



# Local Government Energy Audit Report

Lakewood Fire Station 5-1 and Fire Station 1

November 5, 2024

*Prepared for:*

Lakewood BOFC

800 Monmouth Avenue

Lakewood, New Jersey 08701

*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.

Copyright ©2024 TRC. All rights reserved.

Reproduction or distribution of the whole, or any part of the contents of this document without written permission of TRC is prohibited. Neither TRC nor any of its employees makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any data, information, method, product, or process disclosed in this document, or represents that its use will not infringe upon any privately-owned rights, including but not limited to, patents, trademarks, or copyrights.

## Table of Contents

---

<b>1</b>	<b>Executive Summary .....</b>	<b>1</b>
1.1	Planning Your Project.....	4
	Pick Your Installation Approach .....	4
	Options from Your Utility Company.....	4
	Options from New Jersey's Clean Energy Program .....	5
<b>2</b>	<b>Existing Conditions .....</b>	<b>6</b>
2.1	Site Overview .....	6
2.2	Building Occupancy .....	6
2.3	Building Envelope.....	7
2.4	Lighting Systems.....	8
2.5	Air Handling Systems .....	9
	Infrared Heating.....	9
	Packaged Units.....	10
2.6	Domestic Hot Water .....	10
2.7	Food Service Equipment .....	11
2.8	Plug Load and Vending Machines .....	11
2.9	Water-Using Systems .....	12
<b>3</b>	<b>Energy and Water Use and Costs.....</b>	<b>13</b>
3.1	Electricity.....	15
3.2	Natural Gas .....	16
3.3	Water .....	17
3.4	Benchmarking .....	18
	Tracking your Energy Performance.....	19
3.5	Understanding Your Utility Bills .....	20
<b>4</b>	<b>Energy Conservation Measures .....</b>	<b>21</b>
4.1	Lighting.....	24
	ECM 1: Retrofit Fixtures with LED Lamps.....	24
4.2	Lighting Controls .....	24
	ECM 2: Install Occupancy Sensor Lighting Controls.....	24
	ECM 3: Install High/Low Lighting Controls.....	25
4.3	Unitary HVAC .....	25

ECM 4: Install High Efficiency Air Conditioning Units .....	26
4.4 HVAC Improvements.....	26
ECM 5: Install Pipe Insulation .....	26
4.5 Domestic Water Heating.....	26
ECM 6: Install Low-Flow DHW Devices .....	26
<b>5 Energy Efficient Best Practices.....</b>	<b>27</b>
Energy Tracking with ENERGY STAR Portfolio Manager .....	27
Doors and Windows.....	27
Window Treatments/Coverings.....	27
Lighting Maintenance .....	27
Lighting Controls .....	28
Motor Maintenance.....	28
Fans to Reduce Cooling Load .....	28
AC System Evaporator/Condenser Coil Cleaning.....	28
HVAC Filter Cleaning and Replacement.....	28
Ductwork Maintenance .....	28
Furnace Maintenance .....	29
Label HVAC Equipment .....	29
Optimize HVAC Equipment Schedules.....	29
Water Heater Maintenance .....	29
Compressed Air System Maintenance.....	30
Procurement Strategies .....	30
<b>6 Water Best Practices.....</b>	<b>31</b>
Getting Started.....	31
Leak Detection and Repair .....	31
Toilets and Urinals .....	31
Faucets and Showerheads .....	32
Ice Machines .....	33
Vehicle Washing.....	33
Landscaping and Irrigation.....	34
<b>7 On-Site Generation.....</b>	<b>35</b>
7.1 Solar Photovoltaic .....	36
7.2 Combined Heat and Power .....	38
<b>8 Electric Vehicles.....</b>	<b>39</b>

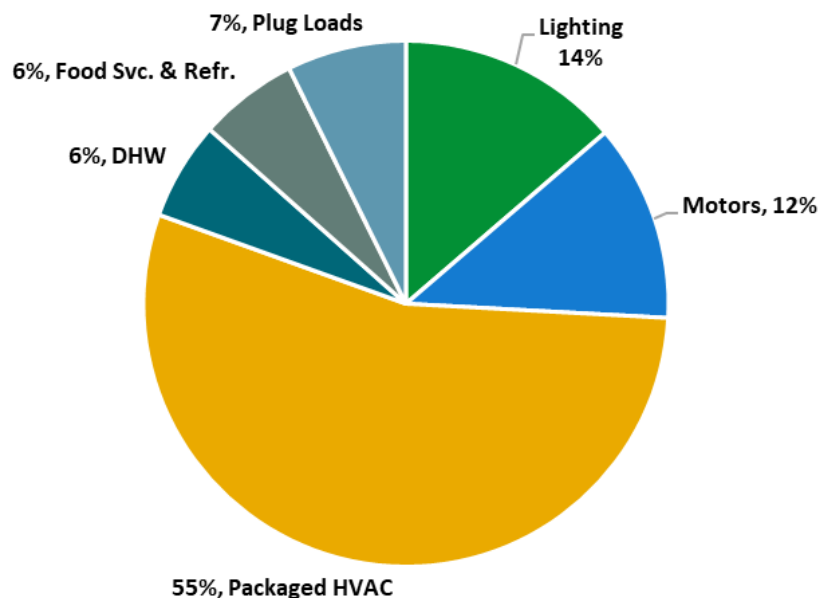
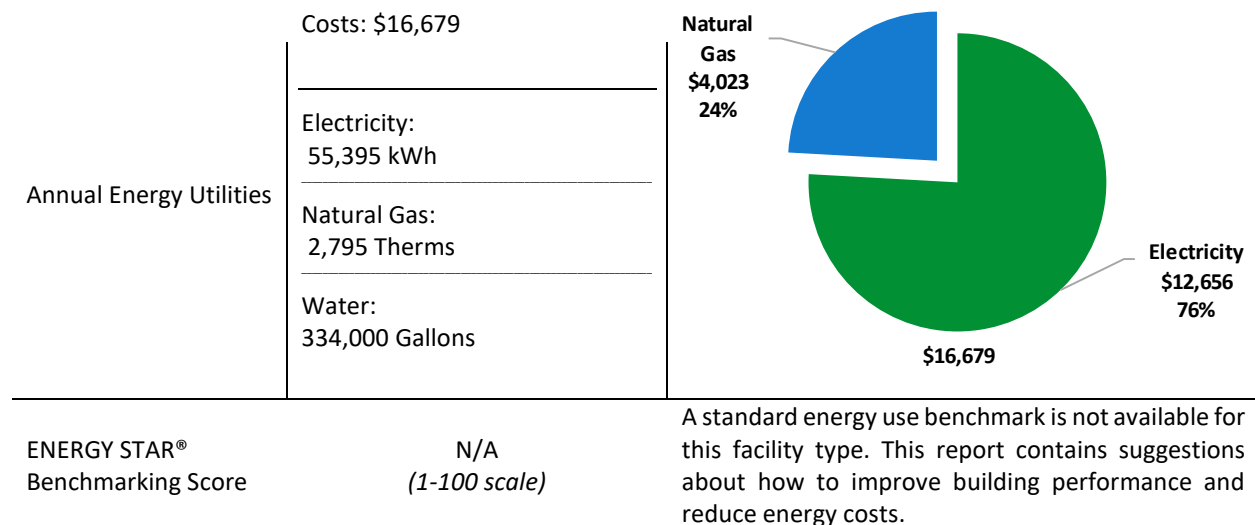


8.1	EV Charging .....	39
<b>9</b>	<b>Project Funding and Incentives .....</b>	<b>41</b>
9.1	New Jersey's Clean Energy Program .....	42
9.2	Utility Energy Efficiency Programs .....	49
<b>10</b>	<b>Project Development .....</b>	<b>51</b>
<b>11</b>	<b>Energy Purchasing and Procurement Strategies .....</b>	<b>52</b>
11.1	Retail Electric Supply Options .....	52
11.2	Retail Natural Gas Supply Options .....	52
<b>Appendix A: Equipment Inventory &amp; Recommendations .....</b>		<b>A-1</b>
<b>Appendix B: ENERGY STAR Statement of Energy Performance .....</b>		<b>B-1</b>
<b>Appendix C: Glossary .....</b>		<b>C-1</b>

# 1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPB) has sponsored this Local Government Energy Audit (LGEA) report for Lakewood Fire Station 74-1 (5.1) and Fire Station 1. This report provides you with information about your facility's energy use, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help make changes in your facility. TRC conducted this study as part of a comprehensive effort to assist New Jersey school districts and local governments in controlling their energy costs and to help protect our environment by reducing statewide energy consumption.

## BUILDING PERFORMANCE REPORT



Energy Use by System

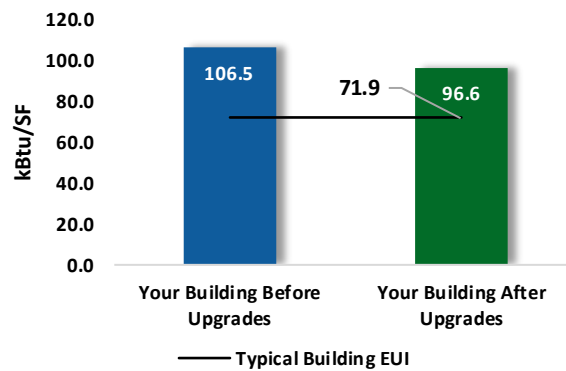
## POTENTIAL IMPROVEMENTS



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.

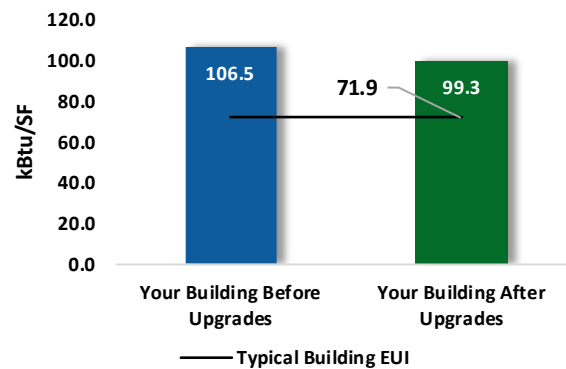
### Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$24,550
Potential Rebates & Incentives <sup>1</sup>	\$1,900
Annual Cost Savings	\$2,462
Annual Energy Savings	Electricity: 10,243 kWh Natural Gas: 85 Therms
Greenhouse Gas Emission Savings	6 Tons
Simple Payback	9.2 Years
Site Energy Savings (All Utilities)	9%



### Scenario 2: Cost Effective Package<sup>2</sup>

Installation Cost	\$5,150
Potential Rebates & Incentives	\$1,300
Annual Cost Savings	\$1,806
Annual Energy Savings	Electricity: 7,543 kWh Natural Gas: 57 Therms
Greenhouse Gas Emission Savings	4 Tons
Simple Payback	2.1 Years
Site Energy Savings (all utilities)	7%



### On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

<sup>2</sup> 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 <sub>2</sub> e Emissions Reduction (lbs)
Lighting Upgrades			4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984
ECM 1	Retrofit Fixtures with LED Lamps	Yes	4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984
Lighting Control Measures			3,488	0.6	-1	\$786	\$2,490	\$830	\$1,660	2.1	3,426
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	3,391	0.6	-1	\$764	\$2,210	\$760	\$1,450	1.9	3,331
ECM 3	Install High/Low Lighting Controls	Yes	97	0.0	0	\$22	\$280	\$70	\$210	9.6	95
Unitary HVAC Measures			2,700	1.4	3	\$656	\$19,400	\$600	\$18,800	28.6	3,041
ECM 4	Install High Efficiency Air Conditioning Units	No	2,700	1.4	3	\$656	\$19,400	\$600	\$18,800	28.6	3,041
HVAC System Improvements			0	0.0	6	\$80	\$820	\$120	\$700	8.7	651
ECM 5	Install Pipe Insulation	Yes	0	0.0	6	\$80	\$820	\$120	\$700	8.7	651
Domestic Water Heating Upgrade			0	0.0	2	\$25	\$120	\$30	\$90	3.6	203
ECM 6	Install Low-Flow DHW Devices	Yes	0	0.0	2	\$25	\$120	\$30	\$90	3.6	203
TOTALS (COST EFFECTIVE MEASURES)			7,543	1.4	6	\$1,806	\$5,150	\$1,300	\$3,850	2.1	8,264
TOTALS (ALL MEASURES)			10,243	2.8	8	\$2,462	\$24,550	\$1,900	\$22,650	9.2	11,305

\* - 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).

*All Evaluated Energy Improvements<sup>3</sup>*

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

<sup>3</sup> 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.



## 1.1 Planning Your Project

Careful planning makes for a successful energy project. When considering this scope of work, you will have some decision 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 for the largest energy consumers in the state. Customers in this category spend about \$5 million a year on energy bills. This program 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](http://www.njcleanenergy.com).



## 2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Lakewood Fire Station 74-1 (5.1) and Fire Station 1. 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

The primary station addressed in this report is listed as Station 5-1 in the program application and by the Lakewood Fire Department on its website, however, the facility's sign and other sources refer to it as Station 74-1. This report refers to the facility as Station 74-1. On April 24, 2024, TRC performed an energy audit at Lakewood Fire Station 74-1 located in Lakewood, New Jersey. TRC met with Steven Mulholland to review the facility operations and help focus our investigation on specific energy-using systems.

The Lakewood Fire Station 74-1 is a one-story, 4,400 square foot building built in 1961. Spaces include corridors, lounge area/kitchen, garage, offices, bunk room, locker room, and restroom.

This report also includes information about Lakewood Fire Station 1 at 119 First St, a 12,768 square foot building. At the time of the audit, a full facility renovation/rehab was in progress. The equipment present during the site visit has been listed in Appendix A. Historical utility information for this site was not included in the report as the equipment found on site was not operating at the time of the survey and was, therefore, not contributing to energy use. No measures have been developed and the building systems are not described since the new equipment was not fully installed.

#### **Recent Improvements and Facility Concerns**

Fire Station 74-1 has not undergone any recent changes to its structure, mechanical systems, or operations.

Facility staff have noted that a large portion of their natural gas usage is consumed by the old unit heaters installed in the garage and are interested in replacing them.

### 2.2 Building Occupancy

At the time of site visit, the facility is occupied full-time by at least four staff members.

Building Name	Weekday/Weekend	Operating Schedule
Lakewood Fire Station 5-1	Weekday	12:00 AM-12:00 AM
	Weekend	12:00 AM-12:00 AM

*Building Occupancy Schedule*

## 2.3 Building Envelope

The facility's garage is constructed of concrete masonry units (CMUs) with a brick exterior finish and painted CMU interior. The offices and living/administrative areas are also constructed of CMUs but have a finished sheetrock interior. Facility staff reported that the interior walls were noted to have spray foam insulation of an unknown thickness.

Steel trusses support a flat roof with a metal deck covered with a black rubber membrane. The roof encloses conditioned space. The level of insulation in the roof is unknown. According to facility staff, the roof was redone approximately three years ago.

The facility's windows are double glazed and have metal framing. The glass-to-frame seals are in good condition. The operable window weather seals are in good condition, showing little evidence of excessive wear. Exterior doors have aluminum frames and are in good condition with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.



*Typical Exterior Walls*



*Flat Roof with Black Rubber Membrane*



*Typical Facility Windows*



*Exterior Doors*

## 2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. There are also several 17-Watt T8 fixtures. Fixture types include 1-lamp or 2-lamp, 2-foot or 4-foot long recessed and surface mounted fixtures. Typically, T8 fluorescent lamps use electronic ballasts.

Some of the linear fixtures have been replaced with 2-foot x 2-foot LED light panels. The garage's lighting system consists of several ceiling-mounted LED lights. All exit signs are LED.

Most fixtures are in good condition. Interior lighting levels were generally sufficient. Lighting fixtures in the facility are controlled by wall switches.

Exterior fixtures include pendant and surface-mounted downlights with LED lamps. Screw-in compact fluorescent lamps (CFL) and LED lights are also present. Exterior light fixtures are controlled by a time clock.



*Typical Linear Fluorescent T8 and LED Light Panels with Wall Switches*



*Garage Ceiling-Mounted LED Lighting*





*Exterior CFL Lighting*



*LED Screw-In Downlight*

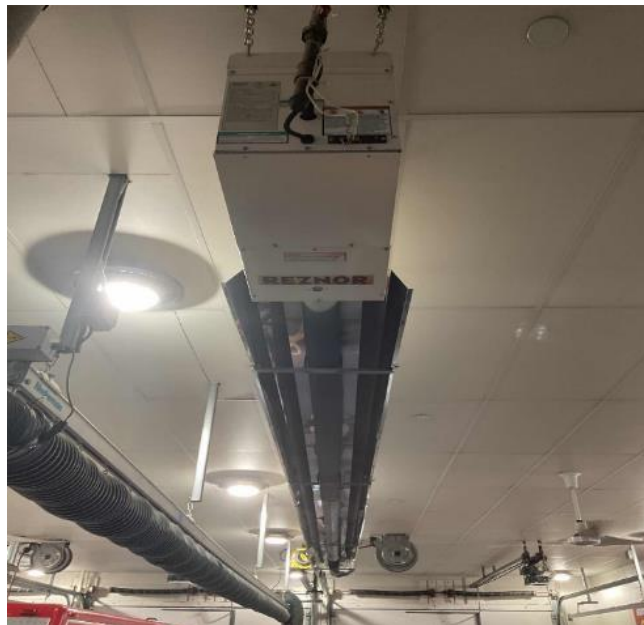


*LED Surface-Mounted Downlight*

## 2.5 Air Handling Systems

### Infrared Heating

The main garage is heated by two Reznor VR75 infrared heaters, each with a heating capacity of 75 MBh. This equipment is operating beyond its useful life and is in fair condition. The units are controlled by a manual dial thermostat located within the space. Infrared heating is in general a recommended approach to provide heat to persons working in large open spaces.



*Reznor Infrared Heaters in Garage*

## Packaged Units

The facility is conditioned by two Trane packaged roof top units (RTUs). These units have a natural-gas heating capacity of 96 MBh with an efficiency rating of 80%. The cooling capacity of these units is 3 tons with a seasonal energy efficiency rating (SEER) of 10. These units are not equipped with economizers. Both units are in fair condition but are operating beyond their expected life spans.



*Trane Natural-Gas Package Rooftop Units*

## 2.6 Domestic Hot Water

A 199 MBh Navien instantaneous water heater serves the building's restrooms, locker rooms, and breakroom. The domestic hot water pipes are not insulated.



*Navien Natural-Gas Tankless Water Heater*

## 2.7 Food Service Equipment

The kitchen contains a single natural gas conventional oven that is used to prepare staff meals. An undercounter dishwasher is installed in the kitchen/break room area. The garage contains a reach-in refrigerated case and ice maker unit. The equipment is not high efficiency however is in good condition.

Visit [https://www.energystar.gov/products/commercial\\_food\\_service\\_equipment](https://www.energystar.gov/products/commercial_food_service_equipment) for the latest information on high efficiency food service equipment.



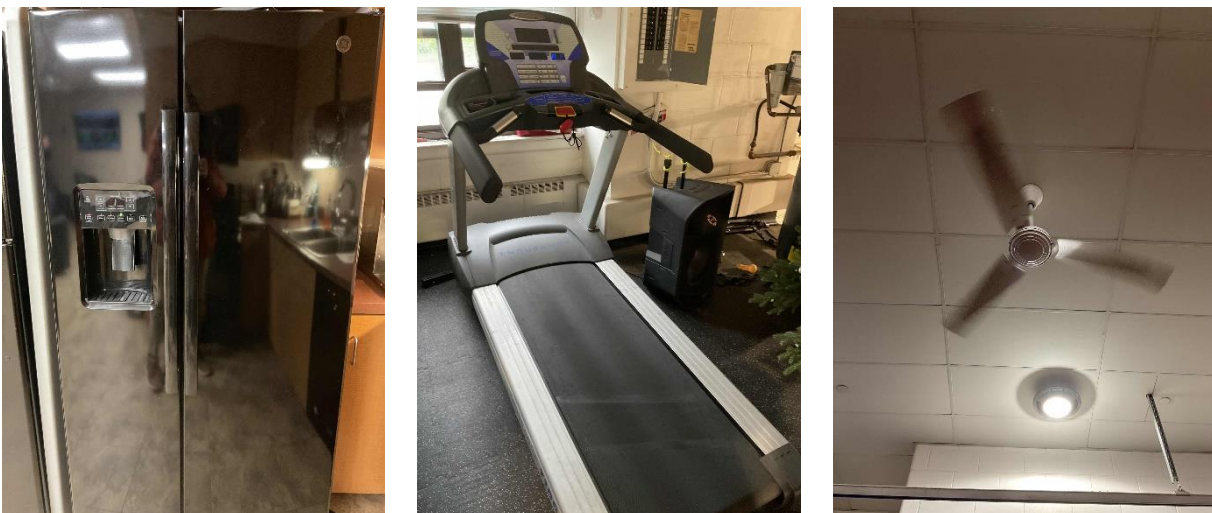
*Typical Food Service Equipment*

## 2.8 Plug Load and Vending Machines

You may wish to consider paying particular attention to minimizing your plug load usage. This report makes suggestions for ECMs in this area as well as energy efficient best practices.

There is one computer workstation in the facility. Plug loads include general cafe and office equipment.

There is a residential-style refrigerator in the building that is used to store staff meals. A reach-in refrigerated case is installed in the garage. These vary in condition and efficiency.



*Typical Plug Load Fixtures*



## 2.9 Water-Using Systems

Water is provided by a municipal water supply company. Potable water is used for drinking, cleaning, cooking, sanitary fixtures, laundry, and vehicle washing. Water leaks were not observed or reported.

EPA WaterSense® has set maximum flow rates for sanitary fixtures. They are: 1.28 gallons per flush (gpf) for toilets, 0.5 gpf for urinals, 1.5 gallons per minute (gpm) for lavatory faucets, and 2.0 gpm for showerheads. There is one restroom with toilets and sinks. Faucet flow rates are at 2.2 gpm or higher. Toilets are rated at 1.6 gpf. There is one restroom with a shower and the showerhead is rated at 2.5 gpm.

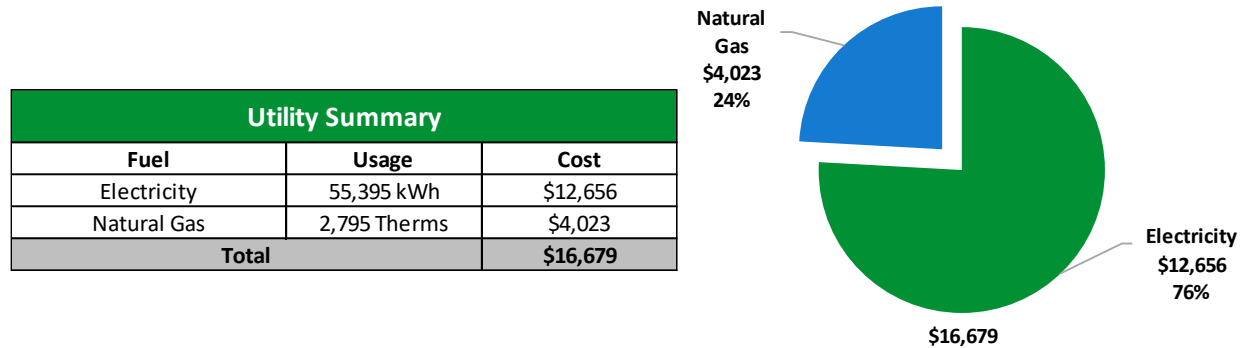
The site has a large capacity washer.



*Typical Water-Using Fixtures*

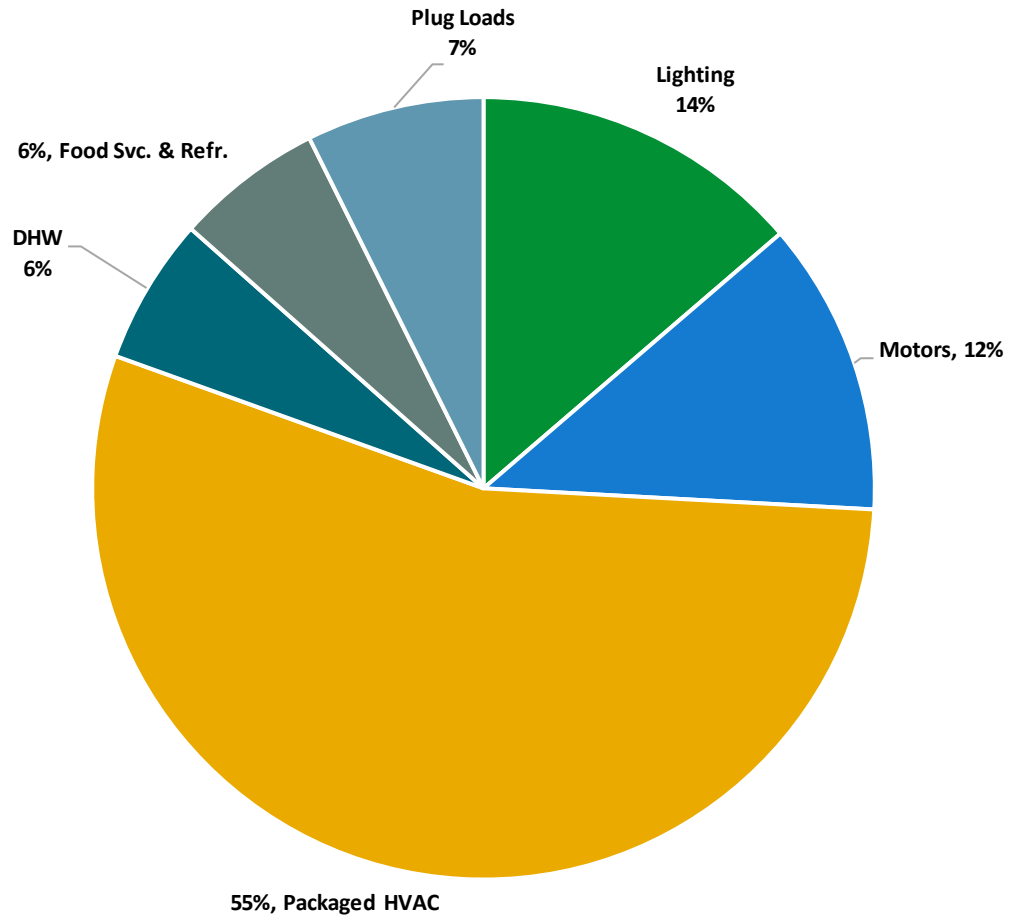
### 3 ENERGY AND WATER USE AND COSTS

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.



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.

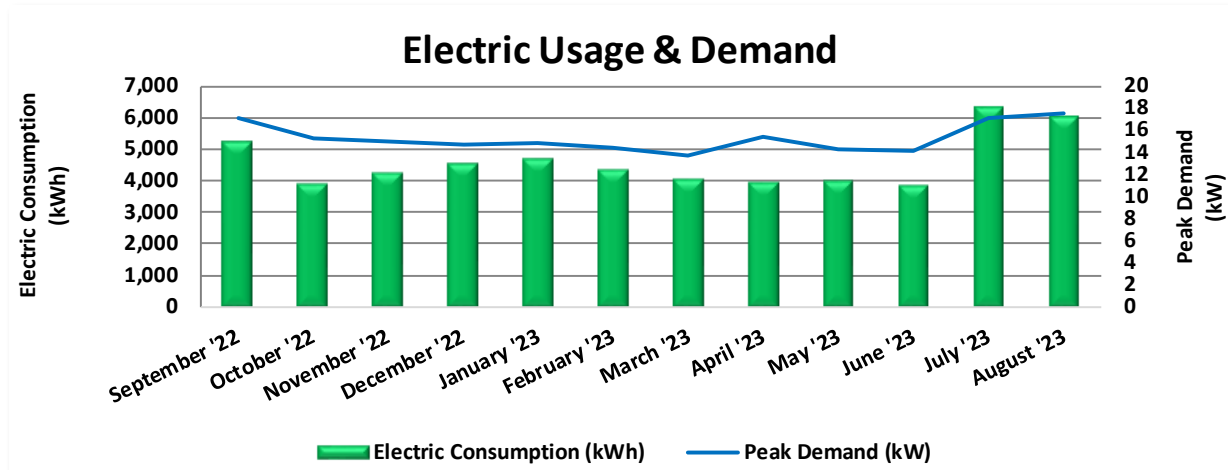
The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated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



*Energy Balance by System*

### 3.1 Electricity

JCP&L delivers electricity to Station 74-1 under rate class General Service Secondary 3 Phase - JC\_GS3\_01D.



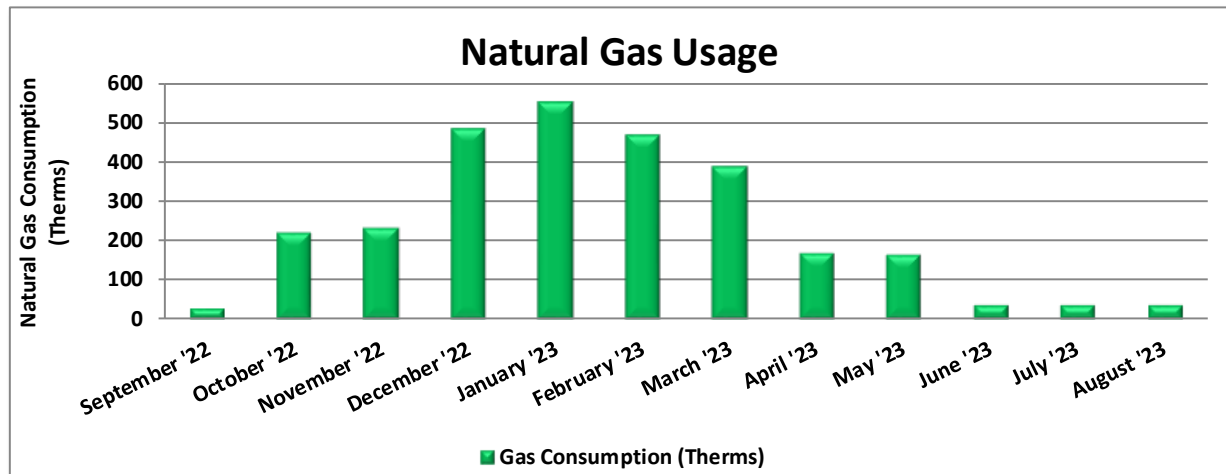
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
9/27/22	33	5,279	17	\$0	\$1,078
10/25/22	28	3,942	15	\$8	\$888
11/24/22	30	4,269	15	\$8	\$956
12/23/22	29	4,595	15	\$8	\$1,073
1/26/23	34	4,729	15	\$8	\$1,200
2/23/23	28	4,400	14	\$8	\$1,121
3/27/23	32	4,070	14	\$8	\$1,026
4/25/23	29	3,959	15	\$8	\$940
5/25/23	30	4,011	14	\$8	\$975
6/23/23	29	3,865	14	\$8	\$910
7/26/23	33	6,357	17	\$11	\$1,342
8/26/23	31	6,072	18	\$12	\$1,182
<b>Totals</b>	<b>366</b>	<b>55,547</b>	<b>18</b>	<b>\$91</b>	<b>\$12,691</b>
<b>Annual</b>	<b>365</b>	<b>55,395</b>	<b>18</b>	<b>\$91</b>	<b>\$12,656</b>

Notes:

- Peak demand of 18 kW occurred in August '23.
- Average demand over the past 12 months was 15 kW.
- The average electric cost over the past 12 months was \$0.228/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

## 3.2 Natural Gas

NJ Natural Gas delivers natural gas to Station 74-1 under rate class Monthly 007.



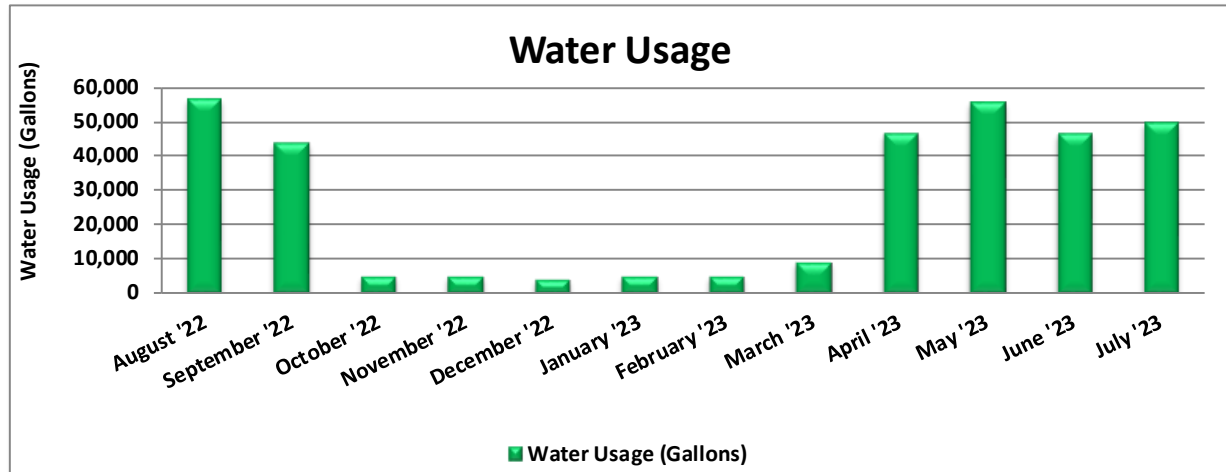
Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
9/22/22	29	29	\$76
10/21/22	29	220	\$328
11/21/22	31	232	\$356
12/22/22	31	484	\$697
1/25/23	34	551	\$787
2/27/23	33	468	\$676
3/28/23	29	387	\$347
4/28/23	31	168	\$259
5/30/23	32	165	\$255
6/27/23	28	35	\$87
7/28/23	31	37	\$90
8/26/23	29	35	\$87
<b>Totals</b>	<b>367</b>	<b>2,810</b>	<b>\$4,045</b>
<b>Annual</b>	<b>365</b>	<b>2,795</b>	<b>\$4,023</b>

Notes:

- The average gas cost for the past 12 months is \$1.440/therm, which is the blended rate used throughout the analysis.

### 3.3 Water

New Jersey American Water delivers water to the project site.



Water Billing Data			
Period Ending	Days in Period	Water Usage (gallons)	Water Cost
9/1/22	31	57,000	\$640
10/1/22	30	44,000	\$575
11/1/22	31	5,000	\$254
12/1/22	30	5,000	\$254
1/1/23	31	4,000	\$238
2/1/23	31	5,000	\$256
3/1/23	28	5,000	\$269
4/1/23	31	9,000	\$299
5/1/23	30	47,000	\$623
6/1/23	31	56,000	\$702
7/1/23	30	47,000	\$637
8/1/23	31	50,000	\$676
<b>Totals</b>	<b>365</b>	<b>334,000</b>	<b>\$5,422</b>
<b>Annual</b>	<b>365</b>	<b>334,000</b>	<b>\$5,422</b>

Notes:

- The average cost of water for the past 12 months is \$0.0162/gal.

### 3.4 Benchmarking

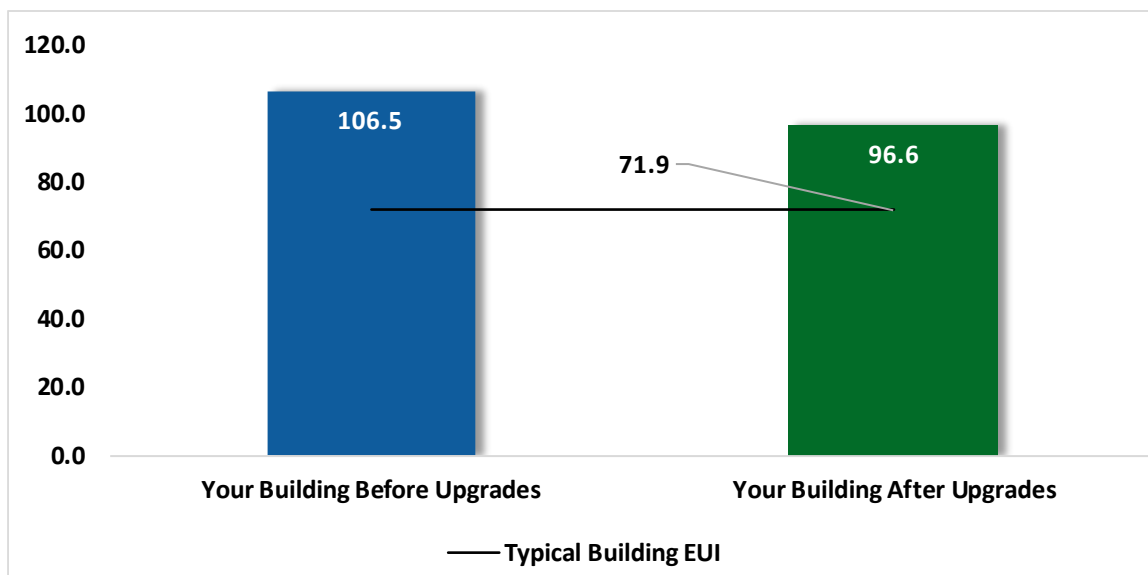
Your building was benchmarked using the United States Environmental Protection Agency's (EPA) Portfolio Manager® software. Benchmarking compares your building's energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy, and operating hours. Some 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.

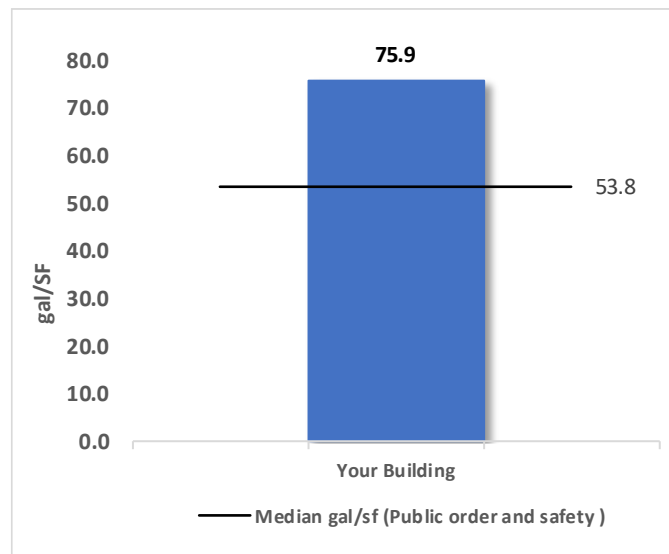


*Energy Use Intensity Comparison<sup>4</sup>*

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.

<sup>4</sup> Based on all evaluated ECMs

## Water Benchmarking



A benchmark is provided for your building's water use based on the annual water use in gallons per square foot of building area (gal/sf-yr.). Your building is compared to other similar buildings based on average water usage as available from the 2012 Commercial Buildings Energy Consumption Survey (CBECS) and from the EPA ENERGY STAR DataTrends Water Use Tracking database.

Water use varies considerably depending mainly on the extent of outdoor water use and whether process water is used, such as for vehicle washing and for laboratory sterilizers. Cooling towers and steam boilers are also significant water users. Kitchens and sanitary fixtures may use varying amounts of water.

### **Tracking your Energy Performance**

Keeping track of your energy and water use on a monthly basis is one of the best ways to keep utility costs in check and keep your facility operating efficiently. 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](#).



### 3.5 Understanding Your Utility Bills

The State of New Jersey Department of the Public Advocate provides detailed information on how to read natural gas and electric bills. Your bills contain important information including account numbers, meter numbers, rate schedules, meter readings, and the supply and delivery charges. Gas and electric bills both provide comparisons of current energy consumption with prior usage.

Sample bills, with annotation, may be viewed at:

[https://www.nj.gov/rpa/docs/Understanding\\_Electric\\_Bill.pdf](https://www.nj.gov/rpa/docs/Understanding_Electric_Bill.pdf)

[https://www.nj.gov/rpa/docs/Understanding\\_Gas\\_Bill.pdf](https://www.nj.gov/rpa/docs/Understanding_Gas_Bill.pdf)

#### **Why Utility Bills Vary**

Utility bills vary from one month to another for many reasons. For this reason, assessing the effects of your energy savings efforts can be difficult.

Billing periods vary, typically ranging between 28 and 33 days. Electric bills provide the kilowatt-hours (kWh) used per month while gas bills provide therms (or hundreds of cubic feet - CCF) per month consumption information. Monthly consumption information can be helpful as a tool to assess your efforts to reduce energy, particularly when compared to monthly usage from a similar calendar period in a prior year.

Bills typically vary seasonally, often with more gas consumed in the winter for heating, and more electricity used in the summer when air conditioning is used. Facilities with electric heating may experience higher electricity use in the winter. Seasonal variance will be impacted by the type of heating and cooling systems used. Normal seasonal fluctuations are further impacted by the weather. Extremely cold or hot weathers causes HVAC equipment to run longer, increasing usage. Other monthly fluctuations in usage can be caused by changes in building occupancy. Utility bills provide a comparison of usage between the current period and comparable billing month period of the prior year. Year-to-year monthly use comparisons can point to trends with energy savings for measures/projects that were implemented within the timeframe, but these comparisons do not account for changing weather or occupancy patterns.

The price of fuel and purchased power used to produce and delivery electricity and gas fluctuates. Any increase or decrease in these costs will be reflected in your monthly bill. Additionally, billing rates occasionally change after justification and approval of the NJBPU. For this reason, it is more useful to review energy use rather than cost when assessing energy use trends or the impact of energy conservation measures implemented.

## 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 <sub>2</sub> e Emissions Reduction (lbs)
Lighting Upgrades			4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984
ECM 1	Retrofit Fixtures with LED Lamps	Yes	4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984
Lighting Control Measures			3,488	0.6	-1	\$786	\$2,490	\$830	\$1,660	2.1	3,426
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	3,391	0.6	-1	\$764	\$2,210	\$760	\$1,450	1.9	3,331
ECM 3	Install High/Low Lighting Controls	Yes	97	0.0	0	\$22	\$280	\$70	\$210	9.6	95
Unitary HVAC Measures			2,700	1.4	3	\$656	\$19,400	\$600	\$18,800	28.6	3,041
ECM 4	Install High Efficiency Air Conditioning Units	No	2,700	1.4	3	\$656	\$19,400	\$600	\$18,800	28.6	3,041
HVAC System Improvements			0	0.0	6	\$80	\$820	\$120	\$700	8.7	651
ECM 5	Install Pipe Insulation	Yes	0	0.0	6	\$80	\$820	\$120	\$700	8.7	651
Domestic Water Heating Upgrade			0	0.0	2	\$25	\$120	\$30	\$90	3.6	203
ECM 6	Install Low-Flow DHW Devices	Yes	0	0.0	2	\$25	\$120	\$30	\$90	3.6	203
TOTALS			10,243	2.8	8	\$2,462	\$24,550	\$1,900	\$22,650	9.2	11,305

\* - 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).

*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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>4,055</b>	<b>0.8</b>	<b>-1</b>	<b>\$914</b>	<b>\$1,720</b>	<b>\$320</b>	<b>\$1,400</b>	<b>1.5</b>	<b>3,984</b>
ECM 1	Retrofit Fixtures with LED Lamps	4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984
<b>Lighting Control Measures</b>		<b>3,488</b>	<b>0.6</b>	<b>-1</b>	<b>\$786</b>	<b>\$2,490</b>	<b>\$830</b>	<b>\$1,660</b>	<b>2.1</b>	<b>3,426</b>
ECM 2	Install Occupancy Sensor Lighting Controls	3,391	0.6	-1	\$764	\$2,210	\$760	\$1,450	1.9	3,331
ECM 3	Install High/Low Lighting Controls	97	0.0	0	\$22	\$280	\$70	\$210	9.6	95
<b>HVAC System Improvements</b>		<b>0</b>	<b>0.0</b>	<b>6</b>	<b>\$80</b>	<b>\$820</b>	<b>\$120</b>	<b>\$700</b>	<b>8.7</b>	<b>651</b>
ECM 5	Install Pipe Insulation	0	0.0	6	\$80	\$820	\$120	\$700	8.7	651
<b>Domestic Water Heating Upgrade</b>		<b>0</b>	<b>0.0</b>	<b>2</b>	<b>\$25</b>	<b>\$120</b>	<b>\$30</b>	<b>\$90</b>	<b>3.6</b>	<b>203</b>
ECM 6	Install Low-Flow DHW Devices	0	0.0	2	\$25	\$120	\$30	\$90	3.6	203
<b>TOTALS</b>		<b>7,543</b>	<b>1.4</b>	<b>6</b>	<b>\$1,806</b>	<b>\$5,150</b>	<b>\$1,300</b>	<b>\$3,850</b>	<b>2.1</b>	<b>8,264</b>

\* - 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).

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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>4,055</b>	<b>0.8</b>	<b>-1</b>	<b>\$914</b>	<b>\$1,720</b>	<b>\$320</b>	<b>\$1,400</b>	<b>1.5</b>	<b>3,984</b>
ECM 1	Retrofit Fixtures with LED Lamps	4,055	0.8	-1	\$914	\$1,720	\$320	\$1,400	1.5	3,984

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

### **ECM 1: Retrofit Fixtures with LED Lamps**

Replace fluorescent, HID, or 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:** all areas with fluorescent fixtures with T8 tubes

## 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Control Measures</b>		<b>3,488</b>	<b>0.6</b>	<b>-1</b>	<b>\$786</b>	<b>\$2,490</b>	<b>\$830</b>	<b>\$1,660</b>	<b>2.1</b>	<b>3,426</b>
ECM 2	Install Occupancy Sensor Lighting Controls	3,391	0.6	-1	\$764	\$2,210	\$760	\$1,450	1.9	3,331
ECM 3	Install High/Low Lighting Controls	97	0.0	0	\$22	\$280	\$70	\$210	9.6	95

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 2: 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:** garage, offices, and dining area/kitchen

### **ECM 3: 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:** corridors and garage

## 4.3 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Unitary HVAC Measures</b>		<b>2,700</b>	<b>1.4</b>	<b>3</b>	<b>\$656</b>	<b>\$19,400</b>	<b>\$600</b>	<b>\$18,800</b>	<b>28.6</b>	<b>3,041</b>
ECM 4	Install High Efficiency Air Conditioning Units	2,700	1.4	3	\$656	\$19,400	\$600	\$18,800	28.6	3,041

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 equipment is eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

## ECM 4: Install High Efficiency Air Conditioning Units

Replace standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. All of the replacement units will incorporate efficient gas furnaces. 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:** Trane RTUs

## 4.4 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>HVAC System Improvements</b>		<b>0</b>	<b>0.0</b>	<b>6</b>	<b>\$80</b>	<b>\$820</b>	<b>\$120</b>	<b>\$700</b>	<b>8.7</b>	<b>651</b>
ECM 5	Install Pipe Insulation	0	0.0	6	\$80	\$820	\$120	\$700	8.7	651

## ECM 5: Install Pipe Insulation

Install insulation on domestic hot water system piping. Distribution system thermal losses are dependent on system fluid temperature, the size of the distribution system, and the extent and condition of piping insulation. When the insulation has been damaged due to exposure to water, when the insulation has been removed from some areas of the pipe, or when valves have not been properly insulated, system thermal efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

**Affected Systems:** domestic hot water piping

## 4.5 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Domestic Water Heating Upgrade</b>		<b>0</b>	<b>0.0</b>	<b>2</b>	<b>\$25</b>	<b>\$120</b>	<b>\$30</b>	<b>\$90</b>	<b>3.6</b>	<b>203</b>
ECM 6	Install Low-Flow DHW Devices	0	0.0	2	\$25	\$120	\$30	\$90	3.6	203

## ECM 6: 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.

## 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<sup>5</sup>. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

### **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.

### **Window Treatments/Coverings**

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

### **Lighting Maintenance**



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

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

---

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



## **Lighting Controls**

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

## **Motor Maintenance**

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

## **Fans to Reduce Cooling Load**

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

## **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.

### **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.

### **Label HVAC Equipment**

For improved coordination in maintenance practices, we recommend labeling or re-labeling the site HVAC equipment. Maintain continuity in labeling by following labeling conventions as indicated in the facility drawings or BAS building equipment list. Use weatherproof or heatproof labeling or stickers for permanence, but do not cover over original equipment nameplates, which should be kept clean and readable whenever possible. Besides equipment, label piping for service and direction of flow when possible. Ideally, maintain a log of HVAC equipment, including nameplate information, asset tag designation, areas served, installation year, service dates, and other pertinent information.

This investment in your equipment will enhance collaboration and communication between your staff and your contracted service providers and may help you with regulatory compliance.

### **Optimize HVAC Equipment Schedules**

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

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

### **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.

### **Procurement Strategies**

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

## 6 WATER BEST PRACTICES

### **Getting Started**



The commercial and institutional sector is the second largest consumer of publicly supplied water in the United States, accounting for 17% of the withdrawals from public water supplies<sup>6</sup>. In New Jersey, excluding water used for power generation, approximately 80% of total water use was attributed to potable supply during the period of 2009 to 2018. Water withdrawals for potable supply have not changed noticeably during the period from 1990 to 2018<sup>7</sup>.

Water management planning serves as the foundation for any successful water reduction effort. It is the first step a commercial or institutional facility owner or manager should take to achieve and sustain long-term water savings. Understanding how water is used within a facility is critical for the water management planning process. A water assessment provides a comprehensive account of all known water uses at the facility. It allows the water management team to establish a baseline from which progress and program success can be measured. It also enables the water management team to set achievable goals and identify and prioritize specific projects based on the relative savings opportunities and project cost-effectiveness.

Water conservation devices may significantly reduce your water and sewer usage costs. Any reduction in water use reduces grid-level electricity use since a significant amount of electricity is used to treat and deliver water from reservoirs to end users.

For more information regarding water conservation or additional details regarding the practices shown below go to the EPA's WaterSense website<sup>8</sup> or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"<sup>9</sup> to get ideas for creating a water management plan and best practices for a wide range of water using systems.

### **Leak Detection and Repair**

Identifying and repairing leaks and other water use anomalies within a facility's water distribution system or from processes or equipment can keep a facility from wasting significant quantities of water. Examples of common leaks include leaking toilets and faucets, drip irrigation malfunctions, stuck float valves, and broken distribution lines. Reading meters, installing failure abatement technologies, and conducting visual and auditory inspections are important best practices to detect leaks. Train building occupants, employees, and visitors to report any leaks that they detect. To reduce unnecessary water loss, detected leaks should be repaired quickly. Repairing leaks in water distribution that is pressurized by on-site pumps or in heated or chilled water piping will also reduce energy use.

### **Toilets and Urinals**

Toilets and urinals are considered sanitary fixtures and are found in most facilities. High efficiency fixtures are at least 20% more efficient than available standard products. Leaking or damaged equipment is a substantial source of water waste. Train users to report continuously flushing, leaking, or otherwise improperly operating equipment to the appropriate personnel. Depending on the age of the equipment

---

<sup>6</sup> Estimated from analyzing data in: [Solley, Wayne B., et al, "Estimated Use of Water in the United States in 1995", U.S Geological Survey Circular 1200, \(1998\)](#)

<sup>7</sup> <https://dep.nj.gov/wp-content/uploads/dsr/trends-water-supply.pdf>

<sup>8</sup> <https://www.epa.gov/watersense>

<sup>9</sup> <https://www.epa.gov/watersense/watersense-work-0>

and the frequency of use, it may be cost effective to replace older inefficient fixtures with current generation WaterSense labeled equipment.

Commercial facilities typically use tank toilets or wall-mount flushometers. Educate and inform users with restroom signage and other means to avoid flushing inappropriate objects. For tank toilets, periodically check to ensure fill valves are working properly and that water level is set correctly. Annually test toilets to ensure the flappers are not worn or allowing water to seep from the tank into the bowl and down the sewer. Control stops and piston valves on flushometer toilets should be checked at least annually.

Most urinals use water to flush liquid. These standard single-user fixtures are present in most facilities. Non-water urinals use a specially designed trap that allows liquid waste to drain out of the fixture through a trap seal, and into the drainage system. Flushing urinals should be inspected at least annually for proper valve and sensor operation. For non-water urinals, follow maintenance practices as directed by the manufacturer to ensure products perform as expected. Non-water urinals can be considered during urinal replacement, however, review the condition and design of the existing plumbing system and the expected usage patterns to ensure that these products will provide the anticipated performance.

### **Faucets and Showerheads**

Faucets and showerheads are sanitary fixtures that generally dispense heated water. Reducing water use by these fixtures translates into a reduction of site fuel or electric use depending on how water is heated. High efficiency fixtures are at least 20% more efficient than available standard products. Leaking or damaged equipment is a substantial source of water waste. Train users to report continuously dripping, leaking, or otherwise improperly operating equipment to the appropriate personnel. Depending on the age of the equipment and the frequency of use, it may be cost effective to replace older fixtures with current generation WaterSense labeled equipment.

Faucets are used for a variety of purposes, and standard flow rates are dictated by the intended use. Public use lavatory faucets and kitchen faucets are subject to maximum flow rates while service sinks are not. Periodically inspect faucet aerators for scale buildup to ensure flow is not being restricted. Clean or replace the aerator or other spout end device as needed. Check and adjust automatic sensors (where installed) to ensure they are operating properly to avoid faucets running longer than necessary. Post materials in restrooms and kitchens to ensure user awareness of the facility's water-efficiency goals. Remind users to turn off the tap when they are done and to consider turning the tap off during sanitation activities when it is not being used. Consider installing lavatory and kitchen faucet fixtures with reduced flow. Federal standards limit kitchen and restroom faucet flows to 2.2 gpm. To qualify for a WaterSense label a faucet cannot exceed 1.5 gpm.

Effective in 1992, the maximum allowable flow rate for all showerheads sold in the United States is 2.5 gpm. Since this standard was enacted, many showerheads have been designed to use even less water. WaterSense labeled equipment is designed to use 2.0 gpm, or less. For optimum showerhead efficiency, the system pressure should be tested to make sure that it is between 20 and 80 pounds per square inch (psi). Verify that plumbing lines are routed through a shower valve to prevent water pressure fluctuations. Periodically inspect showerheads for scale buildup to ensure flow is not being restricted. In general, replace showerheads with 2.5 gpm flow rates or higher with WaterSense labeled models. Note: Use of poor performing replacement reduced flow showerheads may result in increased use if the duration of use is increased to compensate for reduced performance. WaterSense labeled showerheads are independently certified to meet or exceed minimum performance requirements for spray coverage and force.

## **Ice Machines**

Commercial ice machines use refrigeration units to freeze water into ice. Ice machines typically use water for two purposes: cooling the refrigeration unit and making ice. Because the ice-making process generates a significant amount of heat, either water or air is used to remove this waste heat from the ice machine's refrigeration unit.

Water-cooled ice machines generally pass water through the machine once to cool it and then dispose of the single-pass water down the drain. Water-cooled systems can use less water by recirculating the cooling water through a chiller or a cooling tower to lower the temperature, returning the water to the machine for reuse. To eliminate using water to cool the refrigeration unit altogether, air can be used to cool the unit. Air-cooled ice machines use motor-driven fans or centrifugal blowers to move air through the refrigeration unit to remove heat. In general, water-cooled units are more energy efficient than air-cooled units but use more water. Commercial ice machines that are ENERGY STAR qualified are, on average, 15% more energy-efficient and 10% more water-efficient than standard air-cooled models.

For optimal ice machine efficiency, consider the following:

- Clean the ice machine to remove lime and scale buildup; sanitize it to kill bacteria and fungi. Run the self-cleaning sequence if available. For machines without a self-cleaning mode, shut down the machine, empty the bin of ice, add cleaning or sanitizing solution to the machine, switch it to cleaning mode, and then switch it to ice production mode. For health and safety purposes, create and discard several batches of ice to remove residual cleaning solution.
- Keep the ice machine's coils clean to ensure the heat exchange process is running efficiently.
- Keep the lid closed to preserve cool air and maintain the appropriate temperature.
- Install a timer to shift ice production to off-peak hours to decrease peak energy demand.
- Work with the manufacturer to ensure that the ice machine's rinse cycle is set to the lowest possible frequency that still provides sufficient ice quality and meets local water quality and site requirements.
- Follow the manufacturer's use and care instructions for the specific ice machine model.
- Train users to report leaking or otherwise improperly operating ice machines to the appropriate personnel.

If the machine is cooled using single-pass water, modify the machine to operate on a closed loop that recirculates the cooling water through a cooling tower or heat exchanger, if possible.

When replacing an ice machine or installing a new one, ensure that the new model is sized appropriately to fit the facility's need. Choose an ice machine that is appropriate for the quality of ice needed. Producing ice of higher quality than required will use water unnecessarily. Look for ENERGY STAR qualified models, all of which are air-cooled. Also consider air- or water-cooled ice machines that meet the efficiency specifications outlined by the Consortium for Energy Efficiency. If feasible, consider selecting air-cooled flake or nugget ice machines, which use less water and energy than cubed ice machines.

## **Vehicle Washing**

Vehicle service facilities employ three types of vehicle-washing technologies: conveyor, in-bay, and self-service. Vehicle washing involves multiple water using steps including pre-soaking, washing, and one or more rinses. Water is typically applied under high pressure whether through an automated nozzle or hand-held sprayer.

Many commercial vehicle wash facilities have adopted water reclamation technology, which treats wash and rinse water from previous wash cycles for use during the next vehicle wash to reduce overall water



use. Water reclamation is well suited to conveyor systems and can be applied to in-bay vehicle wash facilities where contaminated water can be separated from cleaner water.

For optimal vehicle wash system efficiency, consider the following:

- Conduct routine inspections for leaks and train personnel to identify and report leaks.
- Ensure that the main shut-off valve is in proper working order.
- If possible, use a friction washing component in all cycles, especially if water is not reused.
- Sweep all driveways and impervious surfaces instead of washing.
- Minimize pump head pressures based on manufacturer recommendations.
- Make sure conveyors are properly calibrated by timing spray nozzles to activate only as the vehicle reaches the spray arch.
- For all automated systems, align spray nozzles properly; they should be oriented parallel to the spray arch.

### **Landscaping and Irrigation**

Most facilities that own or maintain surrounding landscape will have outdoor water use. The amount of outdoor water use is dictated by the size and design of the landscape and the need for supplemental irrigation. Studies show that average landscape water use in the institutional sector can range from 7% of total water use for hospitals, 22% for office buildings, and up to 30% for schools.

Proper landscape design can help minimize outdoor water use. Regionally appropriate plant choices, healthy soils with appropriate grading, the use of mulches, and limiting the use of high water-using plants such as turfgrass can significantly reduce the need for supplemental irrigation. In addition, proper design, installation, and maintenance of irrigation equipment can have a dramatic impact on outdoor water use.

- Retain a landscape professional certified in water-efficient landscaping.
- Maintain soil quality by applying mulch, soil amendments, and good topsoil.
- Maintain existing plants by manually pulling weeds, raising the blade on mowers, and including shaded areas in the overall landscape design.
- Minimize water used for hardscape cleaning and use recycled or reclaimed water where applicable, especially in water features.

Irrigation system optimization combines efficient irrigation practices with efficient technologies and can be complex. Irrigation professionals who are properly educated on water-efficient practices can help ensure that existing irrigation systems are efficiently operated and properly maintained. In general, plan for or adjust irrigation systems to prevent over (or under) watering.

- Improve distribution uniformity so water is evenly applied over the landscape.
- Irrigation schedules should be updated based on changing weather conditions.
- In general, apply water in larger amounts, but less frequently, resulting in deep watering.
- If a dedicated landscape water meter is installed, incorporate an outdoor water budget.
- Routinely look for leaks, overwatering, or overspray.
- Require a full irrigation system audit every 3 years by a qualified irrigation auditor.
- Consider drip irrigation systems for plant beds as they can reduce irrigation water use by 20% to 50% as compared to traditional sprinklers.
- More efficient sprinkler heads can reduce irrigation water use by 30%.
- Smart irrigation controllers can schedule irrigation based on weather data or on-site conditions, reducing irrigation water use by 15% compared to manual or clock timer irrigation systems.

## 7 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.



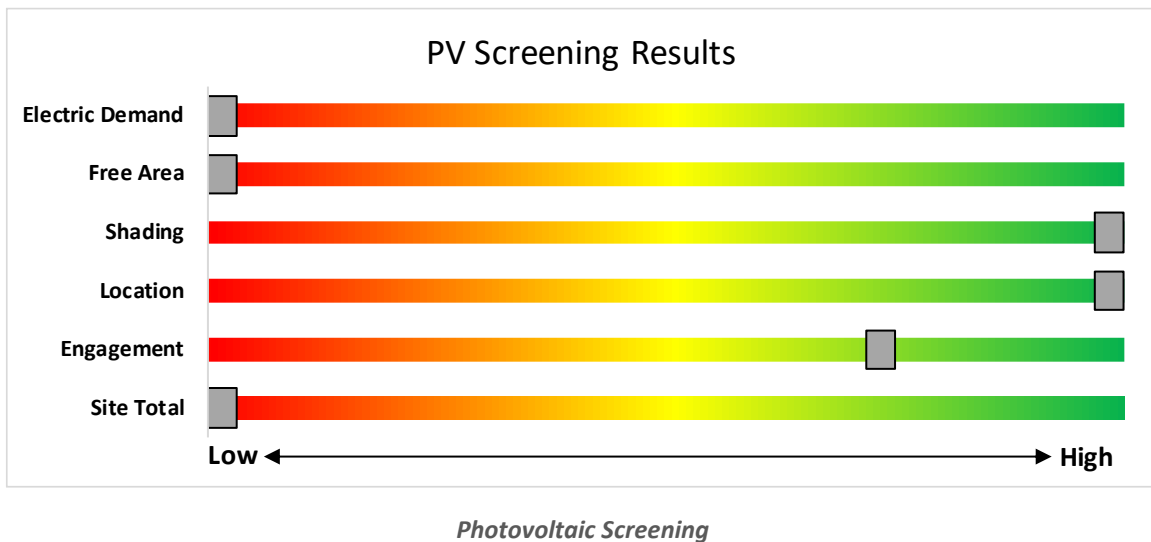
## 7.1 Solar Photovoltaic

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.



### **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:** <http://www.njcleanenergy.com/whysolar>
- ◆ **NJ Solar Market FAQs:** [www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs](http://www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs)
- ◆ **Approved Solar Installers in the NJ Market:** [http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved\\_vendorsearch/?id=60&start=1](http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/?id=60&start=1)

## 7.2 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.

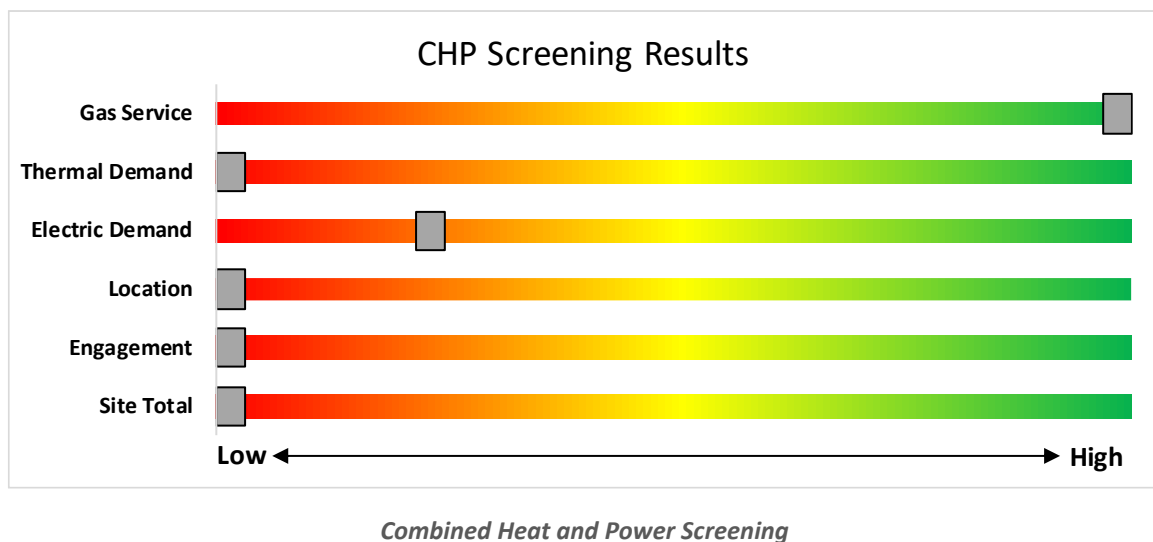
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be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



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/](http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/)

## 8 ELECTRIC VEHICLES

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.

### 8.1 EV 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.

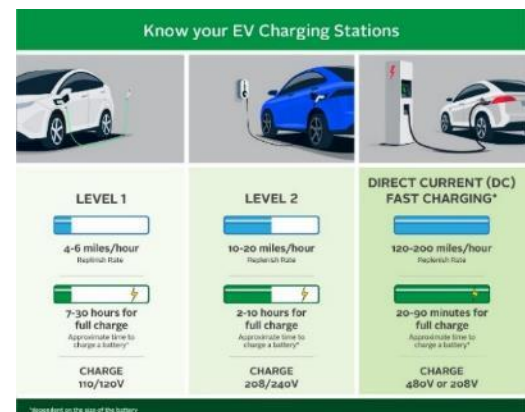
The preliminary assessment of EV charging at the facility shows that there is high potential for adding EV chargers to the facility's parking, based on potential costs of installation and other site factors.

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.

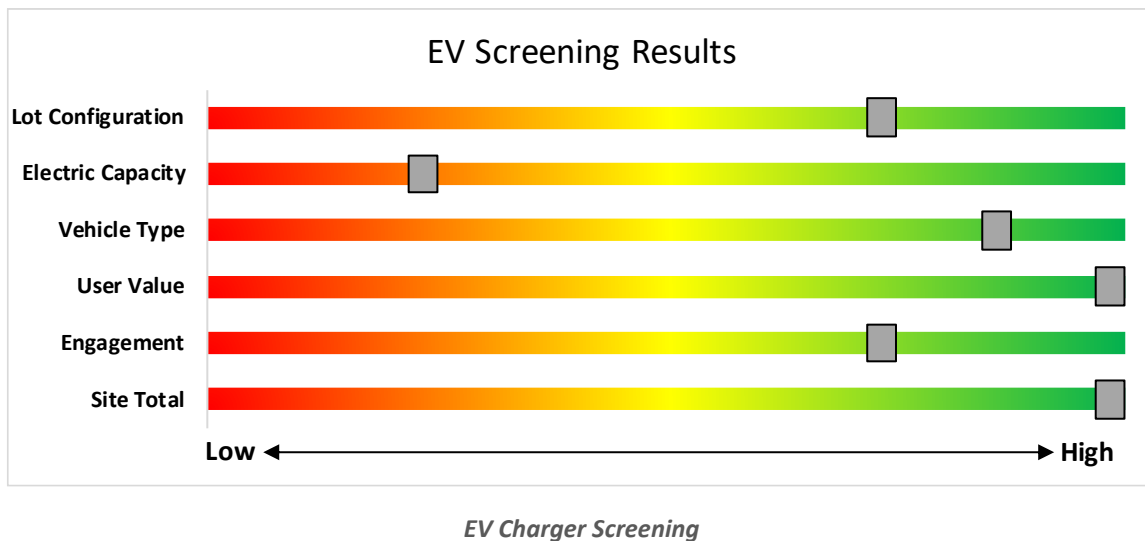
The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching 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. Adding EV charging may have a negative financial impact due to increased electric demand charges.



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.



### 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), Public Service Electric and Gas Company (PSE&G) or Jersey Central Power and Light (JCP&L), 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, PSE&G or JCP&L, up to 90% of the combined charger purchase and installation costs. Please check ACE, PSE&G or JCP&L program eligibility requirements before purchasing EV charging equipment, as additional conditions on types of eligible chargers may apply for utility incentives.

EV Charging incentive information is available from Atlantic City Electric, PSE&G and JCP&L. 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>

## 9 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 New Jersey.

### NJBPU and NJCEP Administered Programs



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

\*State facilities are also eligible for utility programs

### Utility Administered Programs



- Existing buildings (residential, commercial, industrial, government)
- Efficient Products
  - Lighting & Marketplace
  - HVAC
  - Appliance Rebates
  - Appliance Recycling

## 9.1 New Jersey's Clean Energy Program

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. To qualify entities must have incurred at least \$5 million in total energy costs in the prior fiscal year.

#### **Incentives**

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

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

#### **How to Participate**

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

Detailed program descriptions, instructions for applying, and applications can be found at <http://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<sup>10</sup>

Eligible Technology	Size (Installed Rated Capacity)	Incentive (\$/Watt) <sup>5</sup>	% of Total Cost Cap per Project	\$ Cap per Project
CHPs powered by non-renewable or renewable fuel source, or a combination: <sup>4</sup> - Gas Internal Combustion Engine - Gas Combustion Turbine - Microturbine  Fuel Cells ≥60%	≤500 kW <sup>1</sup>	\$2.00	30-40% <sup>2</sup>	\$2 million
	>500 kW - 1 MW <sup>1</sup>	\$1.00		
	> 1 MW - 3 MW <sup>1</sup>	\$0.55	30%	\$3 million
	>3 MW <sup>1</sup>	\$0.35		
Fuel Cells ≥40%	Same as above <sup>1</sup>	Applicable amount above	30%	\$1 million
Waste Heat to Power (WHP) <sup>3</sup> Powered by non-renewable fuel source. Heat recovery or other mechanical recovery from existing equipment utilizing new electric generation equipment (e.g. steam turbine)	≤1MW <sup>1</sup>	\$1.00	30%	\$2 million
	> 1MW <sup>1</sup>	\$.50	30%	\$3 million

<sup>10</sup>

<sup>1</sup> Incentives are tiered, which means the incentive levels vary based upon the installed rated capacity, as listed in the chart above. For example, a 4 MW CHP system would receive \$2.00/watt for the first 500 kW, \$1.00/watt for the second 500 kW, \$0.55/watt for the next 2 MW and \$0.35/watt for the last 1 MW (up to the caps listed).

<sup>2</sup> The maximum incentive will be limited to 30% of total project. For CHP projects up to 1 MW, this cap will be increased to 40% where a cooling application is used or included with the CHP system (e.g. absorption chiller).

<sup>3</sup> Projects will be eligible for incentives shown above, not to exceed the lesser of % of total project cost per project cap or maximum \$ per project cap. Projects installing CHP or FC with WHP will be eligible for incentive shown above, not to exceed the lesser caps of the CHP or FC incentive. Minimum efficiency will be calculated based on annual total electricity generated, utilized waste heat at the host site (i.e. not lost/rejected), and energy input.

<sup>4</sup> Systems fueled by a Class 1 Renewable Fuel Source, as defined by N.J.A.C. 14:8-2.5, are eligible for a 30% incentive bonus. If the fuel is mixed, the bonus will be prorated accordingly. For example, if the mix is 60/40 (60% being a Class 1 renewable), the bonus will be 18%. This bonus will be included in the final performance incentive payment, based on system performance and fuel mix consumption data. Total incentive, inclusive of bonus, shall not exceed above stipulated caps.

<sup>5</sup> CHP-FC systems located at Critical Facility and incorporating blackstart and islanding technology are eligible for a 25% incentive bonus. This bonus incentive will be paid with the second/Installation incentive payment. Total incentive, inclusive of bonus, shall not exceed above stipulated caps.





### **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 <http://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 (CSI) Program**

The CSI Program opened on April 15, 2023, and will serve as the permanent program within the SuSI Program providing incentives to larger solar facilities. The CSI Program is open to qualifying grid supply solar facilities, non-residential net metered solar installations with a capacity greater than five (5) megawatts ("MW"), and to eligible grid supply solar facilities installed in combination with energy storage.

CSI eligible facilities will only be allowed to register in the CSI program upon award of a bid pursuant to N.J.A.C. 14:8-11.10.

The CSI program structure has separate categories, or tranches, to ensure that a range of solar project types, including those on preferred sites, are able to participate despite potentially different project cost profiles. The Board has approved four tranches for grid supply and large net metered solar and an additional fifth tranche for storage in combination with grid supply solar. The following table lists procurement targets for the first solicitation:

Tranche	Project Type	MW (dc) Targets
Tranche 1.	Basic Grid Supply	140
Tranche 2.	Grid Supply on the Built Environment	80
Tranche 3.	Grid Supply on Contaminated Sites and Landfills	40
Tranche 4.	Net Metered Non- Residential	40
Tranche 5.	*Storage Paired with Grid	160 MWh

\*The storage tranche of 160 MWh corresponds to a 4-hour storage pairing of 40 MW of solar

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 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 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](http://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.*

## **Demand Response (DR) Energy Aggregator**

Demand Response Energy Aggregator is a program designed to reduce the electric load when electric wholesale prices are high or when the reliability of the electric grid is threatened due to peak demand. Grid operators call upon curtailment service providers and commercial facilities to reduce electric usage during times of peak demand, making the grid more reliable and reducing transmission costs for all ratepayers. Curtailment service providers provide regular payments to medium and large consumers of electric power for their participation in DR programs. Program participation is voluntary, and participants receive payments whether or not their facility is called upon to curtail its electric usage.

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

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

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

The first step toward participation in a DR program is to contact a curtailment service provider. A list of these providers is available on the website of the independent system operator, PJM, and it includes contact information for each company, as well as the states where they have active business<sup>11</sup>. PJM also posts training materials for program members interested in specific rules and requirements regarding DR activity along with a variety of other DR program information<sup>12</sup>.

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

---

<sup>11</sup> <http://www.pjm.com/markets-and-operations/demand-response.aspx>.

<sup>12</sup> <http://www.pjm.com/training/training-events.aspx>.

## 9.2 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.

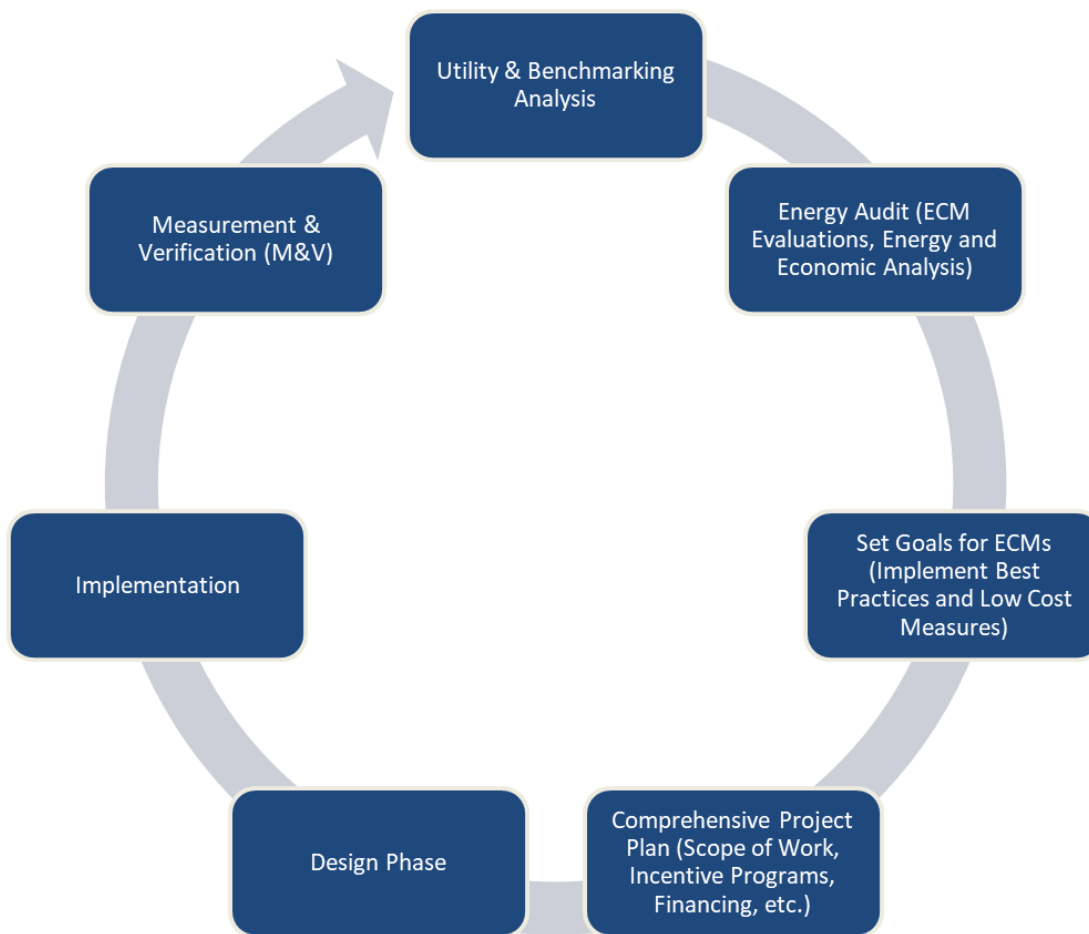
---

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



## 10 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.



*Project Development Cycle*

## 11 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

---

### 11.1 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<sup>13</sup>.

### 11.2 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<sup>14</sup>.

---

<sup>13</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html)

<sup>14</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html)



APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Station 74-1 - Corridor	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
Station 74-1 - Corridor	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,000	1, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	3,450	0.1	453	0	\$102	\$380	\$90	2.8
Station 74-1 - Dining Area - Lounge & Kitchen	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
Station 74-1 - Dining Area - Lounge & Kitchen	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	4,000		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	40	4,000	0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Dining Area - Lounge & Kitchen	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	4,000	1	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,000	0.0	69	0	\$16	\$40	\$10	1.9
Station 74-1 - Dining Area - Lounge & Kitchen	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,000	1, 2	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,760	0.3	1,633	0	\$368	\$790	\$130	1.8
Station 74-1 - Exterior - Ground	3	Compact Fluorescent: (2) 10W A19 Screw-In Lamps	Timeclock		20	4,380	1	Relamp	No	3	LED Lamps: A19 Lamps	Timeclock	14	4,380	0.0	79	0	\$18	\$110	\$10	5.6
Station 74-1 - Exterior - Ground	7	LED - Fixtures: Downlight Pendant	Timeclock		20	4,380		None	No	7	LED - Fixtures: Downlight Pendant	Timeclock	20	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Exterior - Ground	7	LED - Fixtures: Downlight Surface Mount	Timeclock		80	4,380		None	No	7	LED - Fixtures: Downlight Surface Mount	Timeclock	80	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Exterior - Ground	5	LED Lamps: (1) 20W PAR20 Screw-In Lamp	Timeclock		20	4,380		None	No	5	LED Lamps: (1) 20W PAR20 Screw-In Lamp	Timeclock	20	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Garage - Engine Room	3	Exit Signs: LED - 2 W Lamp	None		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
Station 74-1 - Garage - Engine Room	18	LED - Fixtures: Ceiling Mount	Wall Switch	S	80	5,000	2	None	Yes	18	LED - Fixtures: Ceiling Mount	Occupancy Sensor	80	3,450	0.4	2,411	-1	\$543	\$560	\$560	0.0
Station 74-1 - Garage - Engine Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,000	1	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	5,000	0.0	95	0	\$21	\$30	\$10	0.9
Station 74-1 - Garage - Engine Room	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,000	1, 2	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,450	0.2	1,360	0	\$307	\$630	\$100	1.7
Station 74-1 - Locker Room - Bunk Room	8	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	4,000	1, 2	Relamp	Yes	8	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	2,760	0.2	735	0	\$166	\$630	\$90	3.3
Station 74-1 - Locker Room - Restroom & Showers	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	2,000	1, 2	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,380	0.1	272	0	\$61	\$480	\$70	6.7
Station 74-1 - Office - Enclosed	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch		33	3,500	1, 2	Relamp	Yes	5	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	2,415	0.1	402	0	\$91	\$520	\$70	5.0
Station 74-1 - Restroom - Unisex	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch		33	2,000	1	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.0	35	0	\$8	\$40	\$10	3.9
Station 1 - Exterior	4	LED Lamps: (1) 9W A19 Screw-In Lamp	Timeclock		9	0		None	No	4	LED Lamps: (1) 9W A19 Screw-In Lamp	Timeclock	9	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Exterior	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		80	0		None	No	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	80	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Exterior	5	LED - Fixtures: Wall Pack	Timeclock		50	0		None	No	5	LED - Fixtures: Wall Pack	Timeclock	50	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Garage - Engine Bay	1	Exit Signs: LED - 2 W Lamp	None		6	0		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Garage - Engine Bay	20	LED - Fixtures: Ceiling Mount	Wall Switch	S	80	0		None	No	20	LED - Fixtures: Ceiling Mount	Wall Switch	80	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Mechanical - Utility Room	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	0		None	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	0	0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Storage - Basement	1	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	50	0		None	No	1	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	50	0	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
Station 74-1 - Garage - Engine Room	Air Compressor	1	Air Compressor	5.00	88.5%	No			W	200		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Exterior - Roof	Exhaust Extraction	1	Exhaust Fan	5.00	88.5%	No			W	2,745		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Garage - Engine Room	Garage Roll-Up Doors	4	Other	0.50	78.0%	No			W	365		No	78.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Exterior - Roof	Package Unit Supply Fans	2	Supply Fan	0.75	83.0%	No			B	5,840		No	83.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Utility Room	DHW	1	DHW Circulation Pump	0.08	65.0%	No			W	8,760		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Mechanical - Utility Room	Air Compressor	1	Air Compressor	0.75	83.0%	No			W	0		No	83.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Mechanical - Utility Room	Air Compressor	1	Air Compressor	0.75	83.0%	No			W	0		No	83.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Garage - Engine Bay	Garage Roll-Up Doors	4	Other	0.50	78.0%	No			W	0		No	78.0%	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
Station 74-1 - Garage - Engine Room	Engine Room	2	Infrared Heater		75.00		0.93 Et	Reznor	VR75	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Station 74-1 - Exterior - Roof	Interior Spaces	2	Package Unit	3.00	96.00	10.00	0.8 Et	Trane	YSC036E1EHA0000	B	4	Yes	2	Package Unit	3.00	96.00	16.00	0.82 AFUE	1.4	2,700	3	\$656	\$19,400	\$600	28.6
Station 1 - Exterior	Interior Spaces	1	Split-System	3.50		12.00		UNKNWN	563CP042-C	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Exterior	Interior Spaces	2	Split-System	5.00		11.75		UNKNWN	563CP060-C	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Mechanical - Utility Room	Interior Spaces	1	Forced Air Furnace		42.00		0.9 Et	RUUD	UNKNWN	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Mechanical - Utility Room	Interior Spaces	2	Forced Air Furnace		60.00		0.93 Et	bryant	Plus 90	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Station 1 - Garage - Engine Bay	Engine Room	3	Infrared Heater		125.00		0.8 Et	GordonRay	BH-125	B		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
Utility Room	Domestic Hot Water	5	60	0.75	0.0	0	6	\$80	\$820	\$120	8.7



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
Station 74-1 - Mechanical - Utility Room	Interior Spaces	1	Tankless Water Heater	Navien	NPE-240A2	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Station 74-1 - Restrooms	6	2	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	1	\$14	\$20	\$10	0.7
Station 74-1 - Restrooms	6	1	Showerhead	2.50	1.50	0.0	0	1	\$11	\$100	\$20	7.1

Reach-In Cooler/Freezer Inventory & Recommendations

	Existing Conditions				Proposed Conditions						Energy Impact & Financial Analysis						
Location	Cooler/ Freezer Quantity	Case Type/Temperature	Manufacturer	Model	ECM #	Install EC Evaporator Fan Motors?	Install Electric Defrost Control?	Install Energy Efficient Doors?	Install Door Heater Control?	Install Aluminum Night Covers?	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
Station 74-1 - Garage - Engine Room	1	Cooler (35F to 55F)	Atosa	MCF8705GR		No	No	No	No	No	0.0	0	0	\$0	\$0	\$0	0.0

Commercial Ice Maker Inventory & Recommendations

		Existing Conditions				Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR 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
Station 74-1 - Garage - Engine Room	1	Ice Making Head (<450 lbs/day), Batch			Yes		No	0.0	0	0	\$0	\$0	\$0	0.0

Cooking Equipment Inventory & Recommendations

		Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type		Manufacturer	Model	High Efficiency Equipment?	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
Station 74-1 - Kitchen	1	Gas Rack Oven (Single)				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
Garage - Engine Room	1	Clothes Dryer (Commercial)	6,000	No		
Station 74-1 - Locker Room - Restroom & Showers	2	Clothes Dryer	5,000	No		
Station 74-1 - Garage - Engine Room	1	Clothes Washer (Commercial)	1,400	No		
Station 74-1 - Locker Room - Restroom & Showers	2	Clothes Washer	1,200	No		
Station 74-1 - Dining Area - Lounge	1	Coffee Machine	900	No		
Station 74-1 - Office - Enclosed	2	Desktop	150	No		
Station 74-1 - Dining Area - Lounge	1	Dishwasher (Undercounter)	1,400	No		
Station 74-1 - Interior Spaces	7	Fan (Ceiling)	50	No		
Station 74-1 - Dining Area - Lounge	1	Microwave	1,000	No		
Station 74-1 - Garage - Engine Room	1	Treadmill	600	No		
Station 74-1 - Dining Area - Lounge	2	Printer (Medium/Small)	240	No		
Station 74-1 - Kitchen	2	Refrigerator (Residential)	572	No		
Station 74-1 - Interior Spaces	5	Television	130	No		
Station 74-1 - Kitchen	1	Toaster	1,000	No		
Station 1 - Garage - Engine Bay	1	Clothes Dryer	5,000	No		
Station 1 - Garage - Engine Bay	1	Clothes Washer	1,200	No		
Station 1 - Mechanical - Utility Room	1	Dehumidifier	500	No		
Station 1 - Garage - Engine Bay	4	Fan (Ceiling)	50	No		
Station 1 - Garage - Engine Bay	2	Television	130	No		

## APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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



### ENERGY STAR® Statement of Energy Performance

# N/A

**ENERGY STAR®**  
Score<sup>1</sup>

**Lakewood Fire Company, Station 5-1**

**Primary Property Type:** Fire Station  
**Gross Floor Area (ft²):** 4,400  
**Built:** 1961

**For Year Ending:** July 31, 2023  
**Date Generated:** June 12, 2024

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			
<b>Property Address</b> Lakewood Fire Company, Station 5-1 800 Monmouth Avenue Lakewood, New Jersey 08701	<b>Property Owner</b> Lakewood Board of Fire Commissioners 733 Cedar Bridge Ave. Lakewood, NJ 08701 (732) 364-5151	<b>Primary Contact</b> Yehuda Beer 733 Cedar Bridge Avenue Lakewood, NJ 08701 (732) 364-5151 x6102 ybeer@lakewoodfd.org	
Property ID: 32919825			

Energy Consumption and Energy Use Intensity (EUI)			
<b>Site EUI</b>	<b>Annual Energy by Fuel</b>	<b>National Median Comparison</b>	
104.7 kBtu/ft²	Electric - Grid (kBtu) 181,038 (39%)	National Median Site EUI (kBtu/ft²)	71.9
	Natural Gas (kBtu) 279,706 (61%)	National Median Source EUI (kBtu/ft²)	124.9
		% Diff from National Median Source EUI	46%
<b>Source EUI</b>		<b>Annual Emissions</b>	
182 kBtu/ft²		Total (Location-Based) GHG Emissions (Metric Tons CO2e/year)	31

### Signature & Stamp of Verifying Professional

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

LP Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Licensed Professional

\_\_\_\_\_  
( ) - \_\_\_\_\_



Professional Engineer or Registered Architect Stamp  
(if applicable)



## APPENDIX C: GLOSSARY

TERM	DEFINITION
<b>Blended Rate</b>	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.
<b>Btu</b>	<i>British thermal unit</i> : a unit of energy equal to the amount of heat required to increase the temperature of one pound of water by one-degree Fahrenheit.
<b>CHP</b>	<i>Combined heat and power</i> . Also referred to as cogeneration.
<b>COP</b>	<i>Coefficient of performance</i> : a measure of efficiency in terms of useful energy delivered divided by total energy input.
<b>Demand Response</b>	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.
<b>DCV</b>	<i>Demand control ventilation</i> : a control strategy to limit the amount of outside air introduced to the conditioned space based on actual occupancy need.
<b>US DOE</b>	<i>United States Department of Energy</i>
<b>EC Motor</b>	<i>Electronically commutated motor</i>
<b>ECM</b>	<i>Energy conservation measure</i>
<b>EER</b>	<i>Energy efficiency ratio</i> : a measure of efficiency in terms of cooling energy provided divided by electric input.
<b>EUI</b>	<i>Energy Use Intensity</i> : measures energy consumption per square foot and is a standard metric for comparing buildings' energy performance.
<b>Energy Efficiency</b>	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.
<b>ENERGY STAR</b>	ENERGY STAR is the government-backed symbol for energy efficiency. The ENERGY STAR program is managed by the EPA.
<b>EPA</b>	<i>United States Environmental Protection Agency</i>
<b>Generation</b>	The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil).
<b>GHG</b>	<i>Greenhouse gas</i> gases that are transparent to solar (short-wave) radiation but opaque to long-wave (infrared) radiation, thus preventing long-wave radiant energy from leaving Earth's atmosphere. The net effect is a trapping of absorbed radiation and a tendency to warm the planet's surface.
<b>gpf</b>	<i>Gallons per flush</i>

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

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