104	\$68	\$5	0.6
Library 1	19	Compact Fluorescent: (2) 30W Plug-in Lamps	Wall Switch	S	60	3,300	1, 3	Relamp	Yes	19	LED Lamps: (2) 3.5W Plug-In Lamps	Occupancy Sensor	7	2,277	0.9	3,736	-1	\$660	\$783	\$73	1.1
Library 1	9	Exit Signs: ExitSign-Inc-30W-1L	None		30	8,760	2	Fixture Replacement	No	9	LED Exit Signs: 2 W Lamp	None	6	8,760	0.2	2,044	0	\$361	\$652	\$0	1.8
Library 1	25	LED - Linear Tubes: 2' T8 (18W) - 2L	Wall Switch	S	36	3,300	3	None	Yes	25	LED - Linear Tubes: 2' T8 (18W) - 2L	Occupancy Sensor	36	2,277	0.2	994	0	\$176	\$270	\$35	1.3
Library 1	3	Linear Fluorescent - T8: 2' T8 (20W) - 2L	Wall Switch	S	40	3,300	1, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 2' Lamps	Occupancy Sensor	26	2,277	0.1	240	0	\$42	\$1,226	\$167	25.0
Library 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,300	1, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,277	0.1	299	0	\$53	\$305	\$60	4.6
Library 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,300	1, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,277	0.1	449	0	\$79	\$226	\$50	2.2
Mechanical 1	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,300	1	Relamp	No	8	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,300	0.2	941	0	\$166	\$292	\$80	1.3
Mechanical 2	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,300	1	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,300	0.1	470	0	\$83	\$146	\$40	1.3
Recreation 1	4	Exit Signs: ExitSign-Inc-30W-1L	None		30	8,760	2	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.1	908	0	\$160	\$290	\$0	1.8
Recreation 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	3,300	1, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,277	0.1	527	0	\$93	\$262	\$60	2.2
Restroom - Female 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,300	1, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,277	0.1	299	0	\$53	\$189	\$40	2.8
Restroom - Male 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,300	1, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,277	0.1	299	0	\$53	\$189	\$40	2.8
Restroom - Unisex 1	1	Linear Fluorescent - T8: 2' T8 (20W) - 2L	Wall Switch	S	40	3,300	1	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,300	0.0	82	0	\$14	\$33	\$6	1.8
Restroom - Unisex 2	1	Linear Fluorescent - T8: 2' T8 (20W) - 2L	Wall Switch	S	40	3,300	1	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,300	0.0	82	0	\$14	\$33	\$6	1.8
Exterior 1	20	Metal Halide: (1) 100W Lamp	Timeclock		128	4,380	1	Relamp	No	20	LED Lamps: 20W LED corn lamp	Timeclock	27	4,380	0.0	8,848	0	\$1,588	\$3,000	\$0	1.9



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?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Whole Building Pnuematic control system	1	Air Compressor	1.5	86.5%	No	Marathone Electric	KVA145TTDP6028 A	W	2,500		No	86.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Whole Building	2	Chilled Water Pump	5.0	87.5%	No	AO Smith Century plus 3		W	904	5, 6	Yes	89.5%	Yes	2	1.9	3,006	0	\$540	\$10,055	\$1,800	15.3
Mechanical Room	Mechanical Room	1	Exhaust Fan	0.3	65.0%	No	GE	5kcp39kg	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Whole Building	9	Supply Fan	2.0	84.0%	No	Various		W	4,380		No	84.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Mechanical Room	7	Heating Hot Water Pump	0.2	68.5%	No	B&G		W	5,824		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	AHU CW/HW coils	9	Other	0.1	69.5%	No	B&G		W	5,824		No	69.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Whole Building	2	Heating Hot Water Pump	5.0	87.5%	No	B&G		W	2,912		No	87.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Whole Building	6	Return Fan	0.8	81.8%	0				4,380	5, 7	Yes	81.8%	Yes	6	1.3	6,741	0	\$1,210	\$19,850	\$300	16.2

Packaged HVAC Inventory & Recommendations

		Existing Conditions										Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/ EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/ EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Rest Rooms	Rest Rooms	2	Unit Heater		17.00					W		No							0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Rooms	Mechanical Rooms	2	Unit Heater		17.00					W		No							0.0	0	0	\$0	\$0	\$0	0.0

Electric Chiller Inventory & Recommendations

		Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
On Grade	Whole Building	1	Air-Cooled Scroll Chiller	70.00	TRANE	CGCC0704RN	B	8	Yes	1	Air-Cooled Scroll Chiller	Variable	70.00	1.24	0.74	12.3	4,903	0	\$880	\$81,436	\$6,300	85.4

Space Heating Boiler 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)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Mechanical Room	1	Condensing Hot Water Boiler	272	Hydrotherm	AH-300	B	9	Yes	1	Condensing Hot Water Boiler	272	93.00%	AFUE	0.0	0	5	\$62	\$11,555	\$1,000	169.3
Mechanical Room	Mechanical Room	3	Condensing Hot Water Boiler	288	Weil McLean	Ultra-310	W		No						0.0	0	0	\$0	\$0	\$0	0.0



DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Library 1	Library	1	Storage Tank Water Heater (≤ 50 Gal)	Ruud	PES30-1	B		No						0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Unisex 2	Rest Rooms	1	Storage Tank Water Heater (> 50 Gal)	AO Smith		W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Back offices	10	3	Faucet Aerator (Kitchen)	2.00	1.50	0.0	123	0	\$22	\$22	\$6	0.7
Recreation 1	10	1	Faucet Aerator (Kitchen)	2.00	1.50	0.0	41	0	\$7	\$7	\$2	0.7
Restroom - Female 1	10	2	Faucet Aerator (Lavatory)	2.00	0.50	0.0	245	0	\$44	\$14	\$7	0.2
Restroom - Male 1	10	2	Faucet Aerator (Lavatory)	2.00	0.50	0.0	245	0	\$44	\$14	\$7	0.2
Restroom - Unisex 1	10	1	Faucet Aerator (Lavatory)	2.00	0.50	0.0	123	0	\$22	\$7	\$4	0.2
Restroom - Unisex 2	10	1	Faucet Aerator (Lavatory)	2.00	0.50	0.0	123	0	\$22	\$7	\$4	0.2




Plug Load Inventory

Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Back offices	1	Coffee Machine	1,000			
Recreation 1	1	Coffee Machine	1,000			
Back offices	1	Dehumidifier	591			
Recreation 1	1	Dehumidifier	591			
Back offices	1	Desktop	80			
Library 1	20	Desktop	80			
Recreation 1	3	Desktop	80			
Back offices	2	Microwave	1,000			
Recreation 1	1	Microwave	1,001			
Back offices	3	Printer (Medium/Small)	80			
Back offices	3	Printer/Copier (Large)	70			
Library 1	1	Printer/Copier (Large)	70			
Back offices	1	Refrigerator (Mini)	250			
Back offices	1	Refrigerator (Residential)	500			
Recreation 1	1	Refrigerator (Residential)	500			
Library 1	1	Television	80			
Recreation 1	1	Television	80			
Back offices	1	Toaster Oven	1,000			

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

Energy use intensity (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.



ENERGY STAR® Statement of Energy Performance

N/A

Galloway Township Library

Primary Property Type: Library
Gross Floor Area (ft²): 16,300
Built: 1995

ENERGY STAR® Score¹

For Year Ending: November 30, 2021
Date Generated: June 02, 2023

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
Galloway Township Library 306 Jimmie Leeds Road Galloway, New Jersey 08205	Atlantic County 1227 Drexel Avenue Atlantic City, NJ 08401 (609) 343-2284	Jerry Griffin 1227 Drexel Avenue Atlantic City, NJ 08401 (609) 343-2284 griffin_jerry@aclink.org

Property ID: 25082971

Energy Consumption and Energy Use Intensity (EUI)

Site EUI	Annual Energy by Fuel	National Median Comparison
107.8 kBtu/ft²	Electric - Grid (kBtu) 859,788 (49%) Natural Gas (kBtu) 897,903 (51%)	National Median Site EUI (kBtu/ft²) 75.4 National Median Source EUI (kBtu/ft²) 143.6 % Diff from National Median Source EUI 43%
Source EUI		
205.5 kBtu/ft²	Annual Emissions Total (Location-Based) GHG Emissions (Metric Tons CO2e/year) 123	

Signature & Stamp of Verifying Professional

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

LP Signature: _____ Date: _____

Licensed Professional

Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

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

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

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