



Local Government Energy Audit Report

Harmony Elementary

February 14, 2024

Prepared for:

Middletown Township Public Schools
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Middletown, New Jersey 07748

Prepared by:

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Disclaimer

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

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

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

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

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

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Table of Contents

1	Executive Summary.....	1
1.1	Planning Your Project	3
	Pick Your Installation Approach	3
	Options from Your Utility Company.....	3
	<i>Prescriptive and Custom Rebates</i>	3
	<i>Direct Install</i>	3
	<i>Engineered Solutions</i>	3
	Options from New Jersey's Clean Energy Program	4
2	Existing Conditions.....	5
2.1	Site Overview.....	5
	Recent improvements and Facility Concerns	5
2.2	Building Occupancy	6
2.3	Building Envelope	6
2.4	Lighting Systems.....	7
2.5	Air Handling Systems.....	9
	Unitary Electric HVAC Equipment	9
	Packaged Units	10
	Air Handling Units (AHUs)	12
2.6	Building General Exhaust Air Systems.....	12
2.7	Heating Steam Systems.....	13
2.8	Domestic Hot Water	14
2.9	Food Service Equipment.....	15
2.10	Refrigeration.....	16
2.11	Plug Load and Vending Machines	17
2.12	Water-Using Systems	17
2.13	On-Site Generation.....	18
3	Energy Use and Costs	19
3.1	Electricity	21
3.2	Natural Gas.....	23
3.3	Benchmarking.....	24
	Tracking Your Energy Performance	25
4	Energy Conservation Measures	26
4.1	Lighting	29
	ECM 1: Retrofit Fixtures with LED Lamps	29
4.2	Lighting Controls.....	29
	ECM 2: Install Occupancy Sensor Lighting Controls	30
	ECM 3: Install High/Low Lighting Controls	30
4.3	Variable Frequency Drives (VFD).....	31
	ECM 4: Install VFDs on Constant Volume (CV) Fans	31
	ECM 5: Install Boiler Draft Fan VFDs	31

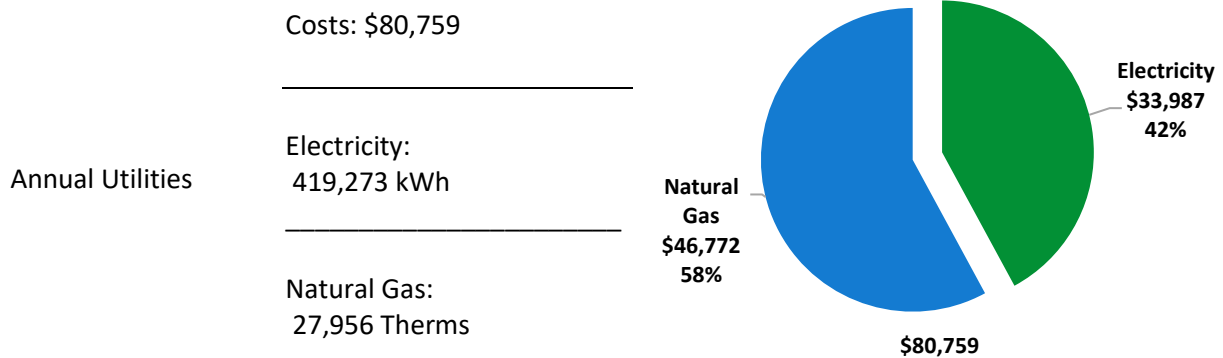
ECM 6: Install VFDs on Condensate Pumps.....	31
4.4 Unitary HVAC.....	32
ECM 7: Install High Efficiency Air Conditioning Units.....	32
4.5 Gas-Fired Heating.....	32
ECM 8: Install High Efficiency Steam Boilers	32
4.6 Domestic Water Heating	33
ECM 9: Install Low-Flow DHW Devices.....	33
4.7 Custom Measures.....	33
ECM 10: Replace Gas Fired Water Heater with Heat Pump Water Heater	33
4.8 Measures for Future Consideration	36
Installation of a Building Automation System	36
Heating System Conversion from Steam to Hot Water	37
5 Energy Efficient Best Practices	38
Energy Tracking with ENERGY STAR Portfolio Manager	38
Weatherization.....	38
Doors and Windows	38
Lighting Maintenance.....	39
Lighting Controls	39
Motor Maintenance	39
Thermostat Schedules and Temperature Resets	39
AC System Evaporator/Condenser Coil Cleaning	39
HVAC Filter Cleaning and Replacement	39
Ductwork Maintenance.....	40
Steam Trap Repair and Replacement.....	40
Boiler Maintenance.....	40
Label HVAC Equipment	40
Water Heater Maintenance	41
Compressed Air System Maintenance	41
Refrigeration Equipment Maintenance.....	41
Water Conservation	42
Procurement Strategies	42
6 On-site Generation	43
6.1 Solar Photovoltaic	44
6.2 Combined Heat and Power	46
7 Electric Vehicles (EV)	47
7.1 Electric Vehicle Charging	47
8 Project Funding and Incentives.....	49
8.1 Utility Energy Efficiency Programs	50
Prescriptive and Custom	50
Direct Install	50
Engineered Solutions	51
8.2 New Jersey's Clean Energy Programs.....	52
Large Energy Users	52

Combined Heat and Power	53
Successor Solar Incentive Program (SuSI)	54
Energy Savings Improvement Program	55
9 Project Development	56
10 Energy Purchasing and Procurement Strategies	57
10.1 Retail Electric Supply Options.....	57
10.2 Retail Natural Gas Supply Options	57
Appendix A: Equipment Inventory & Recommendations	A-1
Appendix B: ENERGY STAR Statement of Energy Performance.....	B-1
Appendix C: Glossary	C-1

1 EXECUTIVE SUMMARY

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

BUILDING PERFORMANCE REPORT



ENERGY STAR®
Benchmarking Score

48
(1-100 scale)

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

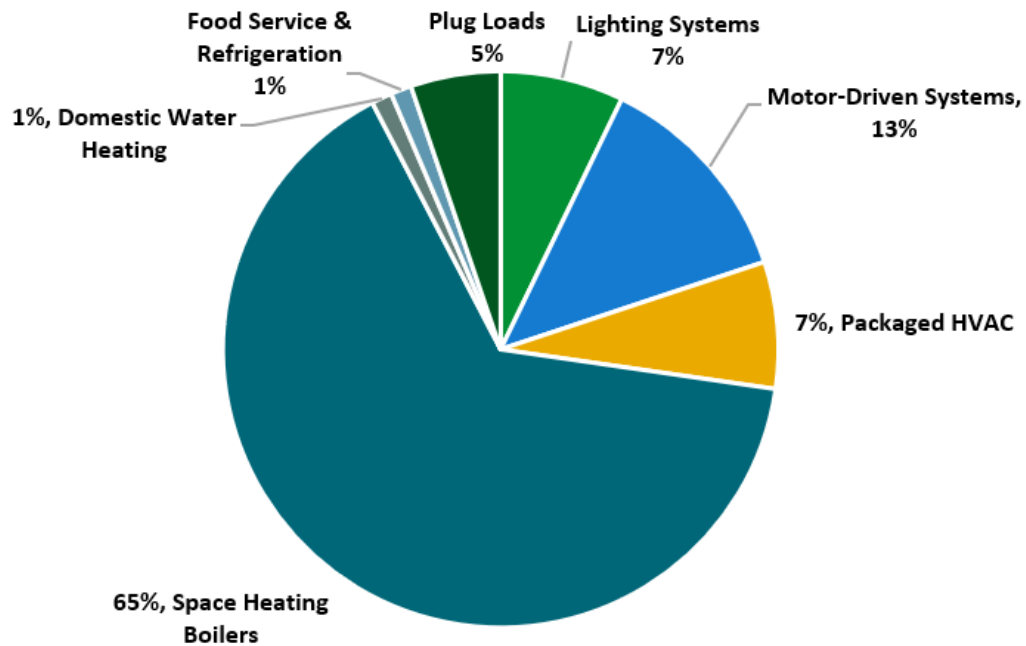


Figure 1 - Energy Use by System

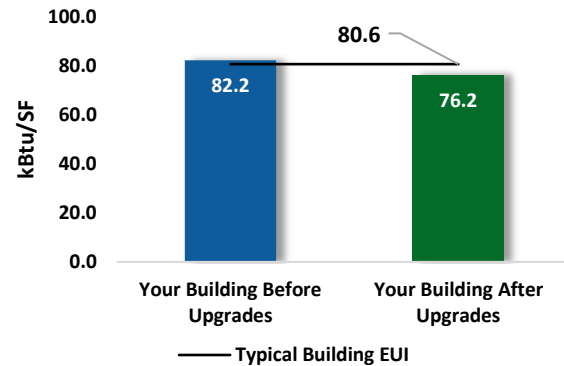
POTENTIAL IMPROVEMENTS



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

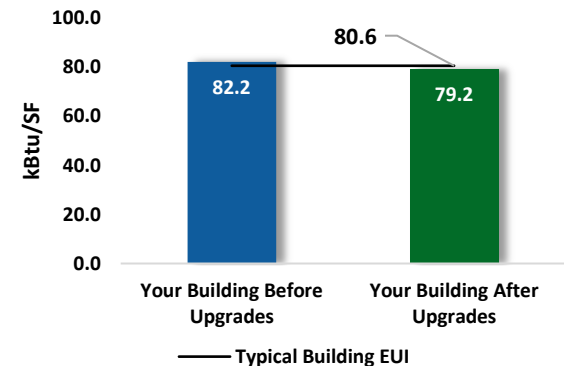
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$477,674
Potential Rebates & Incentives ¹	\$23,353
Annual Cost Savings	\$6,791
Annual Energy Savings	Electricity: 69,184 kWh Natural Gas: 707 Therms
Greenhouse Gas Emission Savings	39 Tons
Simple Payback	66.9 Years
Site Energy Savings (All Utilities)	7%



Scenario 2: Cost Effective Package²

Installation Cost	\$36,990
Potential Rebates & Incentives	\$6,523
Annual Cost Savings	\$3,392
Annual Energy Savings	Electricity: 34,286 kWh Natural Gas: 366 Therms
Greenhouse Gas Emission Savings	19 Tons
Simple Payback	9.0 Years
Site Energy Savings (all utilities)	4%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			5	0.0	0	\$0	\$13	\$1	\$12	30.0	5
ECM 1	Retrofit Fixtures with LED Lamps	No	5	0.0	0	\$0	\$13	\$1	\$12	30.0	5
Lighting Control Measures			26,991	5.9	-6	\$2,094	\$19,120	\$5,140	\$13,980	6.7	26,519
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	25,033	5.5	-5	\$1,942	\$14,620	\$1,920	\$12,700	6.5	24,596
ECM 3	Install High/Low Lighting Controls	Yes	1,958	0.4	0	\$152	\$4,500	\$3,220	\$1,280	8.4	1,924
Variable Frequency Drive (VFD) Measures			12,003	3.4	0	\$973	\$21,640	\$1,400	\$20,240	20.8	12,087
ECM 4	Install VFDs on Constant Volume (CV) Fans	Yes	4,689	1.4	0	\$380	\$5,028	\$900	\$4,128	10.9	4,721
ECM 5	Install Boiler Draft Fan VFDs	Yes	5,889	1.8	0	\$477	\$9,482	\$400	\$9,082	19.0	5,931
ECM 6	Install VFDs on Condensate Pumps	No	1,425	0.2	0	\$116	\$7,130	\$100	\$7,030	60.8	1,435
Unitary HVAC Measures			33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702
ECM 7	Install High Efficiency Air Conditioning Units	No	33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702
Gas Heating (HVAC/Process) Replacement			0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989
ECM 8	Install High Efficiency Steam Boilers	No	0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989
Domestic Water Heating Upgrade			0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
ECM 9	Install Low-Flow DHW Devices	Yes	0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
Custom Measures			-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
ECM 10	Replace Gas Fired Water Heater with Heat Pump Water Heater	Yes	-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
TOTALS (COST EFFECTIVE MEASURES)			34,286	9.1	37	\$3,392	\$36,990	\$6,523	\$30,467	9.0	38,816
TOTALS (ALL MEASURES)			69,184	33.4	71	\$6,791	\$477,674	\$23,353	\$454,321	66.9	77,947

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

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

Figure 1 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

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



2 EXISTING CONDITIONS

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

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

2.1 Site Overview

On July 5, 2023, TRC performed an energy audit at Harmony Elementary located in Middletown, New Jersey. TRC met with Mike Gamache to review the facility operations and help focus our investigation on specific energy-using systems.

Harmony Elementary School is a two-story, 51,405 square foot building built in 1960. Spaces include classrooms, corridors, restrooms, kitchen, library, multipurpose room, offices, and electrical and mechanical spaces. The facility is 100% heated by two forced draft steam boilers and 80% cooled by Airedale units, window AC units, and a mini-split heat pump. A solar panel array located on the roof helps meet the building's energy demand.



Aerial View of Facility

Recent improvements and Facility Concerns

Over the last five years, the facility has replaced existing fluorescent fixtures with LED technology. Facility staff are concerned with the classroom Airedale units which are in poor condition and often require maintenance. The site is also interested in new boilers.

It should be noted that since the time of the site visits many improvements have been made, which has resulted in better facility performance and higher ENERGY STAR scores.

2.2 Building Occupancy

Harmony Elementary School is occupied for 11 months out of the year. Class times begin at 8:55 AM and end at 3:05 PM. School maintenance hours extend from 6:00 AM to 10:00 PM. An average of 84 staff and 480 students occupies the school. A summer school program operates from the first week of July to the first week of August.

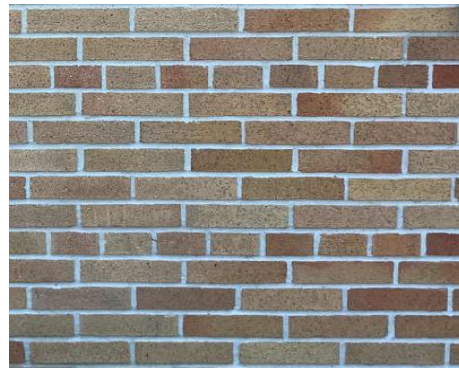
Building Name	Weekday/Weekend	Operating Schedule
Class Hours	Weekday	8:55 AM - 3:05 PM
	Weekend	N/A
Maintenance Hours	Weekday	6:30 AM - 10:30 PM
	Weekend	N/A

Figure 2 - Building Occupancy Schedule

2.3 Building Envelope

Harmony Elementary School's envelope is comprised of brick and is in good condition. The flat, built-up asphalt roof houses HVAC equipment, exhaust fans, and the PV array.

Facility windows are operable, double-paned glass windows with aluminum frames. All windows are in good condition. Exterior doors consist of aluminum framed glass units and solid metal doors, which are in good condition.



Building Exterior Walls



Facility Windows



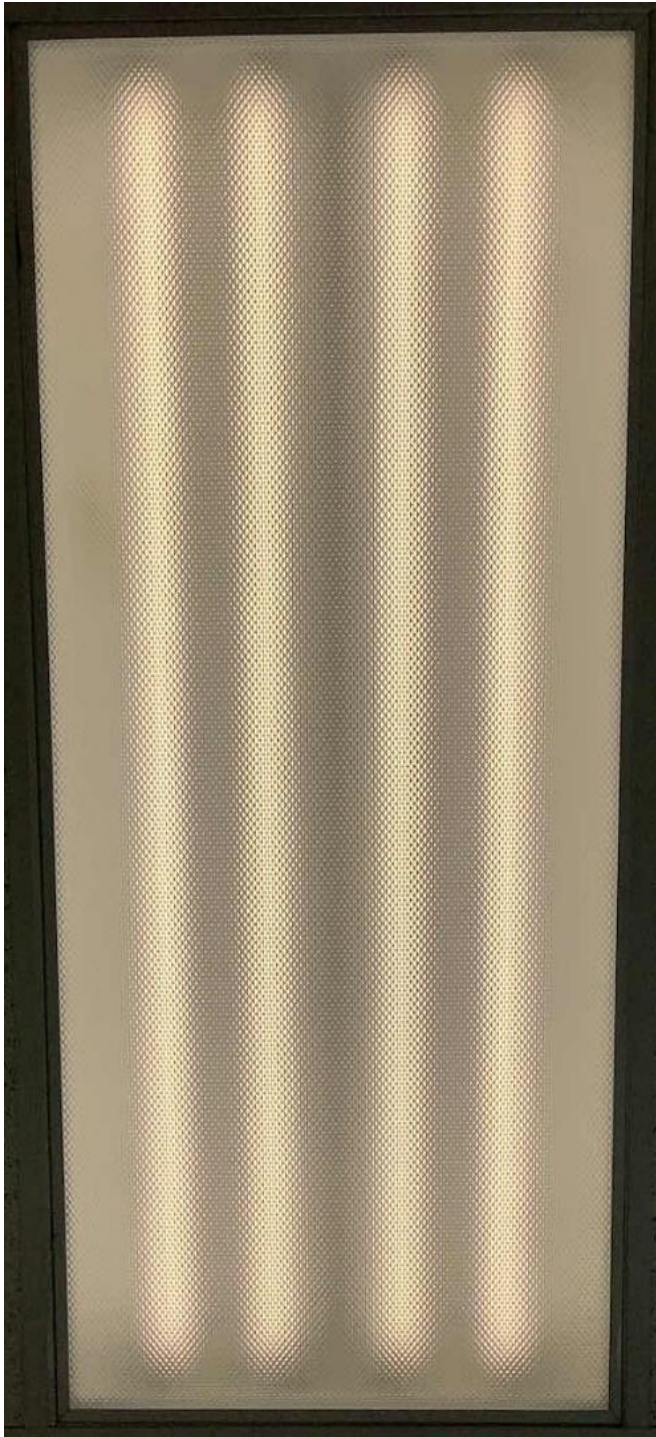
Facility Doors

2.4 Lighting Systems

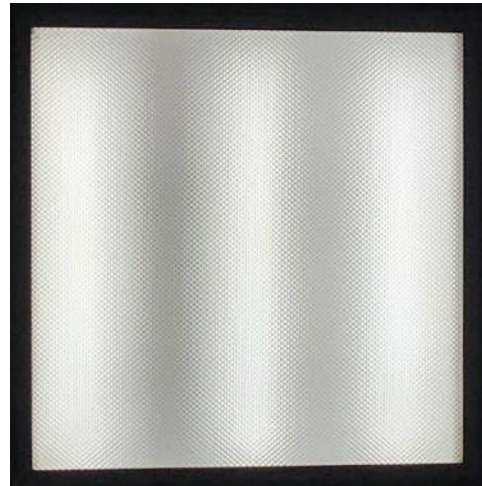
The primary lighting system for Harmony Elementary School consists mainly of LED sources. Common indoor lighting includes 4-foot T8 equivalent LED linear tubes and 2-foot T8 equivalent LED linear tubes with 2-lamp, 3-lamp, and 4-lamp fixtures. Emergency exit signs are up to date with LED technology. Other lighting technology include LED A19 bulbs and a CFL located in the reception storage room.

Manual wall switches control the indoor lights, and the current lighting system is in good condition with adequate light levels.

Building exterior lighting is provided by LED wall packs and LED floodlight. A LED spotlight illuminates the flagpole, and there is an outdoor LED sign. Photocells and time clocks control the lights, and the fixtures are in good condition. During the audit multiple wall packs and the floodlight were operating during daylight hours. Facility staff are aware of this problem and are actively finding solutions to fix the lighting timers and photocells.



4-Foot T8 Equivalent LED Linear Tube



2-Foot T8 Equivalent LED Linear Tube



LED Exit Sign



Triple Tube CFL Lamp



Exterior LED Sign



LED Wall Pack

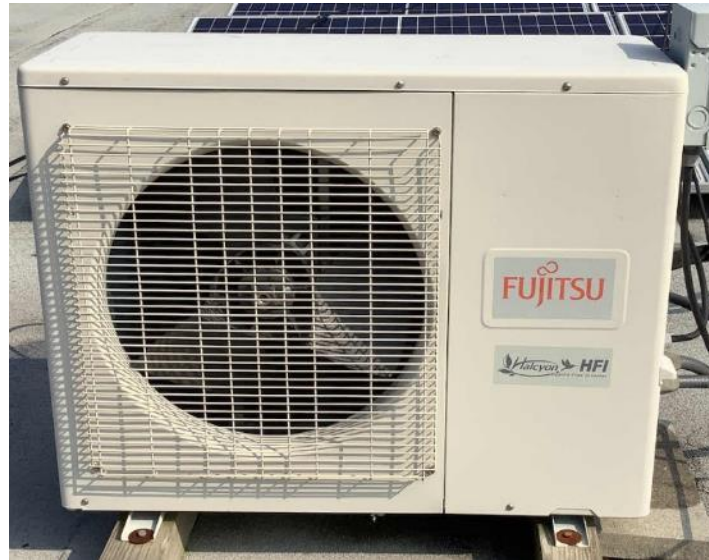


LED Floodlight

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

Harmony Elementary School uses one air source heat pump located on the roof that serves the reception office. The unit provides 0.67 tons of cooling and 22 MBh of heating. The seasonal energy efficiency ratio (SEER) rating is 16.0 and the heating seasonal performance factor (HSPF) rating is 9.0. The unit is in good condition.



Air Source Heat Pump

A total of six window AC units provide cooling to some classrooms and office areas at Harmony Elementary School. The units' range in cooling capacity from 0.5 tons to 2.0 tons. Rated energy efficiency ratios (EERs) range from of 9.4 to 11.2. The units are in good condition.



Window AC Unit

Packaged Units

A total of 33 Airedale units provide cooling and heating to classrooms throughout Harmony Elementary School. Every unit is equipped with direct expansion (DX) coils, steam coils, and supply and exhaust fans. Each unit has an estimated cooling capacity of 3 tons and is equipped with steam coils rated at 30 MBh. Occupancy sensors control the units and turn them off when rooms are unoccupied. Room temperature is controlled by local thermostat. The units are in poor condition and experience frequent mechanical failures. They have been evaluated for replacement.



Airedale Unit



Thermostat

Air Handling Units (AHUs)

One air handling unit (AHU) located in the attic space near the roof access provides steam coil heating and ventilation for the gym area. The unit's motor was inaccessible during the audit and has been estimated as a 5.0 hp constant speed supply fan motor. The AHU is original to the building and is controlled by pneumatic thermostat.



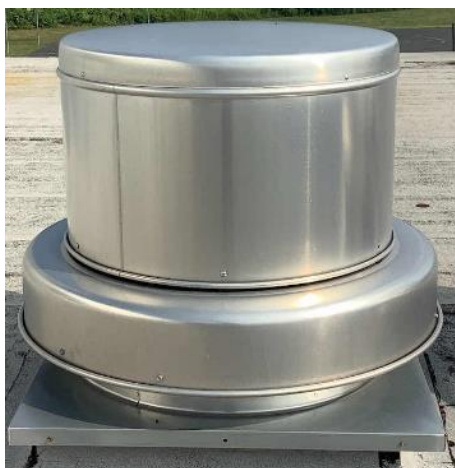
Gym AHU



AHU Motor

2.6 Building General Exhaust Air Systems

Exhaust fans ventilate restrooms, corridors, offices, and other spaces. Fractional horsepower motors drive the fans, which are in good condition. The fans are controlled by timer.



Exhaust Fan



Timer Control

2.7 Heating Steam Systems

Two, 3266 MBh Easco FPS-100 forced draft steam boilers serve Harmony Elementary School's AHU and Airedale units. The boilers run at a nominal efficiency of 80% and pipes are well insulated. Power Flame burners control the boilers. Burner economizers are present on each boiler. An air compressor runs continuously and controls the boiler's pneumatic valve systems and the pneumatic thermostats during the heating season. The boilers are from 2007, are near the end of their rated useful life, and are in fair condition.

Two constant speed 3.0 hp forced draft combustion air fans serve the boilers. The units are in good condition. Two condensate pumps located in the boiler room return condensate back to the boiler. The condensate unit is in fair condition and is operating beyond its rated useful life. Overall, the steam heating system is in fair condition.



Steam Boilers



Forced Draft Combustion Fan and Burner Economizer



Boiler Condensate Pump

2.8 Domestic Hot Water

A Rheem 75-gallon, natural gas-fired water heater serves the domestic hot water (DHW) demand. The DHW pipes are well insulated. One fractional horsepower DHW pump circulates the water through the facility. The unit is from 2013, in good condition, and is operating within its useful life.



DHW Tank



DHW Circulation Pump

2.9 Food Service Equipment

The small warming kitchen uses a standard efficiency, full-size electric convection oven, and a standard efficiency, electric insulated food holding cabinet to warm meals for students. All food service equipment is in good condition.



Electric Convection Oven and Insulated Food Holding Cabinet

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

2.10 Refrigeration

The kitchen uses one standard and one high efficiency refrigerator with metal and glass doors respectively. The kitchen also contains a high efficiency freezer with solid metal doors, and a novelty milk cooler.



High Efficiency Refrigerator



Standard Efficiency Freezer

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

2.11 Plug Load and Vending Machines

Plug loads at Harmony Elementary School include standard office and classroom equipment. Typical office loads include computers, printers, coffee machines, microwaves, a server, and televisions. Classroom equipment include projectors, fans, smartboards, projectors, and air purifiers. There are 53 desktops and 480 laptops throughout the building.

There are four full-size residential refrigerators present in the school. Equipment condition and efficiencies vary.



Standard Plug Loads

2.12 Water-Using Systems

There are numerous restrooms with toilets, urinals, and sinks at Fairview Elementary School. Faucet flow rates are 2.0 gallons per minute (gpm) or lower. Toilets are rated at 2.5 gallons per flush (gpf) and urinals are rated at 2.5 gpf.



Restroom Faucet



Kitchen Faucet

2.13 On-Site Generation

Harmony Elementary School has a 139-kW photovoltaic (PV) array with a consumed annual generation of 198,793 kWh. The system provides approximately 47% of the electricity used. The array is leased and not owned.

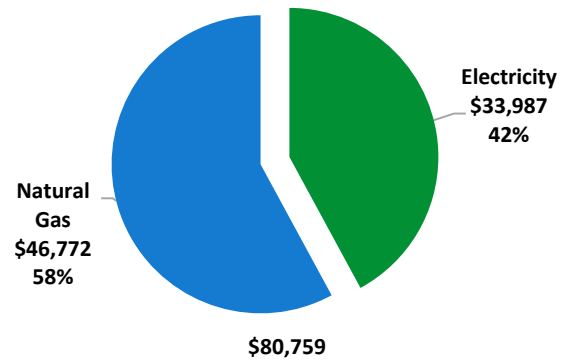


PV Array

3 ENERGY USE AND COSTS

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

Utility Summary		
Fuel	Usage	Cost
Electricity	419,273 kWh	\$33,987
Natural Gas	27,956 Therms	\$46,772
Total		\$80,759



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

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

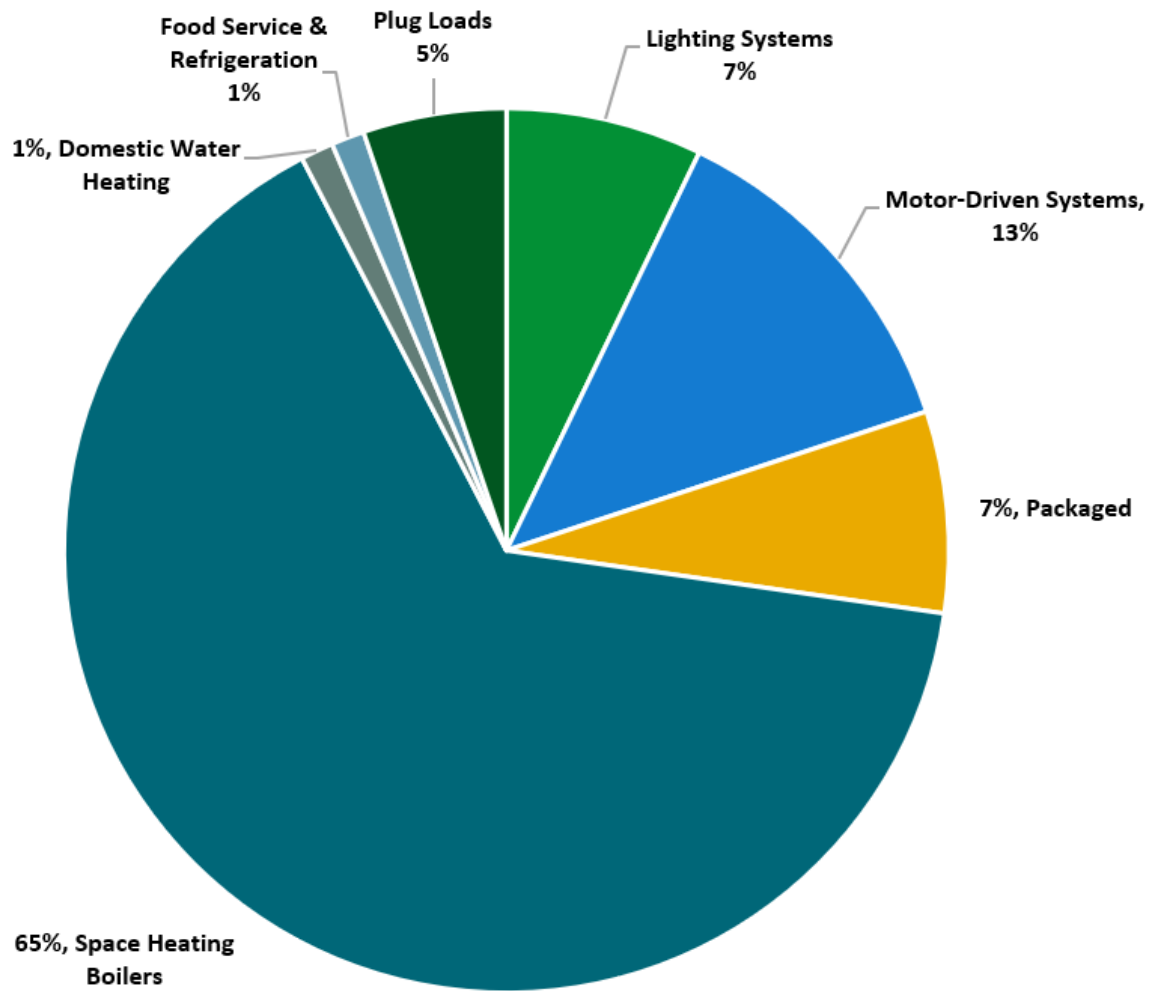
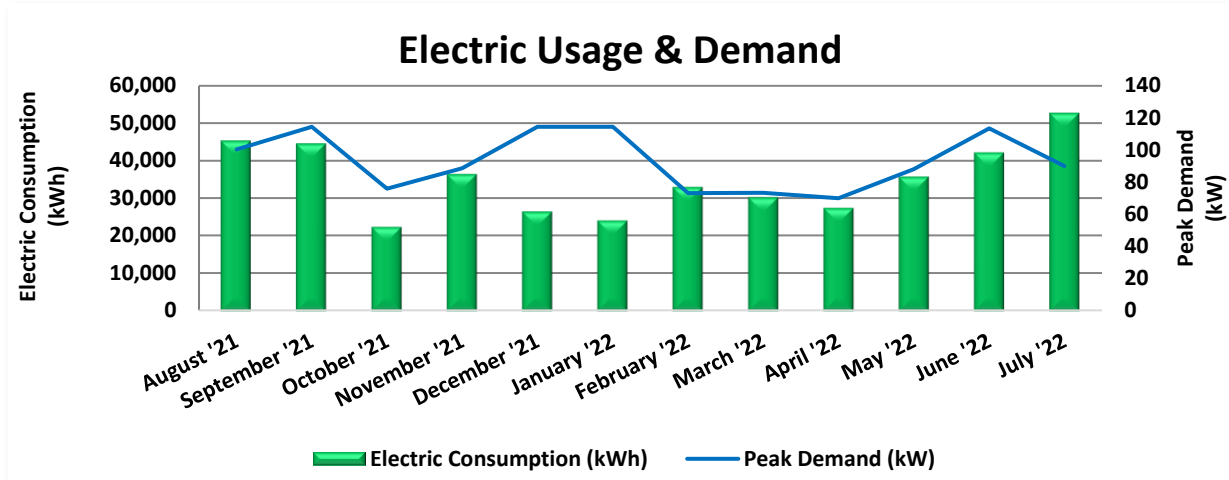


Figure 3 - Energy Balance

3.1 Electricity

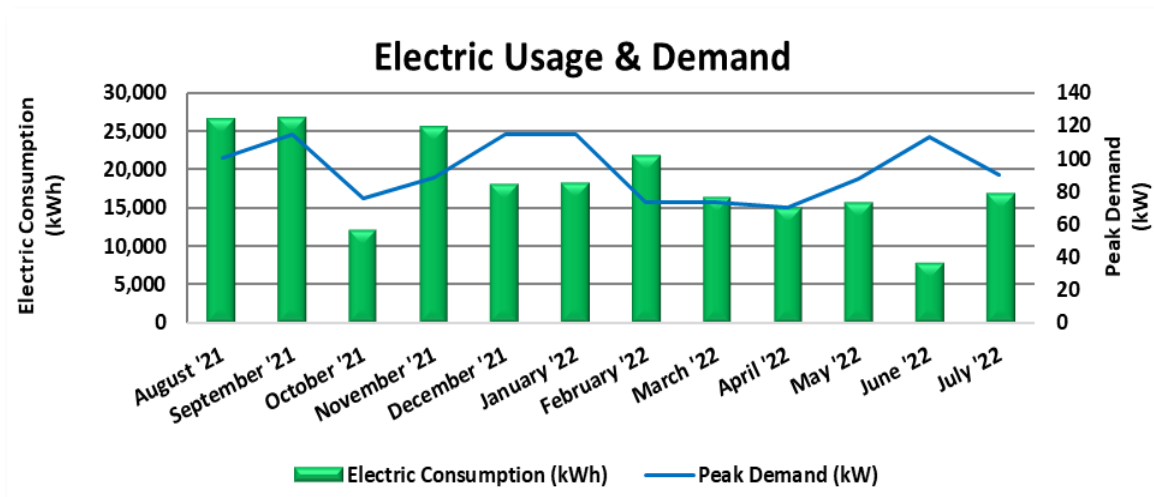
JCP&L delivers electricity under rate class.



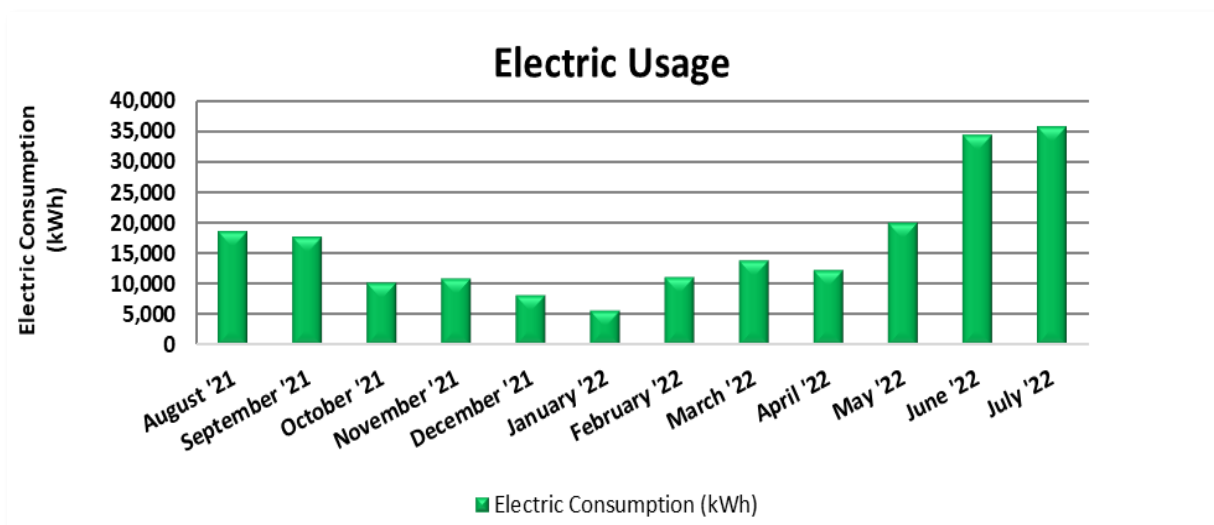
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
8/30/21	32	45,192	100	\$761	\$3,670
9/30/21	31	44,393	115	\$706	\$3,711
10/29/21	29	22,343	76	\$468	\$1,722
11/30/21	32	36,316	89	\$647	\$3,567
12/29/21	29	26,397	115	\$411	\$2,610
1/31/22	33	24,055	115	\$411	\$2,339
2/28/22	28	32,934	73	\$539	\$3,100
3/31/22	31	30,162	73	\$540	\$2,193
5/2/22	32	27,345	70	\$530	\$1,909
6/1/22	30	35,630	88	\$668	\$2,045
6/29/22	28	42,048	113	\$861	\$3,177
7/29/22	30	52,458	90	\$682	\$3,943
Totals	365	419,273	115	\$7,225	\$33,987
Annual	365	419,273	115	\$7,225	\$33,987

Notes:

- Peak demand of 115 kW occurred in September '21.
- Average demand over the past 12 months was 93 kW.
- The average electric cost over the past 12 months was \$0.081/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.



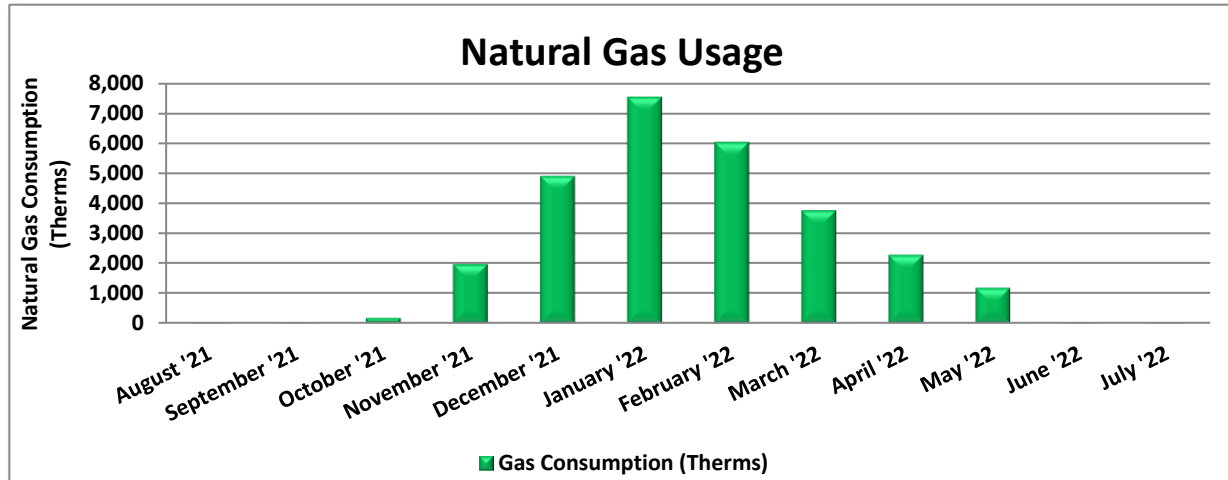
Purchased Electricity



Generated Electricity Used On-site

3.2 Natural Gas

NJ Natural Gas delivers natural gas under rate class GSL, with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
8/23/21	29	22	\$888
9/22/21	30	18	\$885
10/21/21	29	185	\$1,044
11/19/21	29	1,970	\$2,647
12/22/21	33	4,908	\$5,566
1/25/22	34	7,537	\$11,006
2/23/22	29	6,036	\$9,214
3/24/22	29	3,765	\$6,084
4/25/22	32	2,282	\$4,199
5/24/22	29	1,180	\$2,883
6/24/22	31	38	\$1,198
7/25/22	31	14	\$1,158
Totals	365	27,956	\$46,772
Annual	365	27,956	\$46,772

Notes:

- The average gas cost for the past 12 months is \$1.673/therm, which is the blended rate used throughout the analysis.

3.3 Benchmarking

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

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

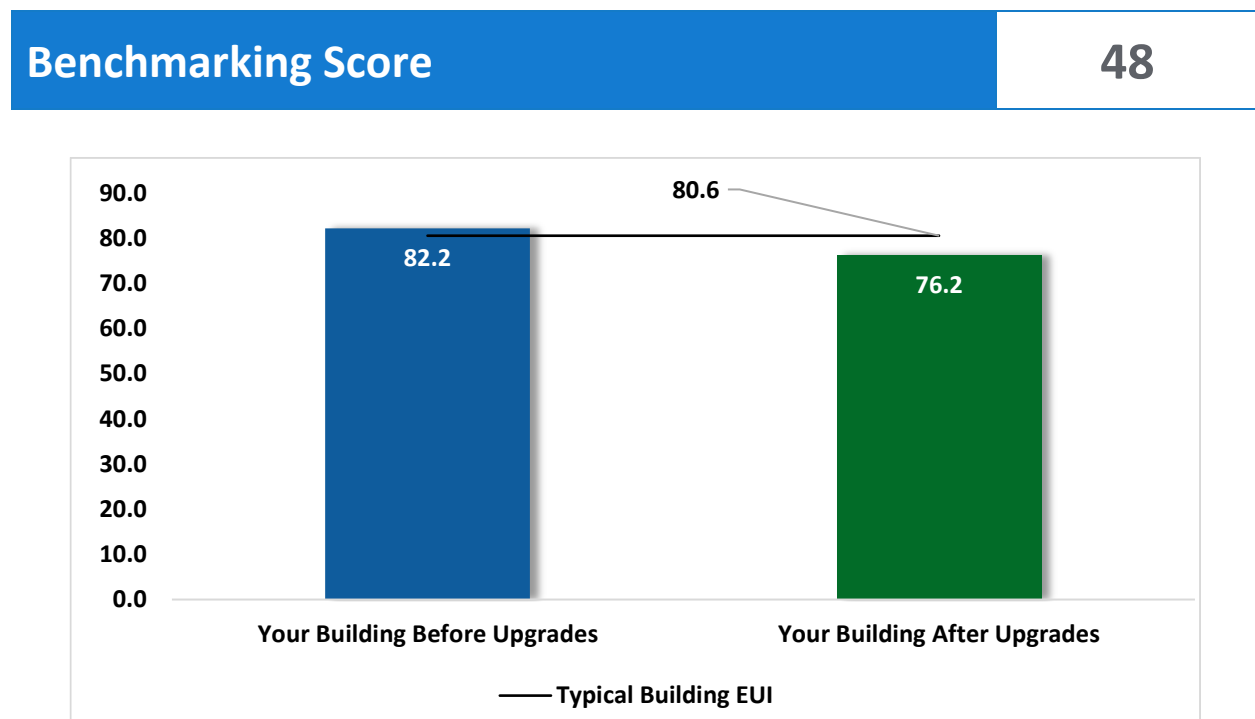


Figure 4 - Energy Use Intensity Comparison³

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

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

³ Based on all evaluated ECMs



Tracking Your Energy Performance

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

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

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

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

4 ENERGY CONSERVATION MEASURES

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			5	0.0	0	\$0	\$13	\$1	\$12	30.0	5
ECM 1	Retrofit Fixtures with LED Lamps	No	5	0.0	0	\$0	\$13	\$1	\$12	30.0	5
Lighting Control Measures			26,991	5.9	-6	\$2,094	\$19,120	\$5,140	\$13,980	6.7	26,519
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	25,033	5.5	-5	\$1,942	\$14,620	\$1,920	\$12,700	6.5	24,596
ECM 3	Install High/Low Lighting Controls	Yes	1,958	0.4	0	\$152	\$4,500	\$3,220	\$1,280	8.4	1,924
Variable Frequency Drive (VFD) Measures			12,003	3.4	0	\$973	\$21,640	\$1,400	\$20,240	20.8	12,087
ECM 4	Install VFDs on Constant Volume (CV) Fans	Yes	4,689	1.4	0	\$380	\$5,028	\$900	\$4,128	10.9	4,721
ECM 5	Install Boiler Draft Fan VFDs	Yes	5,889	1.8	0	\$477	\$9,482	\$400	\$9,082	19.0	5,931
ECM 6	Install VFDs on Condensate Pumps	No	1,425	0.2	0	\$116	\$7,130	\$100	\$7,030	60.8	1,435
Unitary HVAC Measures			33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702
ECM 7	Install High Efficiency Air Conditioning Units	No	33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702
Gas Heating (HVAC/Process) Replacement			0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989
ECM 8	Install High Efficiency Steam Boilers	No	0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989
Domestic Water Heating Upgrade			0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
ECM 9	Install Low-Flow DHW Devices	Yes	0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
Custom Measures			-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
ECM 10	Replace Gas Fired Water Heater with Heat Pump Water Heater	Yes	-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
TOTALS			69,184	33.4	71	\$6,791	\$477,674	\$23,353	\$454,321	66.9	77,947

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

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

Figure 5 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		26,991	5.9	-6	\$2,094	\$19,120	\$5,140	\$13,980	6.7	26,519
ECM 2	Install Occupancy Sensor Lighting Controls	25,033	5.5	-5	\$1,942	\$14,620	\$1,920	\$12,700	6.5	24,596
ECM 3	Install High/Low Lighting Controls	1,958	0.4	0	\$152	\$4,500	\$3,220	\$1,280	8.4	1,924
Variable Frequency Drive (VFD) Measures		10,578	3.2	0	\$857	\$14,510	\$1,300	\$13,210	15.4	10,652
ECM 4	Install VFDs on Constant Volume (CV) Fans	4,689	1.4	0	\$380	\$5,028	\$900	\$4,128	10.9	4,721
ECM 5	Install Boiler Draft Fan VFDs	5,889	1.8	0	\$477	\$9,482	\$400	\$9,082	19.0	5,931
Domestic Water Heating Upgrade		0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
ECM 9	Install Low-Flow DHW Devices	0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
Custom Measures		-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
ECM 10	Replace Gas Fired Water Heater with Heat Pump Water Heater	-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
TOTALS		34,286	9.1	37	\$3,392	\$36,990	\$6,523	\$30,467	9.0	38,816

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

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

Figure 6 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		5	0.0	0	\$0	\$13	\$1	\$12	30.0	5
ECM 1	Retrofit Fixtures with LED Lamps	5	0.0	0	\$0	\$13	\$1	\$12	30.0	5

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

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

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

The payback is long because the area is used only occasionally. Because of the low cost to implement, you may wish to simply change his bulb for continuity with your lighting system inventory.

Affected Building Areas: reception storage room

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		26,991	5.9	-6	\$2,094	\$19,120	\$5,140	\$13,980	6.7	26,519
ECM 2	Install Occupancy Sensor Lighting Controls	25,033	5.5	-5	\$1,942	\$14,620	\$1,920	\$12,700	6.5	24,596
ECM 3	Install High/Low Lighting Controls	1,958	0.4	0	\$152	\$4,500	\$3,220	\$1,280	8.4	1,924

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: book room, classrooms, copy room, custodian office, gym office, kitchen, library, library office, nurse's office, reception area, reception offices 1 and 2, restrooms, and teachers' lounge

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: back hall corridors, breeze way corridor, front hall corridor, main hall corridor, second floor corridor, and stairwells 1 and 2

4.3 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		12,003	3.4	0	\$973	\$21,640	\$1,400	\$20,240	20.8	12,087
ECM 4	Install VFDs on Constant Volume (CV) Fans	4,689	1.4	0	\$380	\$5,028	\$900	\$4,128	10.9	4,721
ECM 5	Install Boiler Draft Fan VFDs	5,889	1.8	0	\$477	\$9,482	\$400	\$9,082	19.0	5,931
ECM 6	Install VFDs on Condensate Pumps	1,425	0.2	0	\$116	\$7,130	\$100	\$7,030	60.8	1,435

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

ECM 4: Install VFDs on Constant Volume (CV) Fans

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

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

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

Affected Air Handlers: attic AHU

ECM 5: Install Boiler Draft Fan VFDs

Replace existing volume control devices on boiler draft fans, such as inlet vanes or dampers, with VFDs. Inlet vanes or dampers are an inefficient means of controlling the air volume compared to VFDs. The existing volume control device will be removed or permanently disabled, and the control signal will be redirected to the VFD to determine proper fan motor speed.

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

Additional maintenance savings may result from this measure. VFDs are solid state electronic devices, which generally require less maintenance than mechanical air volume control devices.

ECM 6: Install VFDs on Condensate Pumps

We evaluated installing VFDs to control the condensate return pumps. The condensate pump flow will have to be controlled to work in conjunction with the boiler feed water pump. The VFD control feedback should be based on a pressure transducer located in the main steam header. Before implementing this measure co-ordinate with the pump and boiler manufacturer.

Energy savings result from reducing the pump motor speed (and power) at reduced condensate flow from the condensate receiver. The magnitude of energy savings is based on the estimated amount of time that the pumping system will operate at reduced load.

4.4 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Unitary HVAC Measures		33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702
ECM 7	Install High Efficiency Air Conditioning Units	33,468	24.1	0	\$2,713	\$292,887	\$10,197	\$282,690	104.2	33,702

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

ECM 7: Install High Efficiency Air Conditioning Units

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

Affected Units: all Airedale units

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989
ECM 8	Install High Efficiency Steam Boilers	0	0.0	34	\$570	\$140,655	\$6,532	\$134,123	235.3	3,989

ECM 8: Install High Efficiency Steam Boilers

We evaluated replacing the older inefficient steam boilers with high-efficiency steam boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

For the purpose of this analysis, we evaluated the replacement of boilers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load. In many cases installing multiple modular boilers, rather than one or two large boilers, will result in higher overall plant efficiency while providing additional system redundancy. It may be feasible to re-configure the heating system to operate using hot water boilers; this alternative could be evaluated as you begin the design process. At this location however, endpoint distribution is steam and not hot water. Please refer to Section 4.8, Measures for Future Consideration” for further details.

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

4.6 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		0	0.0	7	\$122	\$194	\$83	\$111	0.9	853
ECM 9	Install Low-Flow DHW Devices	0	0.0	7	\$122	\$194	\$83	\$111	0.9	853

ECM 9: Install Low-Flow DHW Devices

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

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

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

Additional cost savings may result from reduced water usage.

4.7 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Custom Measures		-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792
ECM 10	Replace Gas Fired Water Heater with Heat Pump Water Heater	-3,283	0.0	35	\$319	\$3,166	\$0	\$3,166	9.9	792

ECM 10: Replace Gas Fired Water Heater with Heat Pump Water Heater

A gas fired water heater uses a burner to heat water. Air source heat pump water heaters (HPWH) use a refrigeration cycle to transfer heat from the surrounding air to the domestic water. Water heater efficiency is rated by the uniform energy factor (UEF). For a relative comparison of water heater UEFs, the

criteria for certifying a water heater in the ENERGY STAR program are provided below. These values indicate that HPWH heaters are significantly more efficient than gas fired water heaters.

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

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

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

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

HPWH reject cold air. As such, they need to be installed in an unconditioned space of about 750 cubic feet with good ventilation⁵. Ideal locations are garages, large enclosed, unconditioned storage areas, or areas with excess heat such as a furnace or boiler room. The HPWH will also produce condensate so accommodations for draining the condensate need to be provided.

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

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

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

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

Switching from a gas fired water heater to a HPWH has the potential to reduce the sites overall greenhouse gas emissions. If the electricity for the HPWH is provided by an on-site photovoltaic (PV) system, then there are essentially no greenhouse gas (GHG) emissions. A 2016 study conducted at Cornell⁶ calculated the kg of methane (CH₄) and carbon dioxide (CO₂) produced per GJ of water heated. The study compared HPWH to gas and electric fired, storage and tankless water heaters. The study also considered electricity produced from natural gas and coal fired electric plants. In all cases the study found that HPWHs produced less methane than all of the other water heaters. The study also found that HPWH produced less carbon dioxide than electric resistance water heaters but more carbon dioxide than tankless gas water heaters and about the same amount of carbon dioxide as storage gas water heaters. The summary tables provide the reduction in CO₂ equivalent emissions based on the typical New Jersey electric utility.

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

4.8 Measures for Future Consideration

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

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

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

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

Installation of a Building Automation System

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

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

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

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

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

points. A comprehensive building control system provides monitoring and control for all HVAC systems, so operators can adjust system programming for optimal comfort and energy savings.

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

Heating System Conversion from Steam to Hot Water

This type of system upgrade/conversion has significant up-front capital costs. However, there are benefits with modular hot water boiler system designs with advanced control strategies. Advantages associated with configuring a boiler plant around several modular boilers include the better system performance at low load conditions, and the modular boilers will often take less space than multiple old large boilers.

As the existing boilers are approaching the end of their useful life, it is recommended that reconfiguring the boiler plant be further evaluated. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load.

Replacing the boilers has a long payback, and it may not be justifiable based simply on energy considerations. However, the boilers have reached the end of their normal useful life. We also recommend working with your mechanical design team to determine whether a hot water heating system can operate with return water temperatures below 130°F, which would allow for operating condensing boilers at efficiencies above 90%. Energy savings results from improved combustion efficiency and reduced standby losses at low loads. Further analysis should be conducted for the feasibility of this measure. This measure is a capital improvement measure for future consideration.

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 emissions⁷. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

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

Doors and Windows

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

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

Lighting Maintenance



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

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.

Thermostat Schedules and Temperature Resets



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

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.

Steam Trap Repair and Replacement

Steam traps are a crucial part of delivering heat from the boiler to the space heating units. Steam traps are automatic valves that remove condensate from the system. If the traps fail closed, condensate can build up in the steam supply side of the trap, which reduces the flow in the steam lines and thermal capacity of the radiators. Or they may fail open, allowing steam into the condensate return lines resulting in wasted energy, water, and hammering. Losses can be significantly reduced by testing and replacing equipment as they start to fail. Repair or replace traps that are blocked or allowing steam to pass. Inspect steam traps as part of a regular steam system maintenance plan.

Boiler Maintenance

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

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.

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.

Refrigeration Equipment Maintenance

Preventative maintenance keeps commercial refrigeration equipment running reliably and efficiently. Commercial refrigerators and freezers are mission-critical equipment that can cost a fortune when they go down. Even when they appear to be working properly, refrigeration units can be consuming too much energy. Have walk-in refrigeration and freezer and other commercial systems serviced at least annually.

This practice will allow systems to perform to their highest capabilities and will help identify system issues if they exist.

Maintaining your commercial refrigeration equipment can save between five and ten percent on energy costs. When condenser coils are dirty, your commercial refrigerators and freezers work harder to maintain the temperature inside. Worn gaskets, hinges, door handles or faulty seals cause cold air to leak from the unit, forcing the unit to run longer and use more electricity.

Regular cleaning and maintenance also help your commercial refrigeration equipment to last longer.

Water Conservation



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

For more information regarding water conservation go to the EPA's WaterSense website⁸ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"⁹ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

Procurement Strategies

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

⁸ <https://www.epa.gov/watersense>.

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

6 ON-SITE GENERATION

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

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

6.1 Solar Photovoltaic

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

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has no potential for installing a PV array.

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

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

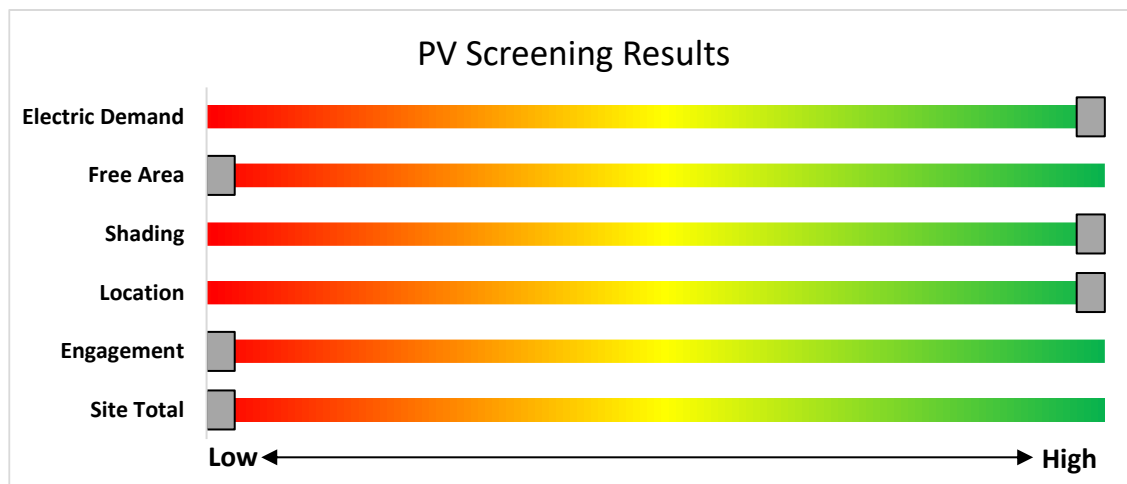


Figure 7 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

6.2 Combined Heat and Power

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

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

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

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

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

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

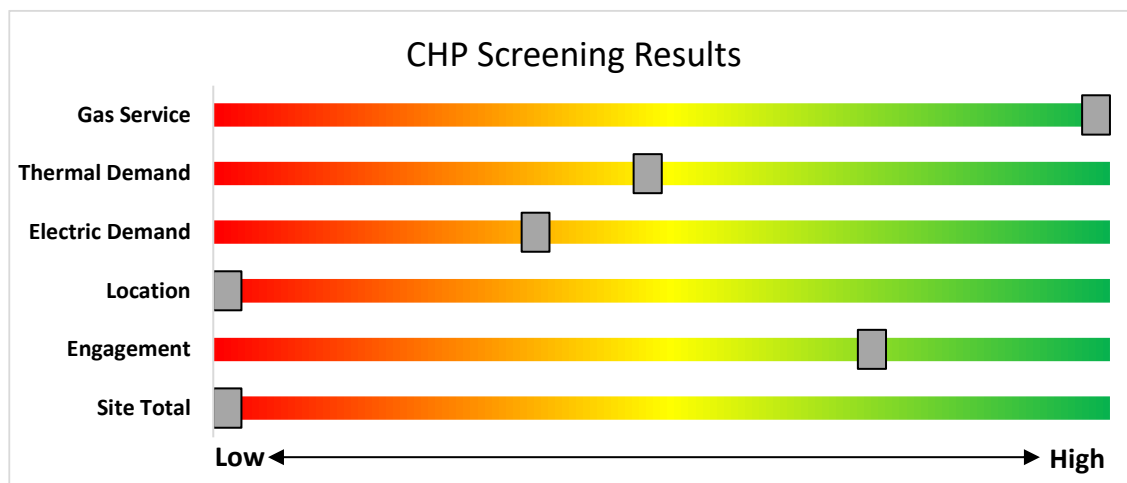


Figure 8 - Combined Heat and Power Screening

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

7 ELECTRIC VEHICLES (EV)

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

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

7.1 Electric Vehicle Charging

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

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

The preliminary assessment of EV charging at the facility shows that there is 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.

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

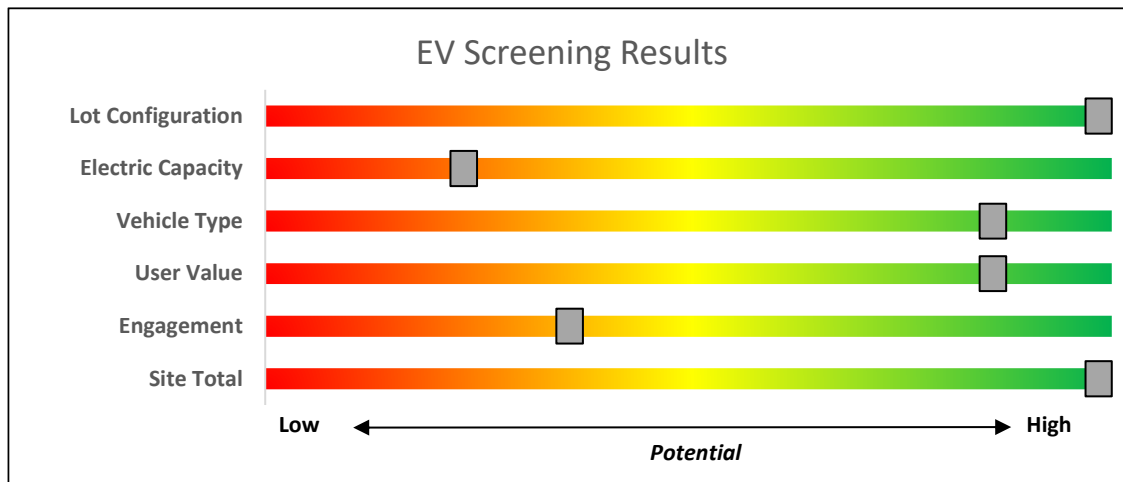


Figure 9 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 PROJECT FUNDING AND INCENTIVES

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



Program areas to be served by the Utilities:

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

Proposed New Programs & Features:

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



Program areas staying with NJCEP:

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

To participate in Direct Install, you will work with a participating contractor. The contractor will be paid the measure incentives directly by the program, which will pass on to you in the form of reduced material and implementation costs. This means up to 70% of eligible costs are covered by the Direct Install program, subject to program rules and eligibility, while the remaining percent of the cost is paid to the contractor by the customer.

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

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

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

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

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

9 PROJECT DEVELOPMENT

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

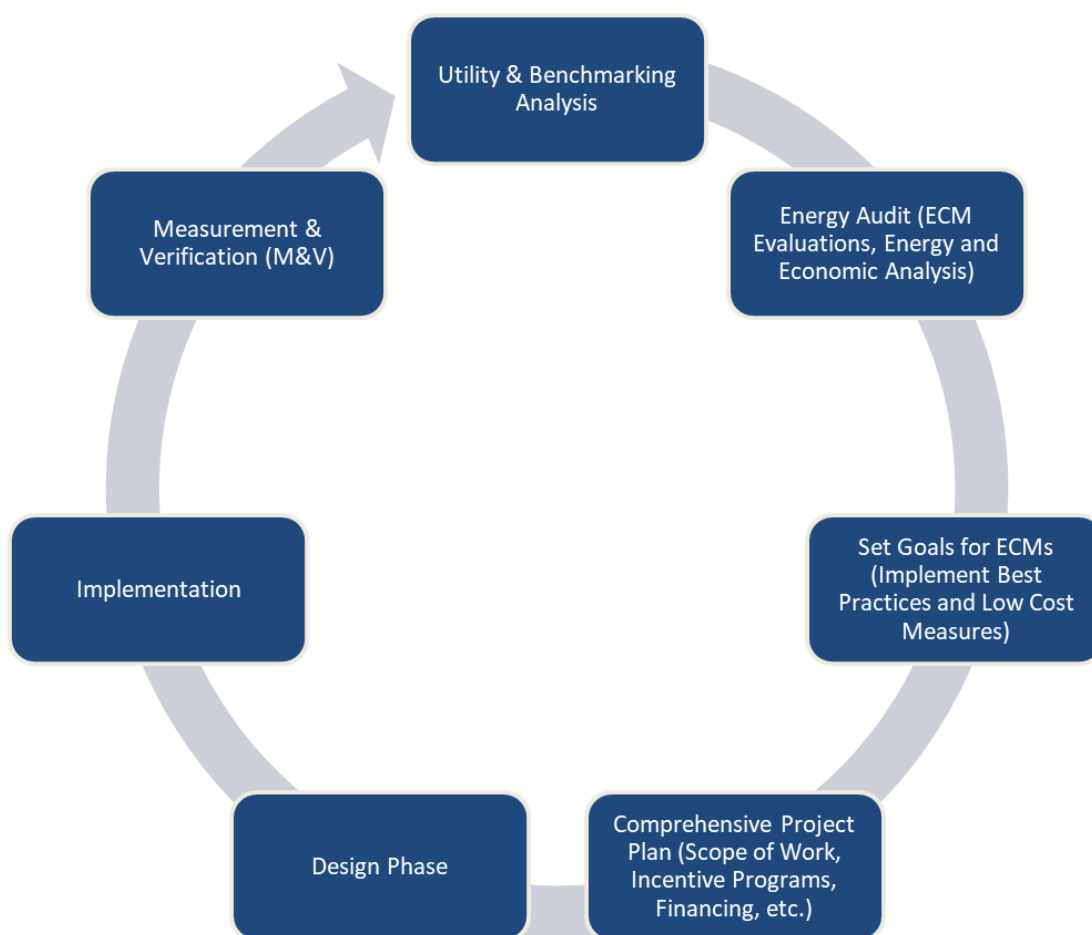


Figure 10 – Project Development Cycle

10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

10.1 Retail Electric Supply Options

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

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

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

10.2 Retail Natural Gas Supply Options

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

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

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

A list of licensed third-party natural gas suppliers is available at the NJBPU website¹¹.

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

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Attic	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,000		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Boys Restroom First Floor	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000	2	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,070	0.0	59	0	\$5	\$270	\$35	51.1
Boys Restroom Second Floor	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000	2	None	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,070	0.0	89	0	\$7	\$270	\$35	34.0
Child Study Team Office	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	2,920	2	None	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,015	0.1	231	0	\$18	\$270	\$35	13.1
Classroom 1	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 1	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 1 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 10	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 11	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 12	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 13	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 15	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,000		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 15	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 15 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 16	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 17	10	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	10	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.1	593	0	\$46	\$270	\$35	5.1
Classroom 17	9	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,000	2	None	Yes	9	LED - Linear Tubes: (3) 2' Lamps	Occupancy Sensor	26	2,070	0.1	235	0	\$18	\$270	\$35	12.9
Classroom 17 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 18	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 19	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.1	475	0	\$37	\$270	\$35	6.4
Classroom 19	4	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,000	2	None	Yes	4	LED - Linear Tubes: (3) 2' Lamps	Occupancy Sensor	26	2,070	0.0	104	0	\$8	\$270	\$35	29.0
Classroom 2	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 2	13	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	13	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	771	0	\$60	\$270	\$35	3.9
Classroom 2 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 20	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.1	475	0	\$37	\$270	\$35	6.4

Existing Conditions							Proposed Conditions							Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 20	4	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,000		None	No	4	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	26	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 21	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.1	475	0	\$37	\$270	\$35	6.4
Classroom 21	4	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,000		None	No	4	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	26	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 22	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.1	475	0	\$37	\$270	\$35	6.4
Classroom 22	6	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,000		None	No	6	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	26	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 23	15	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	15	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	890	0	\$69	\$270	\$35	3.4
Classroom 24	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 25	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 26	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 27	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 28	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 29	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 3	15	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	15	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	890	0	\$69	\$270	\$35	3.4
Classroom 3 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 30	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 31	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 32	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 33	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 35	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000	2	None	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,070	0.0	119	0	\$9	\$270	\$35	25.5
Classroom 4	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
Classroom 4	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 4 Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 4A	6	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,000	2	None	Yes	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,070	0.0	89	0	\$7	\$270	\$35	34.0
Classroom 4A Foyer	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,000		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	3,000	0.0	0	0	\$0	\$0	\$0	0.0
Classroom 4A Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,800		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,800	0.0	0	0	\$0	\$0	\$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 5	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 6	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 7	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 8	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Classroom 9	12	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,000	2	None	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,070	0.2	712	0	\$55	\$270	\$35	4.3
Copy Room	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000	2	None	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,070	0.0	119	0	\$9	\$270	\$35	25.5
Corridor Back Hall	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
Corridor Back Hall	14	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	14	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	249	0	\$19	\$675	\$490	9.6
Corridor Back Hall 2	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Corridor Back Hall 2	14	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	14	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	249	0	\$19	\$675	\$490	9.6
Corridor Breze Way	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
Corridor Breze Way	7	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	7	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	125	0	\$10	\$450	\$245	21.2
Corridor Front Hall	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
Corridor Front Hall	21	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	21	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.1	374	0	\$29	\$900	\$735	5.7
Corridor Main Hall	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
Corridor Main Hall	9	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	9	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	160	0	\$12	\$450	\$315	10.9
Corridor Main Hall	6	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,600	3	None	Yes	6	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	2,484	0.1	427	0	\$33	\$225	\$210	0.5
Corridor Second Floor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Corridor Second Floor	15	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	15	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	267	0	\$21	\$675	\$525	7.2
Custodian Closet 2 First Floor	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	2,500		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	2,500	0.0	0	0	\$0	\$0	\$0	0.0
Custodian Closet First Floor	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	2,500	0.0	0	0	\$0	\$0	\$0	0.0
Custodian Closet Second Floor	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	2,500		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,500	0.0	0	0	\$0	\$0	\$0	0.0
Custodian Office	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,920	2	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,015	0.0	58	0	\$4	\$116	\$20	21.4
Electrical Room	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	1,000		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	1,000	0.0	0	0	\$0	\$0	\$0	0.0
Exit 12	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

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years	
Exit 12	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,600		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,600	0.0	0	0	\$0	\$0	\$0	0.0	
Exterior Flag Pole Light	1	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell		40	4,380		None	No	1	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell	40	4,380	0.0	0	0	\$0	\$0	\$0	0.0	
Exterior Flood	2	LED - Fixtures: Flood Fixture	Photocell		50	4,380		None	No	2	LED - Fixtures: Flood Fixture	Photocell	50	4,380	0.0	0	0	\$0	\$0	\$0	0.0	
Exterior Wall Packs	2	LED - Fixtures: Wall Pack	Photocell		25	4,380		None	No	2	LED - Fixtures: Wall Pack	Photocell	25	4,380	0.0	0	0	\$0	\$0	\$0	0.0	
Exterior Wall Packs	3	LED - Fixtures: Wall Pack	Photocell		35	4,380		None	No	3	LED - Fixtures: Wall Pack	Photocell	35	4,380	0.0	0	0	\$0	\$0	\$0	0.0	
Exterior Wall Packs	7	LED - Fixtures: Wall Pack	Timeclock		35	4,380		None	No	7	LED - Fixtures: Wall Pack	Timeclock	35	4,380	0.0	0	0	\$0	\$0	\$0	0.0	
Girls Restroom First Floor	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000	2	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,070	0.0	59	0	\$5	\$270	\$35	51.1	
Girls Restroom Second Floor	4	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,000	2	None	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,070	0.0	59	0	\$5	\$270	\$35	51.1	
Girls Restroom Second Floor	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	S	9	3,000		None	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	3,000	0.0	0	0	\$0	\$0	\$0	0.0	
Gym Office	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	1,500	2	None	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,035	0.0	15	0	\$1	\$116	\$20	83.4	
Kitchen	3	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	1,200	2	None	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.0	71	0	\$6	\$270	\$35	42.6	
Library	10	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	44	3,000	2	None	Yes	10	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,070	0.1	445	0	\$35	\$270	\$35	6.8	
Library Office	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	1,500	2	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,035	0.0	30	0	\$2	\$116	\$20	41.7	
Mechanical Room	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	
Mechanical Room	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,000		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,000	0.0	0	0	\$0	\$0	\$0	0.0	
Men's Restroom	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	2,200	2	None	Yes	3	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,518	0.0	38	0	\$3	\$270	\$35	79.2	
Multipurpose 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	
Multipurpose Room	19	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	S	26	3,200	2	None	Yes	19	LED - Linear Tubes: (3) 2' Lamps	Occupancy Sensor	26	2,208	0.1	529	0	\$41	\$540	\$70	11.5	
Multipurpose Room	2	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	S	34	3,200		None	No	2	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	34	3,200	0.0	0	0	\$0	\$0	\$0	0.0	
Music Office	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	1,500		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,500	0.0	0	0	\$0	\$0	\$0	0.0	
Nurse Office Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	1,200		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,200	0.0	0	0	\$0	\$0	\$0	0.0	
Nurse Office Storage	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	500	0.0	0	0	\$0	\$0	\$0	0.0	
Nurses Office	4	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,000	2	None	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,070	0.0	59	0	\$5	\$270	\$35	51.1	
Nurses Office	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	3,000		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,000	0.0	0	0	\$0	\$0	\$0	0.0	
Reception	3	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	S	34	2,920	2	None	Yes	3	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	2,015	0.0	102	0	\$8	\$270	\$35	29.8	

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years	
Reception	6	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	S	34	2,920		None	No	6	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	34	2,920	0.0	0	0	\$0	\$0	\$0	0.0	
Reception Office 1	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	2,920		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	2,920	0.0	0	0	\$0	\$0	\$0	0.0	
Reception Office 1	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	44	2,920	2	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,015	0.0	87	0	\$7	\$116	\$20	14.3	
Reception Office 2	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	2,920		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	2,920	0.0	0	0	\$0	\$0	\$0	0.0	
Reception Office 2	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	44	2,920	2	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,015	0.0	87	0	\$7	\$116	\$20	14.3	
Reception Storage	1	Compact Fluorescent: (1) 32W Triple Biaxial Plug-In Lamp	Wall Switch	S	32	500	1	Relamp	No	1	LED Lamps: GX23 (Plug-In) Lamps	Wall Switch	23	500	0.0	5	0	\$0	\$13	\$1	30.0	
Stairwell 1	1	Compact Fluorescent: (1) 10W A19 Screw-In Lamp	Wall Switch	S	27	3,600		None	No	1	Compact Fluorescent: (1) 10W A19 Screw-In Lamp	Wall Switch	27	3,600	0.0	0	0	\$0	\$0	\$0	0.0	
Stairwell 1	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	
Stairwell 1	3	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	3	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	53	0	\$4	\$225	\$105	29.0	
Stairwell 2	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,600		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,600	0.0	0	0	\$0	\$0	\$0	0.0	
Stairwell 2	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	
Stairwell 2	3	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	3,600	3	None	Yes	3	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,484	0.0	53	0	\$4	\$225	\$105	29.0	
Supplies Closet	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	S	9	500		None	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	500	0.0	0	0	\$0	\$0	\$0	0.0	
Teachers Lounge	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	2,000	2	None	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,380	0.1	158	0	\$12	\$270	\$35	19.1	
Teachers Lounge Foyer	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	2,000		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.0	0	0	\$0	\$0	\$0	0.0	
Teachers Lounge Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	2,200		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,200	0.0	0	0	\$0	\$0	\$0	0.0	
Teachers Lounge Storage	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	400		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	400	0.0	0	0	\$0	\$0	\$0	0.0	
The Book Room	3	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	1,500	2	None	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,035	0.0	22	0	\$2	\$270	\$35	136.2	
Women's Restroom	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	2,200	2	None	Yes	3	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,518	0.0	38	0	\$3	\$270	\$35	79.2	
Exterior LED Sign	1	LED - Fixtures: Other	Wall Switch		700	4,380		None	No	1	LED - Fixtures: Other	Wall Switch	700	4,380	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
Mechanical Room	Boiler Air Compressor	1	Air Compressor	3.0	88.5%	No	Nidec / US Motors	P63FRC-4299	W	4,000		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Boiler Condensate Pump	2	Condensate Pump	0.5	70.0%	No	Baldor - Reliance	1210031293-10	W	3,000	6	No	78.2%	Yes	2	0.2	1,425	0	\$116	\$7,130	\$100	60.8
Mechanical Room	Sump Pump	2	Other	0.5	70.0%	No			W	3,500		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.5	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	2	Exhaust Fan	0.3	65.0%	No			W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.8	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.5	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.3	65.0%	No			W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.8	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.3	65.0%	No			W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.5	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	3	Exhaust Fan	0.8	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.8	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	6	Exhaust Fan	0.5	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.5	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.8	70.0%	No			W	3,345		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.3	65.0%	No			W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Exhaust Fan - Harmony Elementary	1	Exhaust Fan	0.3	65.0%	No			W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	DHW Circulation Pump	1	DHW Circulation Pump	0.3	65.0%	No	Taco		W	3,345		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0



		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
Attic	AHU Motor	1	Supply Fan	5.0	89.5%	No			W	3,000	4	No	89.5%	Yes	1	1.4	4,689	0	\$380	\$5,028	\$900	10.9
Harmony Elementary	Airedale Supply Motor	33	Supply Fan	0.5	85.5%	No			B	3,500		No	85.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Harmony Elementary	Airedale Exhaust Motor	66	Exhaust Fan	0.3	85.5%	No			B	3,500		No	85.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Boiler Combustion Fan	2	Combustion Air Fan	3.0	85.5%	No	Marathon Electric	EVH 56T34D5316B P	W	3,000	5	No	85.5%	Yes	2	1.8	5,889	0	\$477	\$9,482	\$400	19.0



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
Classroom 1	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 10	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 11	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 12	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 13	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 15	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 16	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 17	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 18	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 19	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 2	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 20	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 21	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 22	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 23	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 24	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 25	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale	HX3/2-208/410	B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 26	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 27	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 28	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2



		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 (kBtu/hr)	Cooling Mode Efficiency (SEER/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
Classroom 29	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 3	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 30	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 31	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 32	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 33	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 4	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 5	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 6	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 7	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 8	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Classroom 9	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Library	Airedale Unit - Harmony Elementary	1	Package Unit	3.00	30.00	9.70		Airedale		B	7	Yes	1	Package Unit	3.00	30.00	16.00		0.7	1,014	0	\$82	\$8,875	\$309	104.2
Roof	Heat Pump - Reception Office	1	Split-System Air-Source HP	1.50	22.00	16.00	9 HSPF	Fujitsu	AOU18RLXFZ	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Child Study Team Office	Window AC Unit	1	Window AC	0.50		9.50				W		No							0.0	0	0	\$0	\$0	\$0	0.0
Classroom 35	Window AC Unit	1	Window AC	0.50		11.20		Frigidaire - Electrolux	FFRE0633Q1	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Classroom 4A	Window AC Unit	1	Window AC	0.83		9.80		Frigidaire - Electrolux	FAC104M1A1	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Nurses Office	Window AC Unit	1	Window AC	2.00		9.40				W		No							0.0	0	0	\$0	\$0	\$0	0.0
Reception	Window AC Unit	1	Window AC	0.50		9.50				W		No							0.0	0	0	\$0	\$0	\$0	0.0
Teachers Lounge	Window AC Unit	1	Window AC	0.83		9.80		Frigidaire - Electrolux	FAC104M1A1	W		No							0.0	0	0	\$0	\$0	\$0	0.0

Space Heating Boiler Inventory & Recommendations

		Existing Conditions						Proposed Conditions						Energy Impact & Financial Analysis							
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Steam Boiler	2	Forced Draft Steam Boiler	3,266	Easco Boiler	FPS-100	B	8	Yes	2	Forced Draft Steam Boiler	3,266	81.00%	Et	0.0	0	34	\$570	\$140,655	\$6,532	235.3

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	DHW - Harmony Elementary	1	Storage Tank Water Heater (> 50 Gal)	Rheem	Pro G75 75N RH	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
Classrooms	9	9	Faucet Aerator (Kitchen)	1.80	1.50	0.0	0	1	\$13	\$65	\$18	3.7
Restrooms	9	18	Faucet Aerator (Lavatory)	1.80	0.50	0.0	0	7	\$109	\$129	\$65	0.6

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer 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
Kitchen	1	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)	TRUE	T-23F	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	1	Stand-Up Refrigerator, Glass Door (16 - 30 cu. ft.)	TRUE	T-23G-HC	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Traulsen		No		No	0.0	0	0	\$0	\$0	\$0	0.0



Novelty Cooler Inventory & Recommendations

	Existing Conditions				Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Cooler Description	Manufacturer	Model	ECM #	Install Automatic Shutoff Control?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Milk Cooler	Powers Equipment	569		No	0.00	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
Kitchen	1	Electric Convection Oven (Full Size)	Garland		No		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	Metro	C5 3 Series	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
Harmony Elementary	1	Air Dryer	180	No	Hankison	HPR10
Harmony Elementary	7	Air Purifier	120	No		
Harmony Elementary	3	Coffee Machine	900	No		
Harmony Elementary	1	Cold Drop Pan	624	Yes		
Harmony Elementary	53	Desktop	270	No		
Harmony Elementary	2	Laminator	1,600	No		
Harmony Elementary	480	Laptop	45	No		
Harmony Elementary	1	Large Format Printer	70	No		
Harmony Elementary	2	Microwave	1,000	No		
Harmony Elementary	1	Paper Shredder	150	No		
Harmony Elementary	3	Portable Fan	60	No		
Harmony Elementary	6	Printer (Medium/Small)	200	No		
Harmony Elementary	3	Printer/Copier (Large)	600	No		
Harmony Elementary	18	Projector	500	No		
Harmony Elementary	4	Refrigerator (Residential)	220	No		
Harmony Elementary	1	Server	1,500	No		
Harmony Elementary	30	Smart Board	150	No		
Harmony Elementary	6	Television	70	No		
Harmony Elementary	2	Toaster Oven	1,200	No		
Harmony Elementary	56	Wall Mounted Fan	85	No		
Harmony Elementary	1	Warm Drop Pan	900	Yes		
Harmony Elementary	5	Water Fountain	350	No		





Custom (High Level) Measure Analysis

Gas Tank Water Heater to HPWH																					
NOTE: HPWH calculation should not be used for existing water heaters with a storage capacity greater than 120 gal.																					
Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis											
Description	Area(s)/System(s) Served	SF of Area Served	Fuel Type	Input Capacity per Unit (MBH)	Tank Capacity per Unit (Gal)	Description	COP	Tank Capacity per Unit (Gal)	Estimated Unit Cost	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Base Incentives	Enhanced Incentives	Total Incentives	Total Net Cost	Payback w/o Incentives in Years	Payback w/ Incentives in Years	
Storage Tank Water Heater (>50 Gal)	DHW - Harmony Elementary	5,000	Natural Gas	75.0	75	Heat Pump Water Heater	2.5	75	\$3,166.34	0.00	-3,283	35	\$319	\$3,166	\$0	\$0	\$0	\$3,166	9.93	9.93	
			Natural Gas																		
			Natural Gas																		

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



48

ENERGY STAR®
Score¹

Harmony Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 51,405
Built: 1960

For Year Ending: June 30, 2022
Date Generated: August 10, 2023

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

Property & Contact Information			
Property Address Harmony Elementary School 100 Murphy Road Middletown, New Jersey 07748	Property Owner Middletown Township Public Schools 63 Tindall Road Middletown, NJ 07748 (732) 706-6061	Primary Contact Adam Nasr 63 Tindall Road Middletown, NJ 07748 (732) 706-6061 X 1362 nasra@middletownk12.org	
Property ID: 26000609			

Energy Consumption and Energy Use Intensity (EUI)			
Site EUI 82 kBtu/ft²	Annual Energy by Fuel	National Median Comparison	
	Natural Gas (kBtu) 2,798,169 (66%)	National Median Site EUI (kBtu/ft²)	80.6
	Electric - Grid (kBtu) 775,206 (18%)	National Median Source EUI (kBtu/ft²)	110
	Electric - Solar (kBtu) 642,609 (15%)	% Diff from National Median Source EUI	2%
Source EUI 111.9 kBtu/ft²	Annual Emissions		
	Total (Location-Based) GHG Emissions (Metric Tons CO2e/year) 272		

Signature & Stamp of Verifying Professional

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

LP Signature: _____ Date: _____

Licensed Professional

() - _____

Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

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

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

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