Local Government Energy Audit Report

Chatham Township Fire Headquarters and Tree Shed

October 16, 2023

Prepared for:

Chatham Township Volunteer Fire Department

495 River Road

Chatham, New Jersey 07928

Prepared by:

TRC

317 George Street

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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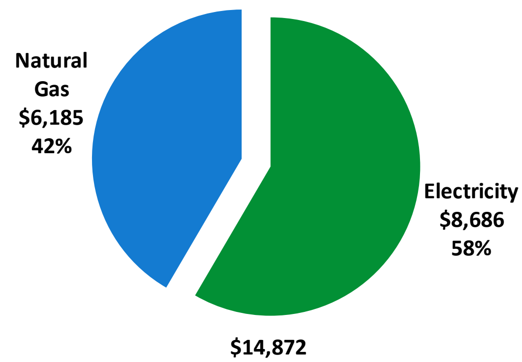
1 Executive Summary

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Chatham Township Fire Headquarters and Tree Shed. 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

Annual Utilities	Costs: $14,872 Electricity: 60,720 kWh Natural Gas: 4,562 Therms	
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.

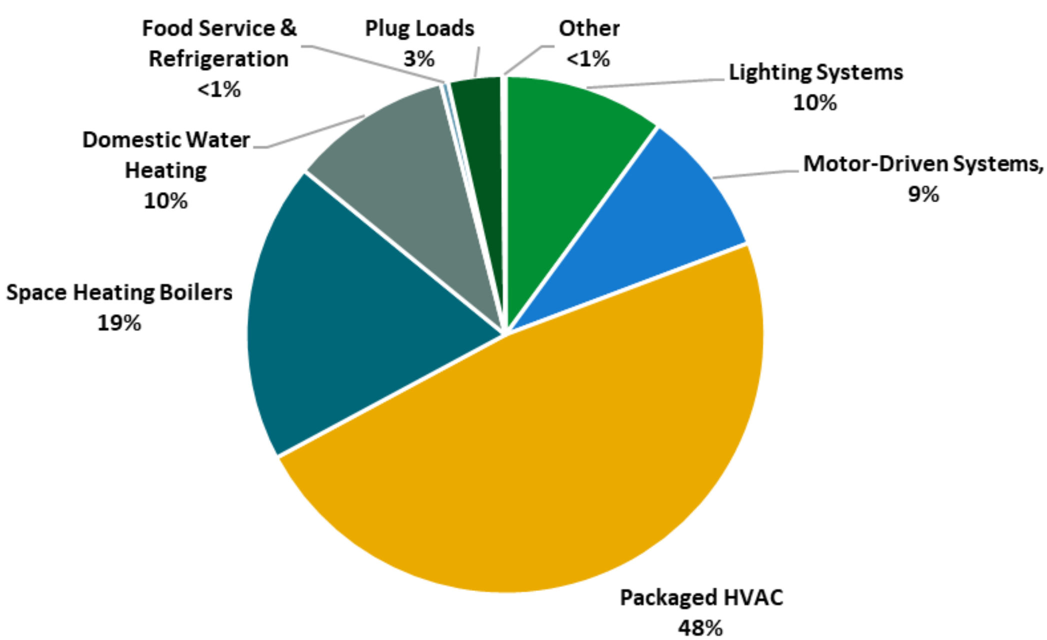


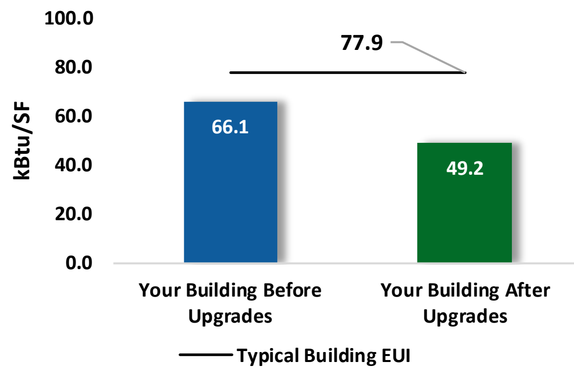
Figure 1 - Energy Use by System

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.

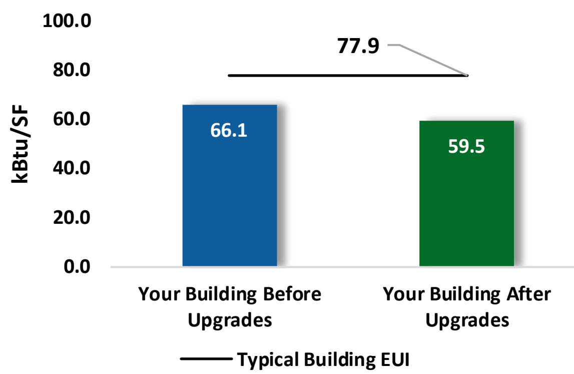
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	$78,796
Potential Rebates & Incentives[1]	$3,924
Annual Cost Savings	$3,240
Annual Energy Savings	Electricity: 9,764 kWh Natural Gas: 1,360 Therms
Greenhouse Gas Emission Savings	13 Tons
Simple Payback	23.1 Years
Site Energy Savings (All Utilities)	26%



Scenario 2: Cost Effective Package[2]

Installation Cost	$14,821
Potential Rebates & Incentives	$2,216
Annual Cost Savings	$1,848
Annual Energy Savings	Electricity: 9,787 kWh Natural Gas: 331 Therms
Greenhouse Gas Emission Savings	7 Tons
Simple Payback	6.8 Years
Site Energy Savings (all utilities)	10%



On-site Generation Potential

Photovoltaic	None
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_2e Emissions Reduction (lbs)
Lighting Upgrades			**5,093**	**1.8**	**-1**	**$718**	**$6,697**	**$804**	**$5,893**	**8.2**	**5,041**
ECM 1	Install LED Fixtures	Yes	1,464	0.0	0	$210	$2,761	$300	$2,461	11.7	1,475
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	71	0.1	0	$10	$259	$24	$235	23.5	70
ECM 3	Retrofit Fixtures with LED Lamps	Yes	3,557	1.7	-1	$499	$3,677	$480	$3,197	6.4	3,496
Lighting Control Measures			**1,420**	**0.4**	**0**	**$199**	**$2,148**	**$375**	**$1,773**	**8.9**	**1,394**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	676	0.4	0	$95	$1,698	$235	$1,463	15.4	664
ECM 5	Install High/Low Lighting Controls	Yes	743	0.1	0	$104	$450	$140	$310	3.0	730
Variable Frequency Drive (VFD) Measures			**6,036**	**3.4**	**0**	**$863**	**$20,586**	**$1,225**	**$19,361**	**22.4**	**6,078**
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	2,761	1.9	0	$395	$15,558	$325	$15,233	38.6	2,780
ECM 7	Install VFDs and CO sensing on Truck Bay Exhaust System	Yes	3,275	1.5	0	$468	$5,028	$900	$4,128	8.8	3,298
Unitary HVAC Measures			**3,438**	**4.3**	**0**	**$492**	**$28,491**	**$1,383**	**$27,109**	**55.1**	**3,462**
ECM 8	Install High Efficiency Air Conditioning Units	No	3,438	4.3	0	$492	$28,491	$1,383	$27,109	55.1	3,462
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**37**	**$500**	**$17,542**	**$0**	**$17,542**	**35.1**	**4,321**
ECM 9	Install High Efficiency Unit Heaters	No	0	0.0	37	$500	$17,542	$0	$17,542	35.1	4,321
HVAC System Improvements			**0**	**0.0**	**32**	**$433**	**$891**	**$114**	**$777**	**1.8**	**3,738**
ECM 10	Install Pipe Insulation	Yes	0	0.0	32	$433	$891	$114	$777	1.8	3,738
Domestic Water Heating Upgrade			**0**	**0.0**	**2**	**$30**	**$57**	**$24**	**$33**	**1.1**	**255**
ECM 11	Install Low-Flow DHW Devices	Yes	0	0.0	2	$30	$57	$24	$33	1.1	255
Custom Measures			**-6,222**	**0.0**	**66**	**$5**	**$2,383**	**$0**	**$2,383**	**476.6**	**1,462**
ECM 12	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-6,222	0.0	66	$5	$2,383	$0	$2,383	476.6	1,462
TOTALS (COST EFFECTIVE MEASURES)			**9,787**	**3.7**	**33**	**$1,848**	**$14,821**	**$2,216**	**$12,605**	**6.8**	**13,726**
TOTALS (ALL MEASURES)			**9,764**	**9.9**	**136**	**$3,240**	**$78,796**	**$3,924**	**$74,872**	**23.1**	**25,751**

* - 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 4: Energy Conservation Measures.**

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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 (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Chatham Township Fire Headquarters and Tree Shed. 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 June 6, 2023, TRC performed an energy audit at Chatham Township Fire Headquarters and Tree Shed located in Chatham, New Jersey. TRC met with Fire Department Chief Matt Chase to review the facility operations and help focus our investigation on specific energy-using systems.

Chatham Township Fire Headquarters is a two-story, 10,032 square foot building built in 1993. Spaces include a large garage, offices, communal meeting spaces, lounge and kitchen area, laundry room, workout room, restrooms, corridors, stairwells, and small mechanical spaces. There are also two small sheds built in 2018 used for Christmas tree sales and storage.

Recent improvements

Over the past few years, staff has converted most of the lighting to LED.

2.2 Building Occupancy

The facility is occupied sporadically Monday through Sunday at all hours. It is used on an as-needed basis as emergencies are needed. The fire station responds to approximately 400 calls annually. All staff are volunteers. The two community meeting spaces are used for special town events and as voting locations throughout the year. The tree sheds are only occupied November through Christmas for tree sales.

The facility is occupied intermittently, as needed for maintenance and operations.

Building Name	Weekday/Weekend	Operating Schedule
Headquarters	Weekday	12:00AM - 12:00 AM
	Weekend	12:00AM - 12:00 AM
Tree Shed (November to December)	Weekday	2:00PM - 9:00 PM
	Weekend	2:00PM - 9:00 PM

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

Building walls are concrete block over structural steel with a combination of decorative cement block and vinyl siding facade. The structure supports a south-facing pitched roof with a metal deck covered with asphalt shingles. Roof encloses conditioned space. There is an insulated drop ceiling and crawl space between the roof and part of the second floor.

The building has very few windows. Some of the windows are made of glass cube masonry. The windows are doubled-paned and have aluminum frames with a thermal break. The glass-to-frame seals are in fair condition. The operable window weather seals are in fair condition, showing little evidence of excessive wear. Exterior doors have aluminum frames and are in fair condition with undamaged door seals. Most of the exterior doors are floor to ceiling glass, set in aluminum frames. There are five large, motorized garage doors that open to a single garage that stores the fire trucks. Degraded window and door seals increase drafts and outside air infiltration.

Garage Doors and Parking Lot View of Building

Roadside View of the Building Siding

Side Entrances

Asphalt Shingles

2.4 Lighting Systems

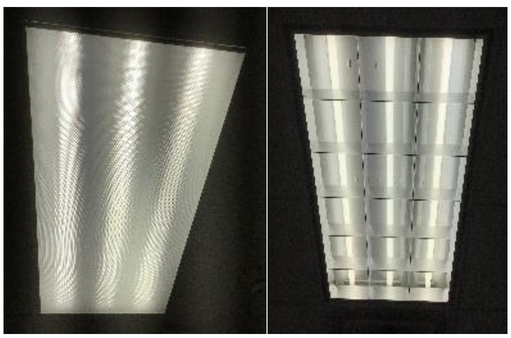
The primary interior lighting system uses 4-foot, 14.5-Watt linear LED tube T8 equivalent lamps. Fixture types include 1-lamp, 3-lamp, and 4-lamp, 4-foot long recessed and surface mounted fixtures, and 2-foot recessed fixtures with U-bend tube lamps. There are several 32-Watt linear and U-bend fluorescent lamps throughout. The restrooms also contain a few 2-foot 20-Watt linear fluorescent T12 bulb vanity fixtures. Typically, T8 fluorescent lamps use electronic ballasts and T12 fluorescent lamps use magnetic ballasts.

The lensed recessed fixtures are prismatic and in good condition, with little to no yellowing. A few recessed fixtures have parabolic louvers.

There are several recessed can fixtures, some with 9.4-Watt screw-in LED lamps and others with 13-Watt twin compact fluorescent lamp (CFL) plug-ins. The meeting room also has a few chandelier fixtures that incorporate 25-Watt incandescent candelabra bulbs. The tree shed has LED fixtures that are operated seasonally as needed.

All exit signs are LED. Most fixtures are in good condition. Interior lighting levels were generally sufficient.

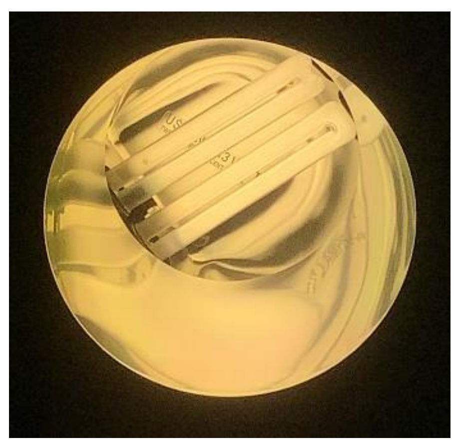
Most interior lighting is controlled by occupancy sensors, such as large rooms and bathrooms, but a few spaces still have manual wall switches.



Linear Tube Recessed Prismatic and Parabolic

U-bend Linear Fluorescent and LED Equivalent

Chandelier



Twin CFL Can

Pendant Vapor Tight T8 bulbs

Bathroom Vanity T12 bulbs

Wall-Mounted Occupancy Sensor

Ceiling-Mounted Occupancy Sensor

Exterior fixtures include wall packs, area lights, recessed canopy lights, and parking lot pole lights with LED lamps. Most of the exterior lighting is controlled by timers.

A few of the wall packs use CFL sources and are equipped with photocell integrated control.

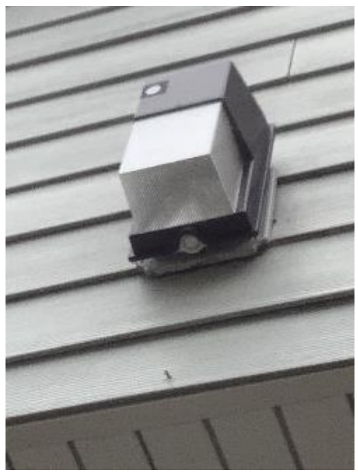
Pole-mounted floodlights around the tree shed are used only during Christmas tree sales and are controlled by switch or breaker. Fixtures are a mix of HID and LED.

Parking Lot Pole Light

HID Floodlights for Trees

LED Area Light

CFL Wall Pack



LED wall pack

LED Canopy Lights and Surface Mounted Area Light

Timer

Timers

Timer (Flag and Sign Light)

2.5 Air Handling Systems

Unitary Heating Equipment

The apparatus room is heated by four gas-fired furnaces hanging from the truck bay ceiling. These vary in capacity between 160 MBh and 280 MBh each and are rated for 80% efficiency. The units are operating beyond their useful life.

All heating is controlled by Ecobee thermostats, which are controlled either manually on-site or remotely by the Department Chief on his phone when a call comes in. The heaters automatically turn off when the garage doors are open.

Unit Heaters

Ecobee Smart Thermostat

Air Handling Units (AHUs)

The facility is conditioned by four air-handling units which are each equipped with a constant speed supply fan, refrigerant coil, and hot water coil. Cooling is provided by outdoor condensing units and the heating source is provided by the hot water boiler.

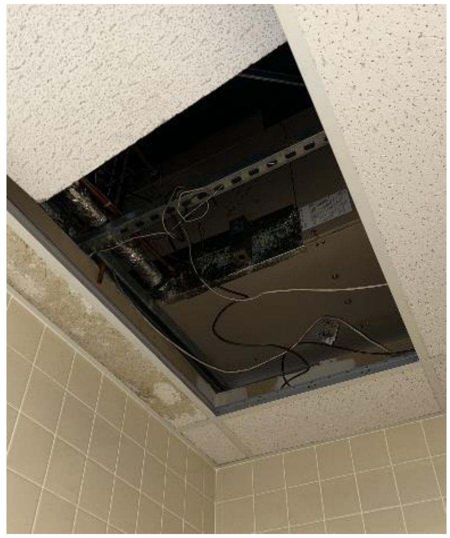
AHU	Area Served	Motor horsepower	Motor efficiency
AHU-1A	Public Room	2.00	84.0%
AHU-1B	Crew Room	1.50	84.0%
AHU-2A	Officer's Offices	0.75	70.0%
AHU-2B	Meeting Room	2.00	84.0%

AHU-1A and AHU-2A are in the boiler room. The other two units are in the ceiling above the crew room.

Two of the outdoor condensing units are in fair condition and the other two are operating beyond their useful life. System cooling capacities range between 4 tons and 10 tons while efficiencies are between 8.9 EER and 13 EER.

Heating and cooling are controlled by Ecobee thermostats, which are controlled manually on location or remotely by the Department Chief on his phone. The heating side of these systems is described in Section 2.6.

AHU-1A



AHU-1B

AHU-2A

AHU-2B

2.6 Heating Hot Water Systems

The building has two natural gas boilers that service the hot water heating systems in the four air handling units.

Boiler #1 serves the heating system for the public room and crew room. It is a Thermoflo hot water boiler with a capacity of 145 MBh and an efficiency rating of 82.86%. Boiler #2 serves the heating system for the offices and meeting room. It is a Crown Boiler Company hot water boiler with a capacity of 168 MBh and an efficiency rating of 80%. The boilers were installed in 2013 and are in good condition.

The hydronic distribution system is a heating- only system.

The boilers serve a primary-only distribution system, each with only one constant speed heating hot water pump. Both use fractional motors.

There is no insulation on the piping for either boiler, amounting to about 28 feet of 1.5-inch uninsulated supply piping. There is also 6 feet of 0.5-inch uninsulated hot water piping at AHU-2A.

Boiler #1

Boiler #2

2.7 Domestic Hot Water

Hot water is produced by a Bradford White 50 gallon, 40 MBh gas-fired storage water heater with an efficiency rating of 80%. One, 0.025 hp circulation pump distributes water to end uses. The circulation pump operates continuously.

Visible domestic hot water pipes are not insulated. At the storage water heater, about 9 feet of 1.25-inch and 8 feet of 0.50-inch piping was exposed. In the laundry room there was also 13 feet of 0.75 domestic hot water supply piping for the washing machine that was uninsulated.

Domestic Hot Water Heater

Domestic Hot Water Clothes Washer Supply

2.8 Food Service and Refrigeration Equipment

The kitchen has a residential-style gas range that is used to prepare communal meals for the team of volunteer firefighters. Equipment is not high efficiency and is in fair condition.

The dishwasher is a non-ENERGY STAR residential door type unit with a drying cycle.

The kitchen has a residential-style refrigerator, and the crew room has a commercial 6-foot refrigerator chest.

Visit https://www.energystar.gov/products/commercial_food_service_equipment for the latest information on high efficiency food service equipment.

Gas Range

Refrigerator Chest

2.9 Plug and Process Load

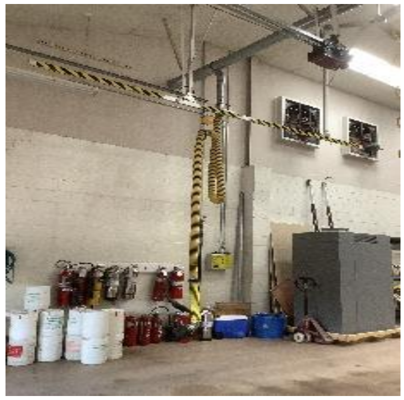
The location is doing a great job managing the electrical plug loads. This report makes additional suggestions for ECMs in this area as well as energy efficient best practices.

There are seven computer workstations throughout the facility. Plug loads include general café equipment such as a microwave and coffee maker, and general office equipment such as printers and paper shredder, which get consistent use. There are several televisions and some residential-style refrigerators throughout the building. These vary in condition and efficiency. There is also an ice maker.

There is a commercial stacked electric washer and dryer, and a firefighter uniform washer.

There is also some shop equipment and an industrial exhaust system of fans that operate in the apparatus room. There is a relatively new 5-hp Quincy air compressor used for the trucks' air brakes. Each garage door in the apparatus room also has a garage door motor.

Apparatus Room Truck Exhaust



Apparatus Room Fans and Garage Door Motor

Air Compressor

Ice Maker

Office Equipment

Grinder

2.10 Water-Using Systems

There are five restrooms with toilets, urinals, sinks, and showers. Lavatory faucet flow rates range between 1.20 gallons per minute (gpm) and 2.2 gpm.

Kitchen sink faucet flow rates range between 1.8 gpm and 2.2 gpm.

The residential dishwasher, residential clothes washer, and commercial fire fighter uniform washer are all fed by the domestic hot water system.

Lavatory Faucet

Kitchen Sink

Showerhead

Dishwasher

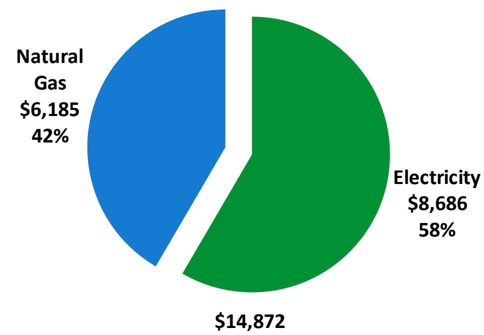
Washer-Dryer

Firefighter Uniform Washer

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	60,720 kWh	$8,686
Natural Gas	4,562 Therms	$6,185
Total		$14,872



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.

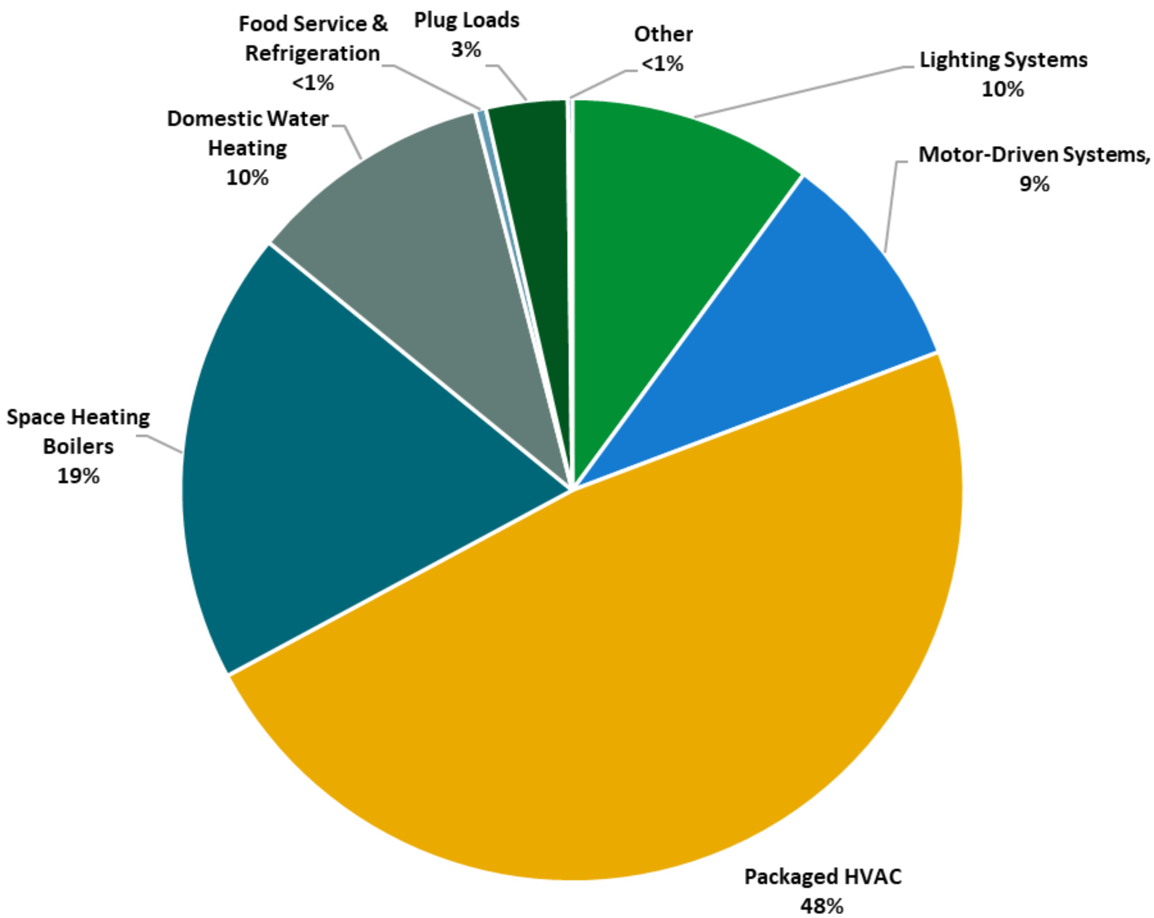
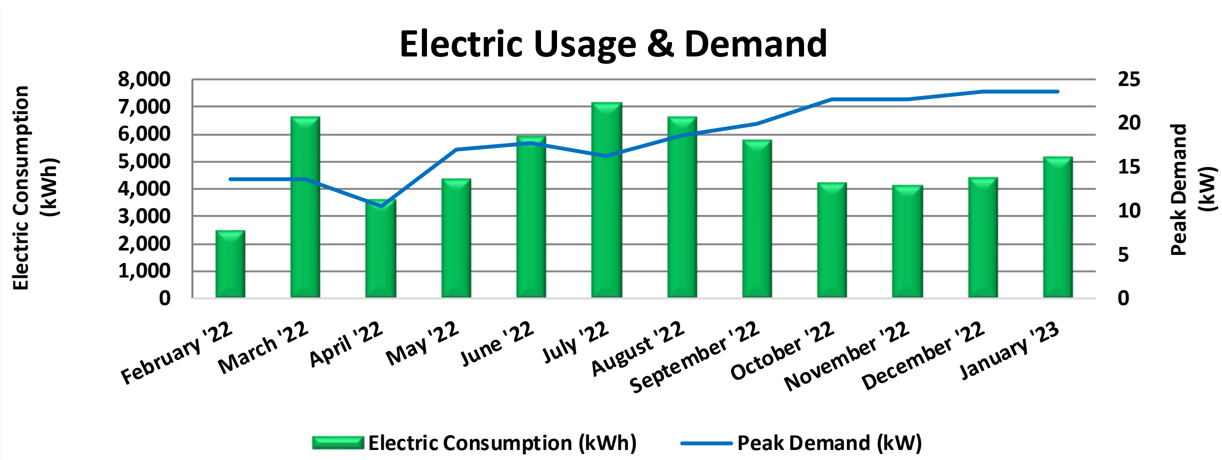


Figure 4 - Energy Balance

3.1 Electricity

JCP&L delivers electricity under rate class General Service Secondary 3 Phase JC_GS3_01F.



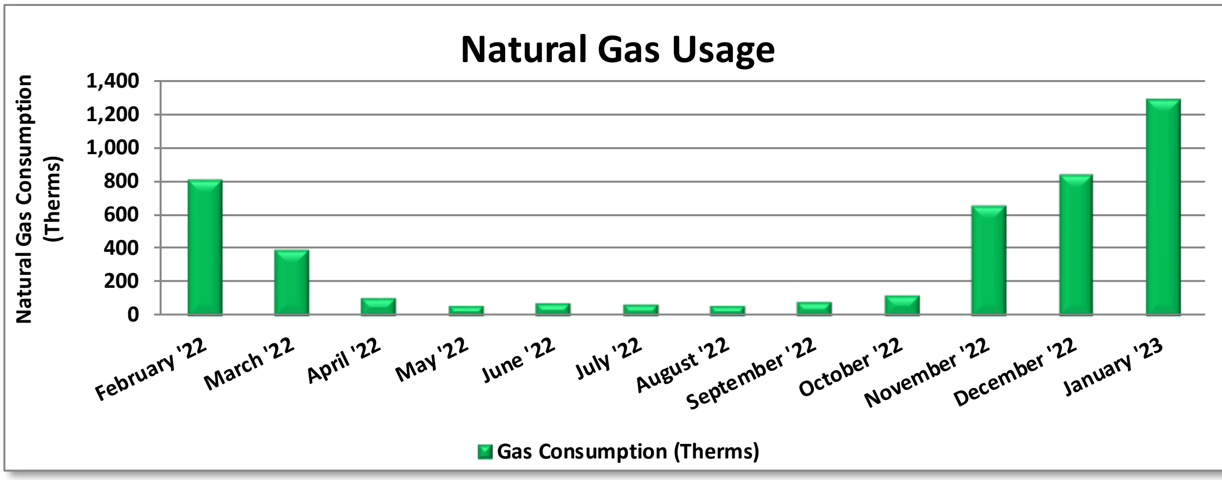
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
3/9/22	28	2,480	14	$81	$424
4/11/22	33	6,640	14	$81	$886
5/12/22	31	3,640	11	$81	$555
6/10/22	29	4,400	17	$137	$678
7/13/22	33	5,960	18	$141	$808
8/11/22	29	7,160	16	$128	$914
9/13/22	33	6,640	19	$148	$899
10/12/22	29	5,800	20	$147	$830
11/10/22	29	4,240	23	$81	$603
12/10/22	30	4,160	23	$168	$679
1/11/23	32	4,440	24	$168	$712
2/9/23	29	5,160	24	$85	$699
Totals	**365**	**60,720**	**24**	**$1,447**	**$8,686**
Annual	**365**	**60,720**	**24**	**$1,447**	**$8,686**

Notes:

- Peak demand of 24 kW occurred in December '22.
- Average demand over the past 12 months was 18 kW.
- The average electric cost over the past 12 months was $0.143/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

PSE&G delivers natural gas under rate class General Service Gas Heating - GSG (HTG).



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
3/16/22	30	810	$1,032
4/14/22	29	395	$487
5/16/22	32	106	$155
6/15/22	30	66	$115
7/15/22	30	79	$133
8/15/22	31	67	$114
9/14/22	30	63	$118
10/13/22	29	89	$154
11/12/22	30	128	$191
12/14/22	32	658	$916
1/17/23	34	843	$1,218
2/17/23	31	1,295	$1,603
Totals	**368**	**4,599**	**$6,236**
Annual	**365**	**4,562**	**$6,185**

Notes:

- The average gas cost for the past 12 months is $1.356/therm, which is the blended rate used throughout the analysis.
- There is a natural gas back-up generator on the property that gets tested regularly and is used in emergencies.

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.

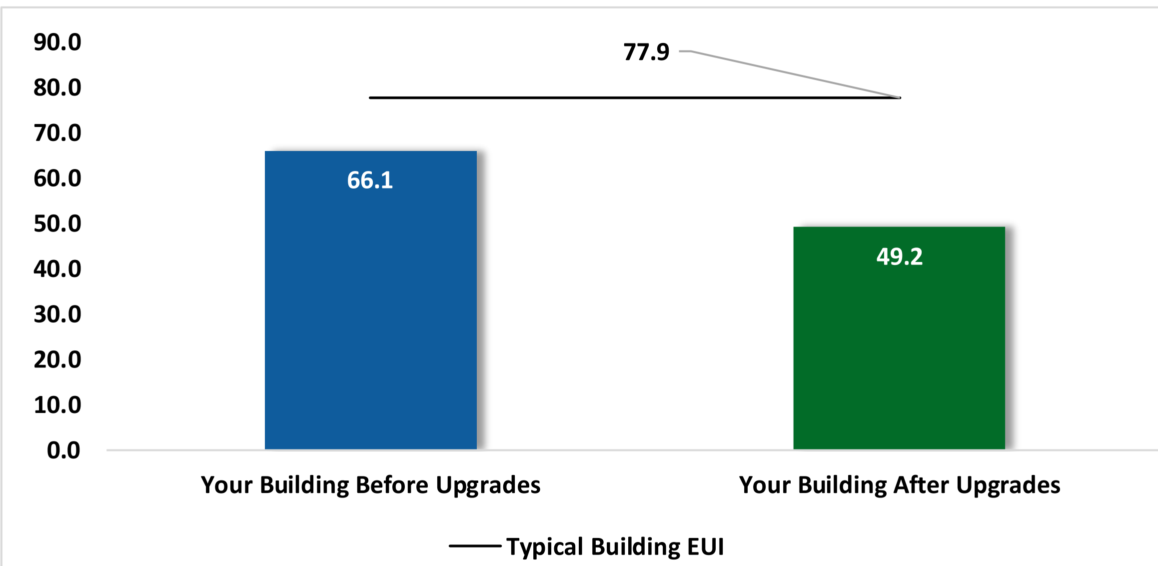


Figure 5 - Energy Use Intensity Comparison[3]

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

We have created a Portfolio Manager account for your facility and 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_2e Emissions Reduction (lbs)
Lighting Upgrades			**5,093**	**1.8**	**-1**	**$718**	**$6,697**	**$804**	**$5,893**	**8.2**	**5,041**
ECM 1	Install LED Fixtures	Yes	1,464	0.0	0	$210	$2,761	$300	$2,461	11.7	1,475
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	71	0.1	0	$10	$259	$24	$235	23.5	70
ECM 3	Retrofit Fixtures with LED Lamps	Yes	3,557	1.7	-1	$499	$3,677	$480	$3,197	6.4	3,496
Lighting Control Measures			**1,420**	**0.4**	**0**	**$199**	**$2,148**	**$375**	**$1,773**	**8.9**	**1,394**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	676	0.4	0	$95	$1,698	$235	$1,463	15.4	664
ECM 5	Install High/Low Lighting Controls	Yes	743	0.1	0	$104	$450	$140	$310	3.0	730
Variable Frequency Drive (VFD) Measures			**6,036**	**3.4**	**0**	**$863**	**$20,586**	**$1,225**	**$19,361**	**22.4**	**6,078**
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	2,761	1.9	0	$395	$15,558	$325	$15,233	38.6	2,780
ECM 7	Install VFDs and CO sensing on Truck Bay Exhaust System	Yes	3,275	1.5	0	$468	$5,028	$900	$4,128	8.8	3,298
Unitary HVAC Measures			**3,438**	**4.3**	**0**	**$492**	**$28,491**	**$1,383**	**$27,109**	**55.1**	**3,462**
ECM 8	Install High Efficiency Air Conditioning Units	No	3,438	4.3	0	$492	$28,491	$1,383	$27,109	55.1	3,462
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**37**	**$500**	**$17,542**	**$0**	**$17,542**	**35.1**	**4,321**
ECM 9	Install High Efficiency Unit Heaters	No	0	0.0	37	$500	$17,542	$0	$17,542	35.1	4,321
HVAC System Improvements			**0**	**0.0**	**32**	**$433**	**$891**	**$114**	**$777**	**1.8**	**3,738**
ECM 10	Install Pipe Insulation	Yes	0	0.0	32	$433	$891	$114	$777	1.8	3,738
Domestic Water Heating Upgrade			**0**	**0.0**	**2**	**$30**	**$57**	**$24**	**$33**	**1.1**	**255**
ECM 11	Install Low-Flow DHW Devices	Yes	0	0.0	2	$30	$57	$24	$33	1.1	255
Custom Measures			**-6,222**	**0.0**	**66**	**$5**	**$2,383**	**$0**	**$2,383**	**476.6**	**1,462**
ECM 12	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-6,222	0.0	66	$5	$2,383	$0	$2,383	476.6	1,462
TOTALS			**9,764**	**9.9**	**136**	**$3,240**	**$78,796**	**$3,924**	**$74,872**	**23.1**	**25,751**

* - 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_2e Emissions Reduction (lbs)
Lighting Upgrades		**5,093**	**1.8**	**-1**	**$718**	**$6,697**	**$804**	**$5,893**	**8.2**	**5,041**
ECM 1	Install LED Fixtures	1,464	0.0	0	$210	$2,761	$300	$2,461	11.7	1,475
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	71	0.1	0	$10	$259	$24	$235	23.5	70
ECM 3	Retrofit Fixtures with LED Lamps	3,557	1.7	-1	$499	$3,677	$480	$3,197	6.4	3,496
Lighting Control Measures		**1,420**	**0.4**	**0**	**$199**	**$2,148**	**$375**	**$1,773**	**8.9**	**1,394**
ECM 4	Install Occupancy Sensor Lighting Controls	676	0.4	0	$95	$1,698	$235	$1,463	15.4	664
ECM 5	Install High/Low Lighting Controls	743	0.1	0	$104	$450	$140	$310	3.0	730
Variable Frequency Drive (VFD) Measures		**3,275**	**1.5**	**0**	**$468**	**$5,028**	**$900**	**$4,128**	**8.8**	**3,298**
ECM 7	Install VFDs and CO sensing on Truck Bay Exhaust System	3,275	1.5	0	$468	$5,028	$900	$4,128	8.8	3,298
HVAC System Improvements		**0**	**0.0**	**32**	**$433**	**$891**	**$114**	**$777**	**1.8**	**3,738**
ECM 10	Install Pipe Insulation	0	0.0	32	$433	$891	$114	$777	1.8	3,738
Domestic Water Heating Upgrade		**0**	**0.0**	**2**	**$30**	**$57**	**$24**	**$33**	**1.1**	**255**
ECM 11	Install Low-Flow DHW Devices	0	0.0	2	$30	$57	$24	$33	1.1	255
TOTALS		**9,787**	**3.7**	**33**	**$1,848**	**$14,821**	**$2,216**	**$12,605**	**6.8**	**13,726**

* - 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_2e Emissions Reduction (lbs)
Lighting Upgrades		**5,093**	**1.8**	**-1**	**$718**	**$6,697**	**$804**	**$5,893**	**8.2**	**5,041**
ECM 1	Install LED Fixtures	1,464	0.0	0	$210	$2,761	$300	$2,461	11.7	1,475
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	71	0.1	0	$10	$259	$24	$235	23.5	70
ECM 3	Retrofit Fixtures with LED Lamps	3,557	1.7	-1	$499	$3,677	$480	$3,197	6.4	3,496

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: Install LED Fixtures

Replace existing fixtures containing HID floodlights and CFL wall packs lamps with new LED light fixtures. This measure saves energy by installing LEDs, which use less power than other technologies with a comparable light output. HID fixtures around the tree shed have high payback period because the use is limited to seasonal tree sales.

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

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

Affected Building Areas: exterior wall packs and exterior lights around tree shed

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Retrofit fluorescent fixtures by removing the fluorescent tubes and ballasts and replacing them with LED tubes and LED drivers (if necessary), which are designed to be used in retrofitted fluorescent fixtures.

The measure uses the existing fixture housing but replaces the electric components with more efficient lighting technology, which use less power than other lighting technologies but provides equivalent lighting output. Maintenance savings may also be achieved since LED tubes last longer than fluorescent tubes and, therefore, do not need to be replaced as often.

Affected Building Areas: restrooms

ECM 3: Retrofit Fixtures with LED Lamps

Replace fluorescent, CFL, and incandescent 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: restrooms, crew room, kitchen, meeting room, boiler room, janitor closet, and kitchen

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_2e Emissions Reduction (lbs)
Lighting Control Measures		**1,420**	**0.4**	**0**	**$199**	**$2,148**	**$375**	**$1,773**	**8.9**	**1,394**
ECM 4	Install Occupancy Sensor Lighting Controls	676	0.4	0	$95	$1,698	$235	$1,463	15.4	664
ECM 5	Install High/Low Lighting Controls	743	0.1	0	$104	$450	$140	$310	3.0	730

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

ECM 4: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: workout room, compressor room, officer's office, kitchen, and upstairs restroom foyer

ECM 5: Install High/Low Lighting Controls

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

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

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

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

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

Affected Building Areas: stairwells

4.3 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**6,036**	**3.4**	**0**	**$863**	**$20,586**	**$1,225**	**$19,361**	**22.4**	**6,078**
ECM 6	Install VFDs on Constant Volume (CV) Fans	2,761	1.9	0	$395	$15,558	$325	$15,233	38.6	2,780
ECM 7	Install VFDs and CO sensing on Truck Bay Exhaust System	3,275	1.5	0	$468	$5,028	$900	$4,128	8.8	3,298

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 6: Install VFDs on Constant Volume (CV) Fans

We evaluated installing VFDs to control constant volume fan motor speeds. This converts a constant-volume, single-zone air handling system into a variable-air-volume (VAV) system. A separate VFD is usually required to control the return fan motor or dedicated exhaust fan motor if the air handler has one.

Zone thermostats signal the VFD to adjust fan speed to maintain the appropriate temperature in the zone, while maintaining a constant supply air temperature.

For air handlers with direct expansion (DX) cooling systems, the minimum air flow across the cooling coil required to prevent the coil from freezing must be determined during the final project design. The control system programming should maintain the minimum air flow whenever the compressor is operating. Prior to implementation, verify minimum fan speed in cooling mode with the manufacturer. Note that savings will vary depending on the operating characteristics of each AHU.

Energy savings result from reducing the fan speed (and power) when conditions allow for reduced air flow.

Affected Air Handlers: public room, crew room, and meeting room

ECM 7: Install VFDs and CO sensing on Truck Bay Exhaust System

Install carbon monoxide (CO) sensors and VFDs and controls to modulate truck bay exhaust fans so they operate when CO is present and ramp down as CO levels dissipate. Be sure your fan control strategy incorporates the proper sensor inputs in order to be fully functional.

Energy savings result from reducing the exhaust fan motor speeds (and power) when conditions allow for reduced ventilation.

4.4 Unitary HVAC

#	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_2e Emissions Reduction (lbs)
Unitary HVAC Measures		**3,438**	**4.3**	**0**	**$492**	**$28,491**	**$1,383**	**$27,109**	**55.1**	**3,462**
ECM 8	Install High Efficiency Air Conditioning Units	3,438	4.3	0	$492	$28,491	$1,383	$27,109	55.1	3,462

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

ECM 8: Install High Efficiency Air Conditioning Units

We evaluated replacing the older, standard efficiency condensing units with high efficiency equipment. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling and heating load, and the estimated annual operating hours.

Affected Units: public room and crew room

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**37**	**$500**	**$17,542**	**$0**	**$17,542**	**35.1**	**4,321**
ECM 9	Install High Efficiency Unit Heaters	0	0.0	37	$500	$17,542	$0	$17,542	35.1	4,321

ECM 9: Install High Efficiency Unit Heaters

We evaluated replacing existing standard gas-fired unit heaters with high efficiency gas-fired condensing unit heaters. Improved combustion technology and heat exchanger design optimize the heat recovery from the combustion gases, which can significantly improve unit heater efficiency. Savings result from improved system efficiency.

Note: these units produce acidic condensate that require proper drainage.

A heating upgrade option that might work in some circumstances would be to replace forced air heating equipment with low-intensity infrared heating units with an enclosed flame, rather than an open flame on a ceramic or metal surface. The most optimal installed system would include modulating high-efficiency infrared heaters, designed for the space and with appropriate controls to vary the capacity based on the space heating needs.

Forced air furnaces heat all of the air in the space served, which is inefficient for large volume spaces with relatively few occupants, areas with high ceilings, or areas with high outside air infiltration. Infrared heaters heat objects and surfaces directly, including the occupants of the space, rather than heating large volumes of air. Infrared heaters also heat the floor, which then re-radiates the heat. As a result, infrared heaters are more effective and efficient at maintaining occupant comfort at significantly lower cost for certain space types.

4.6 HVAC Improvements

#	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_2e Emissions Reduction (lbs)
HVAC System Improvements		**0**	**0.0**	**32**	**$433**	**$891**	**$114**	**$777**	**1.8**	**3,738**
ECM 10	Install Pipe Insulation	0	0.0	32	$433	$891	$114	$777	1.8	3,738

ECM 10: Install Pipe Insulation

Install insulation on heating water and domestic hot water system piping. Distribution system losses are dependent on system fluid temperature, the size of the distribution system, and the level of insulation of the piping. Significant energy savings can be achieved when insulation has not been well maintained. When the insulation is exposed to water, when the insulation has been removed from some areas of the pipe, or when valves have not been properly insulated system efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

Affected Systems: heating hot water pipes at both boilers and at the officer’s office AHU; domestic hot water pipes at the storage hot water heater and at the clothes washers

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_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**0**	**0.0**	**2**	**$30**	**$57**	**$24**	**$33**	**1.1**	**255**
ECM 11	Install Low-Flow DHW Devices	0	0.0	2	$30	$57	$24	$33	1.1	255

ECM 11: 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 Custom Measures

#	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_2e Emissions Reduction (lbs)
Custom Measures		**-6,222**	**0.0**	**66**	**$5**	**$2,383**	**$0**	**$2,383**	**476.6**	**1,462**
ECM 12	Replace Gas Fired Water Heater with Heat Pump Water Heater	-6,222	0.0	66	$5	$2,383	$0	$2,383	476.6	1,462

ECM 12: Replace Gas Fired Water Heater with Heat Pump Water Heater

A gas fired water heater uses a burner to heat water. Air source heat pump water heaters (HPWH) use a refrigeration cycle to transfer heat from the surrounding air to the domestic water. Water heater efficiency is rated by the uniform energy factor (UEF). For a relative comparison of water heater UEFs, the criteria for certifying a water heater in the ENERGY STAR program are provided below. These values indicate that HPWH heaters are significantly more efficient than gas fired water heaters.

There are two types of HPWH: those integrated with the heat pump and storage tank in the same unit, and those that are split into two sections (with the storage tank separate from the heat pump). The measure considers an integrated HPWH.

ENERGY STAR Uniform Energy Factor (UEF) Criteria for Certified Water Heaters *

Water Heater Type	**Minimum UEF**	**Other**
Integrated HPWH	3.3	
Integrated HPWH	2.2	120 Volt, 15 Amp circuit
Split System HPWH	2.2	
Gas Fired Storage	0.64	< 55-gal, Medium Draw Pattern
Gas Fired Storage	0.68	< 55-gal, High Draw Pattern
Gas Fired Storage	0.78	> 55-gal, Medium Draw Pattern
Gas Fired Storage	0.80	> 55-gal, High Draw Pattern
Gas Fired Storage	0.80	Residential Duty
Gas Fired Instantaneous	0.87	

** Note: Uniform Energy Factor (UEF): The newest measure of water heater overall efficiency. The higher the UEF value is, the more efficient the water heater. UEF is determined by the Department of Energy's test method outlined in 10 CFR Part 430, Subpart B, Appendix E.*[4]

HPWH reject cold air. As such, they need to be installed in an unconditioned space of about 750 cubic feet with good ventilation[5]. Ideal locations are garages, large enclosed, unconditioned storage areas, or areas with excess heat such as a furnace or boiler room. The HPWH will also produce condensate so accommodations for draining the condensate need to be provided.

Most HPWH operate effectively down to an air temperature of 40 °F. Below that temperature, an electric resistance booster heater is typically required to achieve full heating capacity. It is critical that the HPWH controls are set up so that the electric resistance heat only engages when the air temperature is too cold for the HPWH to extract heat from it. HPWHs have a slow recovery. During periods of high demand, the electric resistance heating element, if enabled, may be energized to maintain set point, thus reducing the overall efficiency of the unit. It is recommended that a careful analysis of the hot water demand be conducted to determine if the application makes economic sense, and the HPWH heating capacity and storage are properly sized.

HPWH operate most effectively when the temperature difference between the incoming and outgoing water is high. Generally, this means that cold make-up water should be piped to the bottom of the tank and return water should be piped to the top of the tank in order to maintain stratification within the storage tank. Water should be drawn from the bottom of the tank to be heated. If there is a DHW recirculation pump, it should only be operated during high hot water demand periods.

Switching from a gas fired water heater to a HPWH has the potential to reduce the sites overall greenhouse gas emissions. If the electricity for the HPWH is provided by an on-site photovoltaic (PV)

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[4] https://www.energy.gov/sites/prod/files/2014/06/f17/rwh_tp_final_rule.pdf

[5] https://basc.pnnl.gov/code-compliance/heat-pump-water-heaters-code-compliance-brief#:~:text=HPWH%20must%20have%20unrestricted%20airflow,depending%20on%20size%20of%20system

system, then there are essentially no greenhouse gas (GHG) emissions. A 2016 study conducted at Cornell[6]calculated the kg of methane (CH_4) and carbon dioxide (CO_2) produced per GJ of water heated. The study compared HPWH to gas and electric fired, storage and tankless water heaters. The study also considered electricity produced from natural gas and coal fired electric plants. In all cases the study found that HPWHs produced less methane than all of the other water heaters. The study also found that HPWH produced less carbon dioxide than electric resistance water heaters but more carbon dioxide than tankless gas water heaters and about the same amount of carbon dioxide as storage gas water heaters. The summary tables provide the reduction in CO2 equivalent emissions based on the typical New Jersey electric utility.

[6] Greenhouse gas emissions from domestic hot water: Heat pumps compared to most commonly used systems. Bongghi Hong, Robert W. Howarth. Department of Ecology and Evolutionary Biology, Cornell University. Energy Science and Engineering 2016.

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 emissions[7]. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

Caulk or weather strip leaky doors and windows to reduce drafts and loss of heated or cooled air. Sealing cracks and openings can reduce heating and cooling costs, improve building durability, and create a healthier indoor environment. Materials used may include caulk, polyurethane foam, and other weather-stripping materials. There is an energy savings opportunity by reducing the uncontrolled air exchange between the outside and inside of the building. Blower door assisted comprehensive building air sealing will reduce the amount of air exchange, which will in turn reduce the load on the buildings heating and cooling equipment, providing energy savings and increased occupant comfort.

Doors and Windows

Close exterior doors and windows in heated and cooled areas. Leaving doors and windows open leads to a loss of heat during the winter and chilled air during the summer. Reducing air changes per hour can lead to increased occupant comfort as well as heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

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

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.

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 Short Cycling Reduction

Frequent stopping and starting of motors places substantial stress on rotors and other parts. This leads to wear and tear, lower efficiency, and higher maintenance costs. Adjust the load on the motor to limit the amount of unnecessary stopping and starting to improve motor performance.

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.

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.

Ductwork Maintenance

Duct maintenance has two primary goals: keep the ducts clean to avoid air quality problems and seal leaks to save energy. Check for cleanliness, obstructions that block airflow, water damage, and leaks. Ducts should be inspected at least every two years.

The biggest symptoms of clogged air ducts are differing temperatures throughout the building and areas with limited airflow from supply registers. If a particular air duct is clogged, then air flow will only be cut off to some rooms in the building—not all of them. The reduced airflow will make it more difficult for those areas to reach the temperature setpoint, which will cause the HVAC system to run longer to cool or heat that area properly. If you suspect clogged air ducts, ensure that all areas in front of supply registers are clear of items that may block or restrict air flow, and you should check for fire dampers or balancing dampers that have failed closed.

Duct leakage in commercial buildings can account for 5%–25% of the supply airflow. In the case of rooftop air handlers, duct leakage can occur to the outside of the building wasting conditioned air. Check ductwork for leakage. Eliminating duct leaks can improve ventilation system performance and reduce heating and cooling system operation.

Distribution system losses are dependent on-air system temperature, the size of the distribution system, and the level of insulation of the ductwork. Significant energy savings can be achieved when insulation has not been well maintained. When the insulation is missing or worn, the system efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

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 tubes to improve heat transfer.

Furnace Maintenance

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

Water Heater Maintenance

The lower the supply water temperature that is used for hand washing sinks, the less energy is needed to heat the water. Reducing the temperature results in energy savings and the change is often unnoticeable to users. Be sure to review the domestic water temperature requirements for sterilizers and dishwashers as you investigate reducing the supply water temperature.

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

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

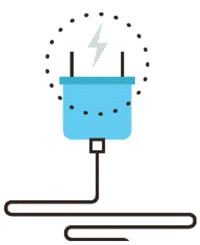
Compressed Air System Maintenance

Compressed air systems require periodic maintenance to operate at peak efficiency. A maintenance plan for compressed air systems should include:

- Inspection, cleaning, and replacement of inlet filter cartridges.
- Cleaning of drain traps.
- Daily inspection of lubricant levels to reduce unwanted friction.
- Inspection of belt condition and tension.
- Check for leaks and adjust loose connections.
- Overall system cleaning.
- Reduce pressure setting to minimum needed for air operated equipment.
- Turn off compressor if not routinely needed.
- Use low pressure blower air rather than high pressure compressed air.

Contact a qualified technician for help with setting up periodic maintenance 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 strips[8]. Your local utility may offer incentives or rebates for this equipment.

[8] 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.

Computer Monitor Replacement

ENERGY STAR labeled computer monitors can be up to 25% more efficient than standard monitors. ENERGY STAR rated monitors have power consumption requirements for different operating modes such as on, idle, and sleep.

Water Conservation

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

For more information regarding water conservation go to the EPA's WaterSense website[9] or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"[10] 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.

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

[10] 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 no potential for installing a PV array.

This facility does not appear to meet the minimum criteria for a cost-effective solar PV installation. To be cost-effective, a solar PV array needs certain minimum criteria, such as sufficient and sustained electric demand and sufficient flat or south-facing rooftop or other unshaded space on which to place the PV panels.

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.

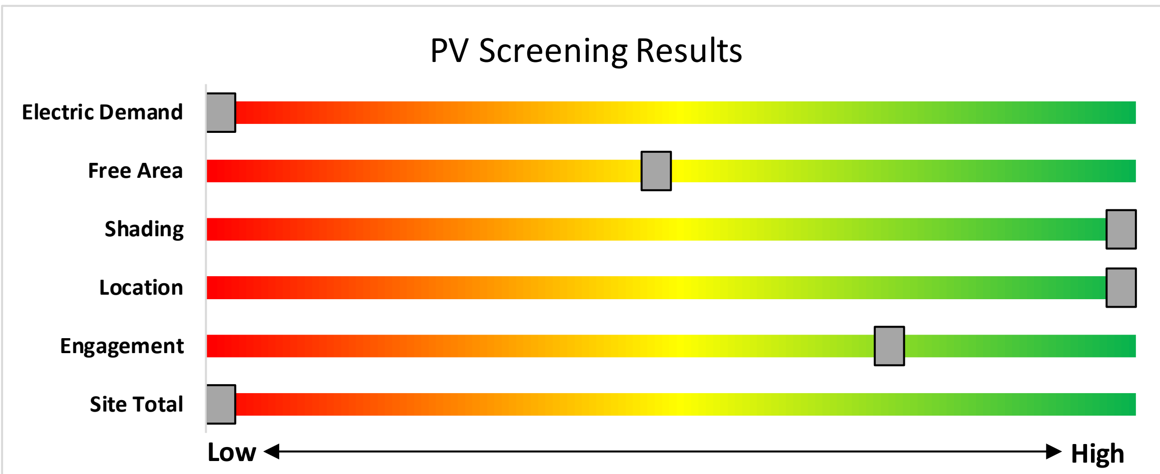


Figure 8 - Photovoltaic Screening

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.

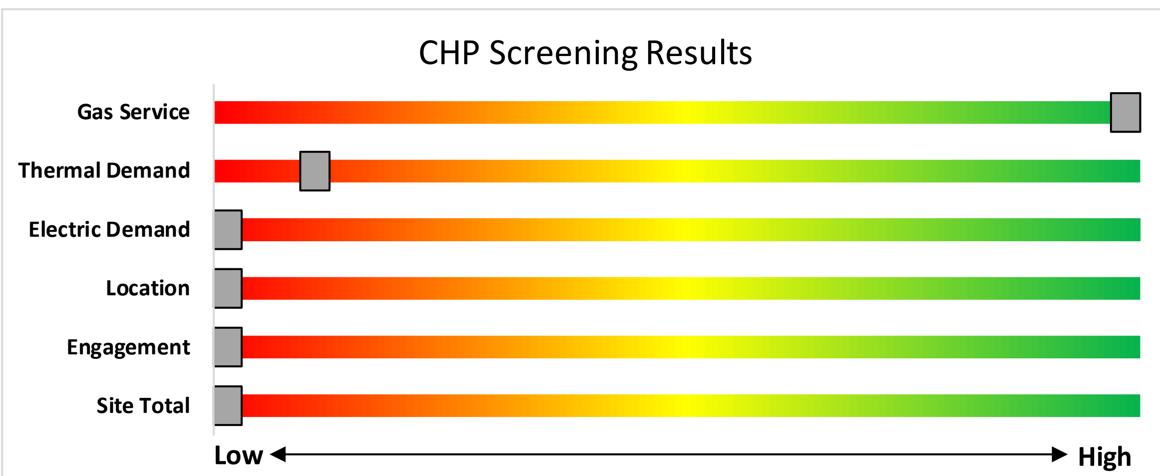


Figure 9 - Combined Heat and Power Screening

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)

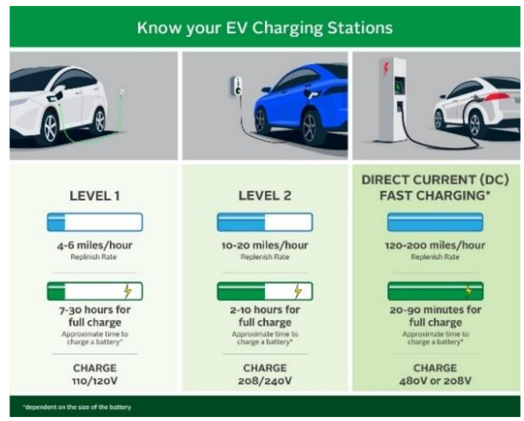
All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes 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.

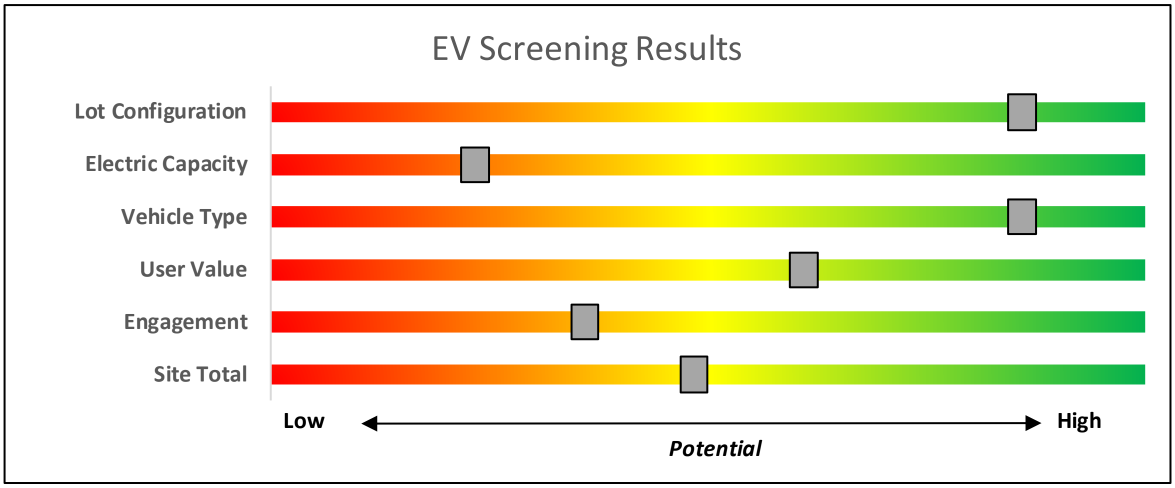


Figure 10 – EV Charger Screening

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.

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

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

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 (FEEP). Once the FEEP 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 Fuel Cells with Heat Recovery	>3 MW	$350		
Waste Heat to Power*	<1 MW	$1,000	30%	$2 million
	> 1MW	$500		$3 million

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

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

How to Participate

You 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.

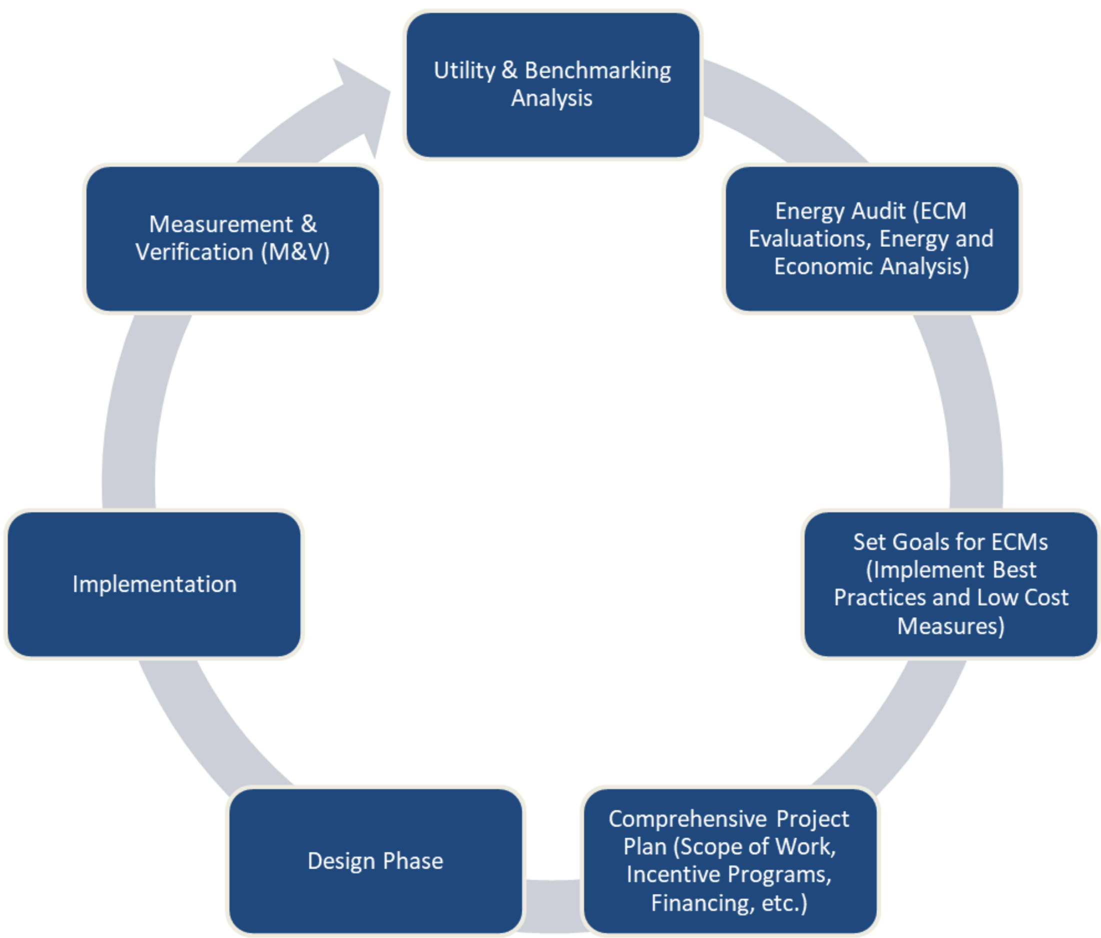


Figure 11 – Project Development Cycle

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 website[11].

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 website[12].

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Admin Office	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,200		None	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,200	0.0	0	0	$0	$0	$0	0.0
Apparatus Room	3	Exit Signs: LED - 2 W Lamp	None	S	6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Apparatus Room	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	44	3,200		None	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	3,200	0.0	0	0	$0	$0	$0	0.0
Apparatus Room	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	S	58	3,200		None	No	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	3,200	0.0	0	0	$0	$0	$0	0.0
Apparatus Room	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	S	58	3,200		None	No	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	3,200	0.0	0	0	$0	$0	$0	0.0
Communication	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	44	3,200		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	3,200	0.0	0	0	$0	$0	$0	0.0
Communication - Storage	1	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	200		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	200	0.0	0	0	$0	$0	$0	0.0
Communication - Storage	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	44	200		None	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	200	0.0	0	0	$0	$0	$0	0.0
Compressor Room	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	800	4	None	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	552	0.1	62	0	$9	$270	$35	27.0
Exterior	1	Compact Fluorescent: (1) 26W Double Biaxial Plug-In Lamp	Daylight Dimming		26	5,242	3	Relamp	No	1	LED Lamps: GX23 (Plug-In) Lamps	Daylight Dimming	18	5,242	0.0	42	0	$6	$13	$1	1.9
Exterior	2	High-Pressure Sodium: (1) 150W Lamp	Timeclock		188	4,746	1	Fixture Replacement	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock	45	4,746	0.0	1,357	0	$194	$692	$100	3.0
Exterior	11	LED - Fixtures: Downlight Recessed	Timeclock		13	4,746		None	No	11	LED - Fixtures: Downlight Recessed	Timeclock	13	4,746	0.0	0	0	$0	$0	$0	0.0
Exterior	1	LED - Fixtures: Flood Fixture	Timeclock		44	4,380		None	No	1	LED - Fixtures: Flood Fixture	Timeclock	44	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	1	LED - Fixtures: Flood Fixture	Timeclock		50	4,380		None	No	1	LED - Fixtures: Flood Fixture	Timeclock	50	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	2	LED - Fixtures: Wall Pack	Daylight Dimming		15	5,242		None	No	2	LED - Fixtures: Wall Pack	Daylight Dimming	15	5,242	0.0	0	0	$0	$0	$0	0.0
Janitorial 1	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	500	3	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	500	0.0	16	0	$2	$72	$10	28.5
Main restroom foyer	1	Exit Signs: LED - 2 W Lamp	None	S	6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Main restroom foyer	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,000	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,070	0.1	254	0	$36	$261	$40	6.2
Mechanical 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	800	3	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	800	0.0	48	0	$7	$73	$20	7.8
Mechanical 1	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	800	3	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	800	0.0	25	0	$4	$72	$10	17.8
Officer's office	5	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	44	2,000	4	None	Yes	5	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,380	0.1	146	0	$20	$270	$35	11.5
Parking Lot	1	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture 2-headed	Timeclock		108	4,746		None	No	1	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture 2-headed	Timeclock	108	4,746	0.0	0	0	$0	$0	$0	0.0
Parking Lot	5	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		54	4,746		None	No	5	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	54	4,746	0.0	0	0	$0	$0	$0	0.0
Public Room	2	Exit Signs: LED - 2 W Lamp	None	S	6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Public Room	24	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	36	1,700		None	No	24	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	36	1,700	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Restroom - Female 1	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	36	600		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	36	600	0.0	0	0	$0	$0	$0	0.0
Restroom - Female 1	1	Linear Fluorescent - T12: 2' T12 (20W) - 2L	Occupancy Sensor	S	50	600	2	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	600	0.0	21	0	$3	$65	$6	19.6
Restroom - Male 1	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	44	600		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	600	0.0	0	0	$0	$0	$0	0.0
Stairs 1	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Stairs 1	3	LED - Linear Tubes: (3) 4' Lamps	Wall Switch		44	8,760	5	None	Yes	3	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	6,044	0.0	383	0	$54	$225	$105	2.2
Stairs 2	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Stairs 2	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch		44	8,760	5	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	6,044	0.0	255	0	$36	$0	$0	0.0
Stairs 2	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch		36	8,760	5	None	Yes	1	LED - Linear Tubes: (2) U-Lamp	High/Low Control	36	6,044	0.0	106	0	$15	$225	$35	12.8
Storage - public rm	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	100	3	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	100	0.0	3	0	$0	$72	$10	142.3
Work shop	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	S	58	500		None	No	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	500	0.0	0	0	$0	$0	$0	0.0
Workout Room	6	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	44	1,200	4	None	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.1	105	0	$15	$270	$35	16.0
Workout Room	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	S	36	1,200		None	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	36	1,200	0.0	0	0	$0	$0	$0	0.0
Balcony Deck	2	Compact Fluorescent: (1) 26W Triple Biaxial Plug-In Lamp	Daylight Dimming		26	5,242	3	Relamp	No	2	LED Lamps: GX23 (Plug-In) Lamps	Daylight Dimming	18	5,242	0.0	84	0	$12	$25	$2	1.9
Crew Room	10	LED Lamps: (1) 9.4W BR40 Screw-In Lamp	Occupancy Sensor	S	9	2,000		None	No	10	LED Lamps: (1) 9.4W BR40 Screw-In Lamp	Occupancy Sensor	9	2,000	0.0	0	0	$0	$0	$0	0.0
Crew Room	1	LED Lamps: (1) 9.4W BR40 Screw-In Lamp	Wall Switch	S	9	800		None	No	1	LED Lamps: (1) 9.4W BR40 Screw-In Lamp	Wall Switch	9	800	0.0	0	0	$0	$0	$0	0.0
Crew Room	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Crew Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	1,000	3	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	1,000	0.0	19	0	$3	$18	$5	5.0
Crew Room	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	2,000	3	Relamp	No	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,000	0.1	125	0	$18	$145	$20	7.1
Crew Room	15	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	2,000	3	Relamp	No	15	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,000	0.4	940	0	$132	$1,087	$150	7.1
Kitchen	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	800	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	552	0.1	68	0	$10	$261	$40	23.2
Kitchen foyer	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Kitchen foyer	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	800	3	Relamp	No	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	800	0.1	50	0	$7	$145	$20	17.8
Meeting Room	21	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	2,000	3, 4	Relamp	Yes	21	LED Lamps: GX23 (Plug-In) Lamps	Occupancy Sensor	18	1,380	0.3	616	0	$86	$1,065	$112	11.0
Meeting Room	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Meeting Room	1	Incandescent: (15) 25W Screw-in Lamps	Wall Switch	S	375	2,000	3	Relamp	No	1	LED Lamps: Candelabra Led Bulb	Wall Switch	56	2,000	0.3	689	0	$97	$100	$0	1.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Meeting Room	2	Incandescent: (3) 25W Screw-in Lamps	Wall Switch	S	75	2,000	3	Relamp	No	2	LED Lamps: Candelabra Led Bulb	Wall Switch	11	2,000	0.1	276	0	$39	$60	$0	1.5
Meeting Room	8	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	2,000	3	Relamp	No	8	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,000	0.2	501	0	$70	$580	$80	7.1
Restroom - Female 2	1	Linear Fluorescent - T12: 2' T12 (20W) - 2L	Occupancy Sensor	S	50	200	2	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	200	0.0	7	0	$1	$65	$6	58.8
Restroom - Female 2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	200	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	200	0.0	7	0	$1	$37	$10	26.5
Restroom - Male 2	1	Linear Fluorescent - T12: 2' T12 (20W) - 2L	Occupancy Sensor	S	50	600	2	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	600	0.0	21	0	$3	$65	$6	19.6
Restroom - Male 2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	600	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	600	0.0	21	0	$3	$37	$10	8.8
Restroom - Male 3	1	Linear Fluorescent - T12: 2' T12 (20W) - 2L	Occupancy Sensor	S	50	600	2	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	600	0.0	21	0	$3	$65	$6	19.6
Restroom - Male 3	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	600	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	600	0.0	21	0	$3	$37	$10	8.8
restroom foyer	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	828	0.1	102	0	$14	$261	$40	15.5
Storage 2	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	200	3	Relamp	No	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	200	0.1	13	0	$2	$145	$20	71.1
Tree Shed - Storage	1	LED - Fixtures: Ceiling Mount	Wall Switch	S	36	100		None	No	1	LED - Fixtures: Ceiling Mount	Wall Switch	36	100	0.0	0	0	$0	$0	$0	0.0
Tree Shed - Exterior	1	High-Pressure Sodium: (1) 50W Lamp	Wall Switch		66	300	1	Fixture Replacement	No	1	LED - Fixtures: Architectural Flood/Spot Luminaire	Wall Switch	15	300	0.0	15	0	$2	$517	$50	213.6
Tree Shed - Exterior	3	High-Pressure Sodium: (2) 50W Lamp	Wall Switch		132	300	1	Fixture Replacement	No	3	LED - Fixtures: Architectural Flood/Spot Luminaire	Wall Switch	30	300	0.0	92	0	$13	$1,552	$150	106.8
Tree Shed - Store	1	LED - Fixtures: Ceiling Mount	Wall Switch	S	36	300		None	No	1	LED - Fixtures: Ceiling Mount	Wall Switch	36	300	0.0	0	0	$0	$0	$0	0.0
Tree Shed - Exterior	1	LED Lamps: (1) 8W G40 Screw-In Lamp	Wall Switch		8	300		None	No	1	LED Lamps: (1) 8W G40 Screw-In Lamp	Wall Switch	8	300	0.0	0	0	$0	$0	$0	0.0

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
Compressor Room	Tools in Apparatus Room	1	Air Compressor	5.0	65.0%	No	Atlas Copco	GX5FF EP CSA/UL	W	740		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Apparatus Room	Apparatus Room	2	Exhaust Fan	2.0	84.0%	No			W	600		No	84.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Public Room, Crew Room	1	Heating Hot Water Pump	0.0	70.0%	No	Taco	007-F5	W	4,380		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Officers Office, Meeting Room	1	Heating Hot Water Pump	0.1	70.0%	No	Taco	0010-F1	W	4,380		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Domestic hot water in entire building	1	DHW Circulation Pump	0.0	70.0%	No	Taco	006-ST4	W	8,760		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Apparatus Room	Apparatus Room Garage Doors	5	Other	0.3	70.0%	No			W	10		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior	Apparatus Room	1	Exhaust Fan	5.0	88.0%	No			W	2,000	7	No	89.5%	Yes	1	1.5	3,275	0	$468	$5,028	$900	8.8
Second Floor Ceiling	Crew Room	1	Supply Fan	1.5	84.0%	No			B	1,200	6	No	86.5%	Yes	1	0.4	631	0	$90	$3,887	$75	42.2
Second Floor Ceiling	Meeting Room	1	Supply Fan	2.0	84.0%	No			B	1,200	6	No	86.5%	Yes	1	0.6	841	0	$120	$4,182	$100	33.9
Mechanical 1	Public Room	1	Supply Fan	2.0	84.0%	No			B	1,200	6	No	86.5%	Yes	1	0.6	841	0	$120	$4,182	$100	33.9
Mechanical 1	Officers Office	1	Supply Fan	0.8	70.0%	No			B	1,200	6	No	81.1%	Yes	1	0.3	448	0	$64	$3,308	$50	50.8
Exterior	Public Room	2	Other	0.3	70.0%	No			W	500		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior	Crew Room	1	Other	0.8	65.0%	No			W	500		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior	Officers Office	1	Other	0.3	70.0%	No			W	500		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior	Meeting Room	1	Other	0.5	65.0%	No			W	500		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Restroom - Female 1	Restroom - Female	1	Exhaust Fan	0.0	70.0%	No			W	300		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Restroom - Male 1	Restroom - Male 1	1	Exhaust Fan	0.0	70.0%	No			W	300		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Restroom - Female 2	Restroom - Female 2	1	Exhaust Fan	0.0	70.0%	No			W	100		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Restroom - Male 2	Restroom - Male 2	1	Exhaust Fan	0.0	70.0%	No			W	300		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Restroom - Male 3	Restroom - Male 3	1	Exhaust Fan	0.0	70.0%	No			W	300		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0

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
Exterior	Public Room	1	Split-System	10.00		8.90		York	H2CE120A258	B	8	Yes	1	Split-System	10.00		14.00		2.5	1,965	0	$281	$15,894	$790	53.7
Exterior	Crew Room	1	Split-System	7.50		8.90		York	H3CE090A25A	B	8	Yes	1	Split-System	7.50		14.00		1.8	1,474	0	$211	$12,597	$593	56.9
Exterior	Officers Office	1	Split-System	4.00		13.00		Carrier	24ABB348W310	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior	Meeting Room	1	Split-System	10.00		12.20		Trane	TTA120A300GA	W		No							0.0	0	0	$0	$0	$0	0.0
Second Floor Ceiling	Crew Room	1	Fan Coil		58.00			York	K4EU090A33A	B		No							0.0	0	0	$0	$0	$0	0.0
Second Floor Ceiling	Meeting Room	1	Fan Coil		75.00			York	K3EU120A33B	W		No							0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Public Room	1	Fan Coil		75.00			York	K3EU120A33B	W		No							0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Officers Office	1	Fan Coil		90.00			Carrier	FB4CNF060	W		No							0.0	0	0	$0	$0	$0	0.0
Apparatus Room	Apparatus Room	2	Unit Heater		160.00		0.8 Et	Dayton	3E373B	B	9	Yes	2	Unit Heater		160.00		0.93 Et	0.0	0	13	$182	$7,517	$0	41.3
Apparatus Room	Apparatus Room	2	Unit Heater		280.00		0.8 Et	Dayton	3E377B	B	9	Yes	2	Unit Heater		280.00		0.93 Et	0.0	0	23	$318	$10,024	$0	31.5

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 1	Public Room, Crew Room	1	Non-Condensing Hot Water Boiler	145	GWA	GWA-175-N-T	W		No						0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Officers Office, Meeting Room	1	Non-Condensing Hot Water Boiler	168	Crown Boiler Company	ABF210SPD	W		No						0.0	0	0	$0	$0	$0	0.0

Pipe Insulation Recommendations

		Recommendation Inputs			Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	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 1	Boiler #1	10	20	1.50	0.0	0	13	$181	$328	$40	1.6
Mechanical 1	Boiler #2	10	8	1.50	0.0	0	5	$73	$131	$16	1.6
Mechanical 1	Fan Coil Unit for Officers Office	10	6	0.50	0.0	0	2	$22	$73	$6	3.0
Mechanical 1	Storage Water Heater	10	9	1.25	0.0	0	5	$65	$107	$18	1.4
Mechanical 1	Storage Water Heater	10	8	0.50	0.0	0	2	$31	$95	$8	2.8
Work shop	Clothes Washers	10	13	0.75	0.0	0	4	$60	$155	$26	2.1

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
Mechanical 1	All	1	Storage Tank Water Heater (≤ 50 Gal)	Bradford White Corporation	RG250T6N	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

	Recommedation 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
Public Room	11	1	Faucet Aerator (Kitchen)	1.80	1.50	0.0	0	0	$1	$7	$2	4.6
Crew Room	11	1	Faucet Aerator (Kitchen)	2.20	1.50	0.0	0	0	$3	$7	$2	2.0
Kitchen	11	1	Faucet Aerator (Kitchen)	2.20	1.50	0.0	0	0	$3	$7	$2	2.0
Restroom - Female	11	1	Faucet Aerator (Lavatory)	1.20	0.50	0.0	0	0	$3	$7	$4	1.4
Restroom - Male 1	11	1	Faucet Aerator (Lavatory)	1.20	0.50	0.0	0	0	$3	$7	$4	1.4
Restroom - Female 2	11	1	Faucet Aerator (Lavatory)	2.00	0.50	0.0	0	0	$6	$7	$4	0.6
Restroom - Male 2	11	1	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	0	$6	$7	$4	0.6
Restroom - Male 3	11	1	Faucet Aerator (Lavatory)	2.00	0.50	0.0	0	0	$6	$7	$4	0.6

Cooking Equipment Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	Manufacturer	Model	High Efficiency Equipement?	ECM #	Install High Efficiency Equipment?	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
Kitchen	1	Range			No		No	0.0	0	0	$0	$0	$0	0.0

Plug Load Inventory

	Existing Conditions					
Location	**Quantity**	**Equipment Description**	**Energy Rate (W)**	**ENERGY STAR Qualified?**	**Manufacturer**	**Model**
Work shop	1	Firefighters Clothes Washer	800	No	Continental Girbau, Inc	RMG040P1102111001
Work shop	1	Electric Clothes Washer-Dryer Stack	2,640	No	GE Appliances	GUD27ESPM1DG
Crew Room	2	Coffee Machine	900	No		
Admin Office	3	Desktop	200	No		
Communication	1	Desktop	200	No		
Officer's office	3	Desktop	200	No		
Kitchen	1	Dishwasher (Undercounter)	800	No	GE	GDT605PSM5SS
Apparatus Room	5	Fan (Ceiling)	50	No		
Kitchen	1	Microwave	1,500	No		
Work shop	1	Grinder	200	No		
Work shop	1	Ice maker	1,000	No		
Admin Office	1	Paper Shredder	200	No		
Admin Office	1	Printer (Medium/Small)	200	No		
Officer's office	1	Printer (Medium/Small)	200	No		
Admin Office	1	Printer/Copier (Large)	500	No		
Apparatus Room	1	Refrigerator (Residential)	300	No		
Kitchen	1	Refrigerator (Residential)	300	No		
Admin Office	1	Scanner Machine	18	Yes		
Officer's office	1	Television	220	No		
Crew Room	2	Television	200	No		
Crew Room	1	Refrigerator Chest	500	No		

Miscellaneous Fuel Inventory

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.

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ENERGY STAR® Statement of Energy Performance

N/A

ENERGY STAR® Score[1]

Chatham Township Fire Headquarters & Tree Shed (campus)

Primary Property Type: Fire Station
Gross Floor Area (ft²): 10,032
Built: 1993

For Year Ending: January 31, 2023
Date Generated: August 11, 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
Chatham Township Fire Headquarters & Tree Shed (campus) 495 River Road Chatham, New Jersey 07928	Chatham Township Volunteer Fire Department 495 River Road Chatham, NJ 07928 (862) 206-9418	Matthew Chase 495 River Road Chatham, NJ 07928 (862) 206-9418 chief@ctfd.org

Property ID: 26962026

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
65.2 kBtu/ft²

Source EUI
104.6 kBtu/ft²

Annual Energy by Fuel

Natural Gas (kBtu)	447,375 (68%)
Electric - Grid (kBtu)	206,863 (32%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	77.9
National Median Source EUI (kBtu/ft²)	124.9
% Diff from National Median Source EUI	-16%

Annual Emissions

Total (Location-Based) GHG Emissions (Metric Tons CO2e/year)	42

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

New Jersey's Clean Energy Program - LGEA
900 ROUTE 9 NORTH
SUITE 404
WOODBRIDGE, NJ 07095
732-855-2864
benchmarking@trcsolutions.com

Professional Engineer or Registered Architect Stamp

APPENDIX C: GLOSSARY

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

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

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