Local Government Energy Audit Report

Broadway Academic Center

July 7, 2023

Prepared for:
Passaic County Community College
126 Broadway
Paterson, New Jersey 07504

Prepared by:
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317 George Street
New Brunswick, New Jersey 08901

Disclaimer

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

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

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

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

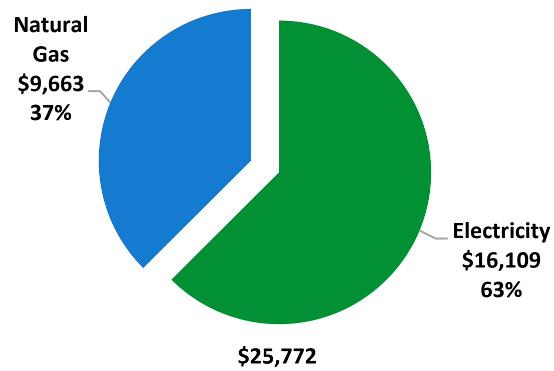
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state, and federal requirements.

Table of Contents

1 Executive Summary

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

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $25,772 Electricity: 105,508 kWh Natural Gas: 8,692 Therms	
ENERGY STAR® Benchmarking Score	N/A *(1-100 scale)*	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.

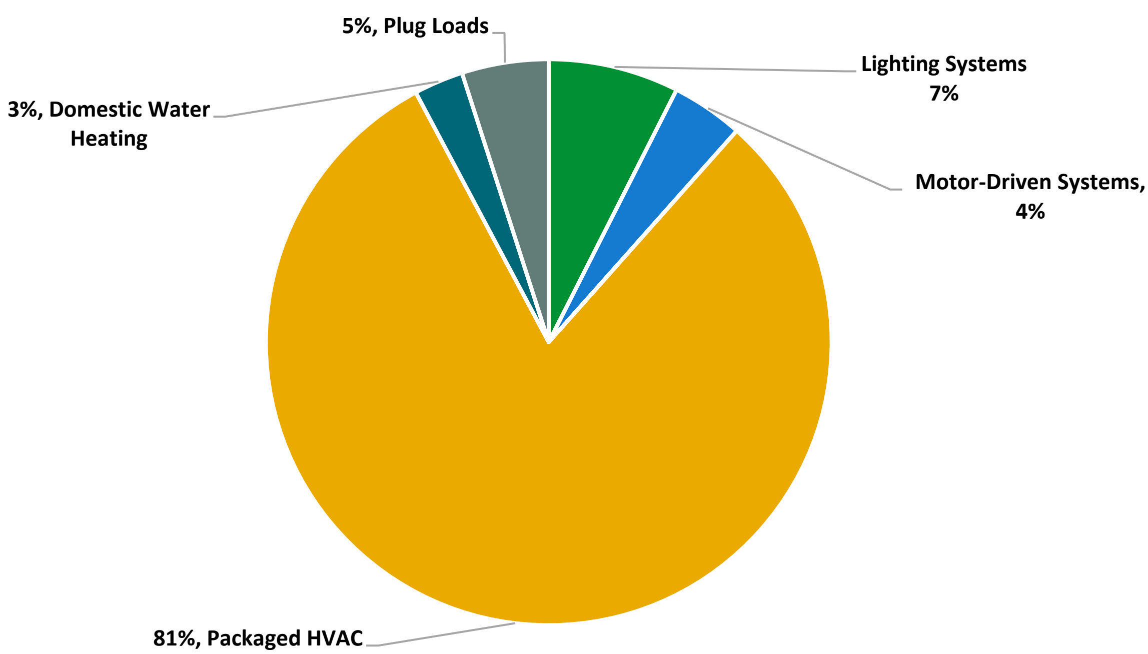


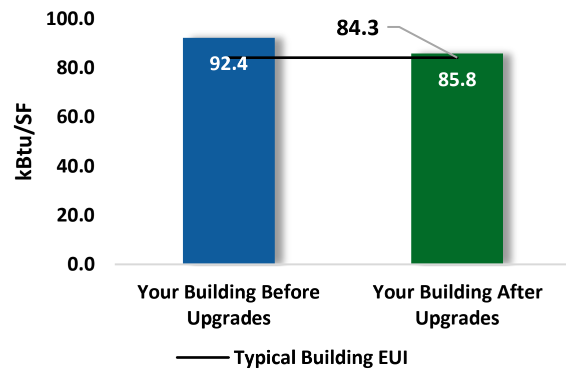
Figure 1 - Energy Use by System

POTENTIAL IMPROVEMENTS

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

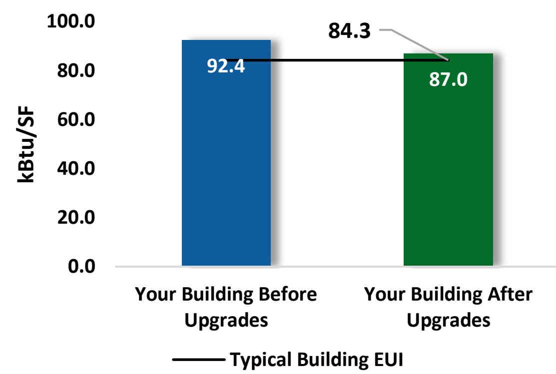
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	$61,723
Potential Rebates & Incentives[1]	$6,296
Annual Cost Savings	$3,862
Annual Energy Savings	Electricity: 25,165 kWh Natural Gas: 18 Therms
Greenhouse Gas Emission Savings	13 Tons
Simple Payback	14.4 Years
Site Energy Savings (All Utilities)	7%



Scenario 2: Cost Effective Package[2]

Installation Cost	$32,681
Potential Rebates & Incentives	$4,556
Annual Cost Savings	$3,346
Annual Energy Savings	Electricity: 22,130 kWh Natural Gas: -29 Therms
Greenhouse Gas Emission Savings	11 Tons
Simple Payback	8.4 Years
Site Energy Savings (all utilities)	6%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**11,977**	**8.5**	**-3**	**$1,801**	**$15,933**	**$3,432**	**$12,501**	**6.9**	**11,768**
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	No	1,164	2.2	0	$175	$4,356	$710	$3,646	20.8	1,143
ECM 2	Retrofit Fixtures with LED Lamps	Yes	10,814	6.3	-2	$1,626	$11,577	$2,722	$8,855	5.4	10,624
Lighting Control Measures			**3,293**	**2.1**	**-1**	**$495**	**$8,398**	**$1,420**	**$6,978**	**14.1**	**3,235**
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	3,164	2.0	-1	$476	$7,948	$1,070	$6,878	14.5	3,109
ECM 4	Install High/Low Lighting Controls	Yes	129	0.1	0	$19	$450	$350	$100	5.2	126
Motor Upgrades			**168**	**0.1**	**0**	**$26**	**$938**	**$0**	**$938**	**36.6**	**169**
ECM 5	Premium Efficiency Motors	No	168	0.1	0	$26	$938	$0	$938	36.6	169
Variable Frequency Drive (VFD) Measures			**3,751**	**1.7**	**0**	**$573**	**$9,110**	**$400**	**$8,710**	**15.2**	**3,777**
ECM 6	Install VFDs on Constant Volume (CV) Fans	Yes	3,751	1.7	0	$573	$9,110	$400	$8,710	15.2	3,777
Unitary HVAC Measures			**1,705**	**1.7**	**5**	**$315**	**$23,748**	**$1,030**	**$22,718**	**72.0**	**2,297**
ECM 7	Install High Efficiency Air Conditioning Units	No	1,705	1.7	5	$315	$23,748	$1,030	$22,718	72.0	2,297
HVAC System Improvements			**579**	**0.0**	**0**	**$88**	**$84**	**$14**	**$70**	**0.8**	**584**
ECM 8	Install Pipe Insulation	Yes	579	0.0	0	$88	$84	$14	$70	0.8	584
Custom Measures			**3,693**	**0.0**	**0**	**$564**	**$3,513**	**$0**	**$3,513**	**6.2**	**3,719**
ECM 9	Replace Electric Water Heater with Heat Pump Water Heater	Yes	3,693	0.0	0	$564	$3,513	$0	$3,513	6.2	3,719
TOTALS (COST EFFECTIVE MEASURES)			**22,130**	**10.1**	**-3**	**$3,346**	**$32,681**	**$4,556**	**$28,125**	**8.4**	**21,939**
TOTALS (ALL MEASURES)			**25,165**	**14.0**	**2**	**$3,862**	**$61,723**	**$6,296**	**$55,427**	**14.4**	**25,548**

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

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

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

For more details on these programs please visit New Jersey's Clean Energy Program website .

2 Existing Conditions

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Broadway Academic Center. 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 February 2, 2023, TRC performed an energy audit at Broadway Academic Center located in Paterson, New Jersey. TRC met with Luo Nucci to review the facility operations and help focus our investigation on specific energy-using systems.

Broadway Academic Center is a one-story, 13,300 square foot building built in 1964. Spaces include classrooms, offices, corridors, and a basement mechanical space.

2.2 Building Occupancy

The facility is occupied Monday through Friday during regular business hours. Janitorial services are performed after hours.

Building Name	Weekday/Weekend	Operating Schedule
Broadway Academic Center	Weekday	7:00 AM - 10:00 PM
	Weekend	7:00 AM - 5:00 PM

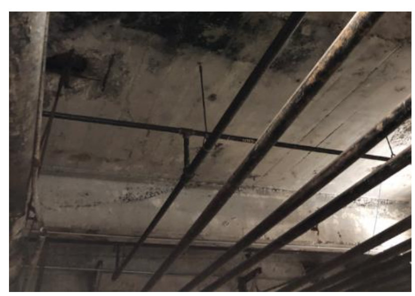
Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

The walls are made of concrete masonry units (CMUs) with a metal cladding and gypsum drywall interior finish. The flat roof is supported with steel trusses and a reinforced concrete deck and white PVC covering.

Roof

Building Façade



Interior Structure

Most of the windows are double glazed and have aluminum frames with a thermal break. The glass-to-frame seals are in fair condition. The operable window weather seals are in fair condition, showing little evidence of excessive wear. Exterior doors have aluminum frames and are in fair condition with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.



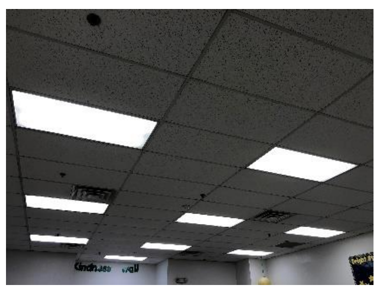
Exterior Doors and Windows

2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. There are also several 34-Watt T12 fixtures. Fixture types include 2-lamp, 3-lamp, or 4-lamp, 4-foot-long recessed troffer, and surface mounted fixtures and 2-foot fixtures with U-bend tube lamps. Typically, T8 fluorescent lamps use electronic ballasts and T12 use less efficient magnetic ballasts.

Additionally, there are some compact fluorescent lamps (CFL) and incandescent general-purpose lamps.

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

Recessed Troffer

Sconces

Most lighting fixtures are controlled manually and with a few controlled by occupancy sensors.

Occupancy Controls

Wall Switches

Exterior fixtures include LED wall packs, floodlights, and canopy light fixtures. The parking lot has an LED pole mounted fixture. Exterior fixtures are timer controlled.

Canopy Fixture *Pole Mounted Fixture*

2.5 Air Handling Systems

<u>Unitary Heating Equipment</u>

Daycare offices and basement mechanical spaces are heated by electric resistance fan coil heaters. These vary in capacity between 2.56 MBh and 17.06 MBh. The units are in fair condition. Equipment is controlled by a manual dial thermostat, which was set at 60°F at the time of the audit.

Electric Resistance Heaters *Thermostat*

<u>Packaged Units</u>

Most of units are served by packaged roof top units (RTUs). There are seven gas-fired burner units ranging in size from 96 MBh to 133.6 MBh. These units are equipped with economizers that are in fair condition.

Refer to Appendix A for detailed information about each unit.

Rooftop Packaged Units

2.6 Domestic Hot Water

Hot water is produced by a 10-gallon, 2 kW electric storage water heater, 50-gallon, 4.5 kW electric storage water heater, and 175 MBh tankless gas-fired storage water heater with an efficiency of 80%.

The domestic hot water pipes are partially insulated, and the insulation is in fair condition.

Electric Storage Water Heater and Gas-Fired Storage Water Heater

2.7 Plug Load and Vending Machines

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

There are 60 computer workstations throughout the facility. Plug loads include general cafe and office equipment. There are classroom typical loads such as smartboards, projectors, and paper shredder.

There are several residential-style and mini refrigerators throughout the building. These vary in condition and efficiency.

Copier

Desktop

Café Equipment

2.8 Water-Using Systems

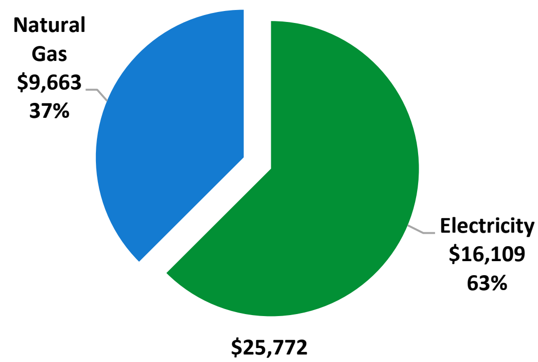
There are seven restrooms with toilets and sinks. Faucet flow rates are at 0.5 gallons per minute (gpm) or higher.

Lavatory Sinks

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	105,508 kWh	$16,109
Natural Gas	8,692 Therms	$9,663
Total		**$25,772**



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

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

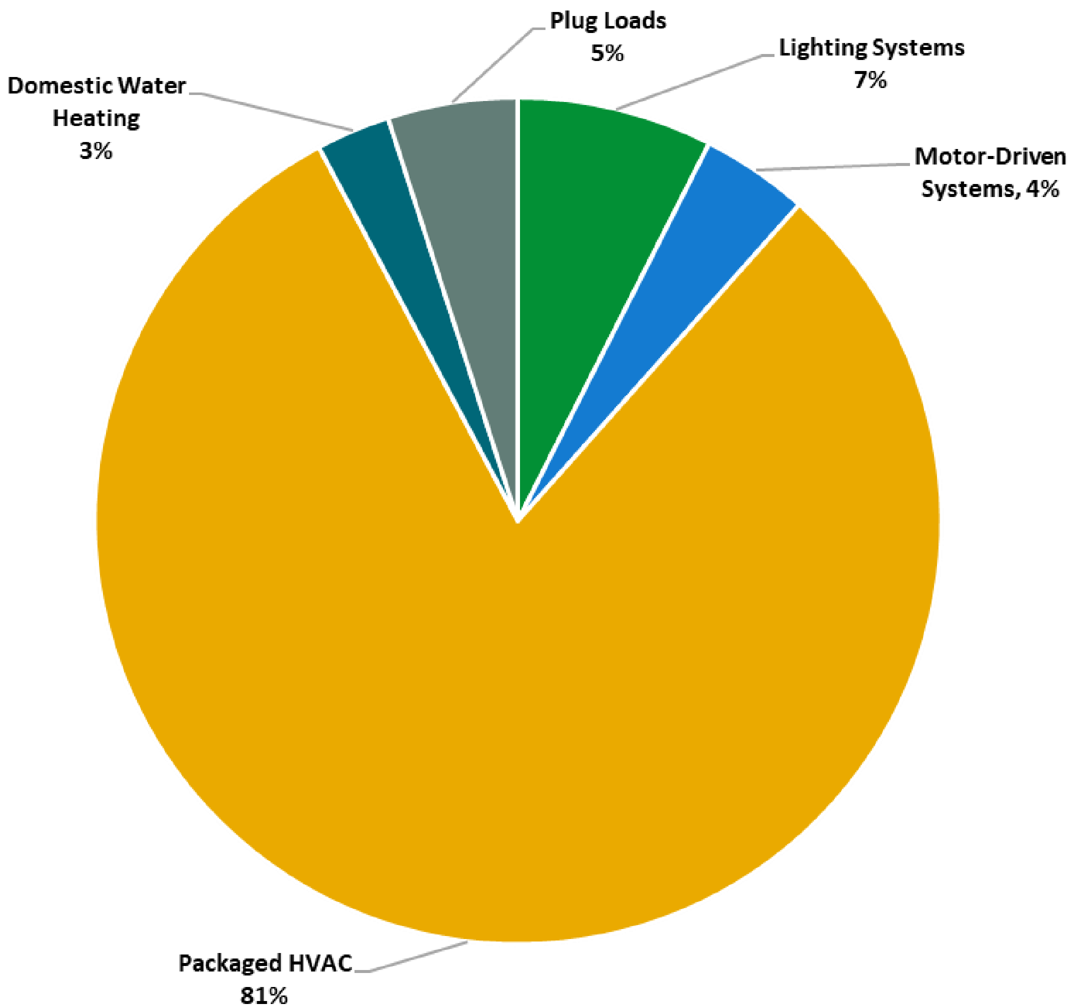
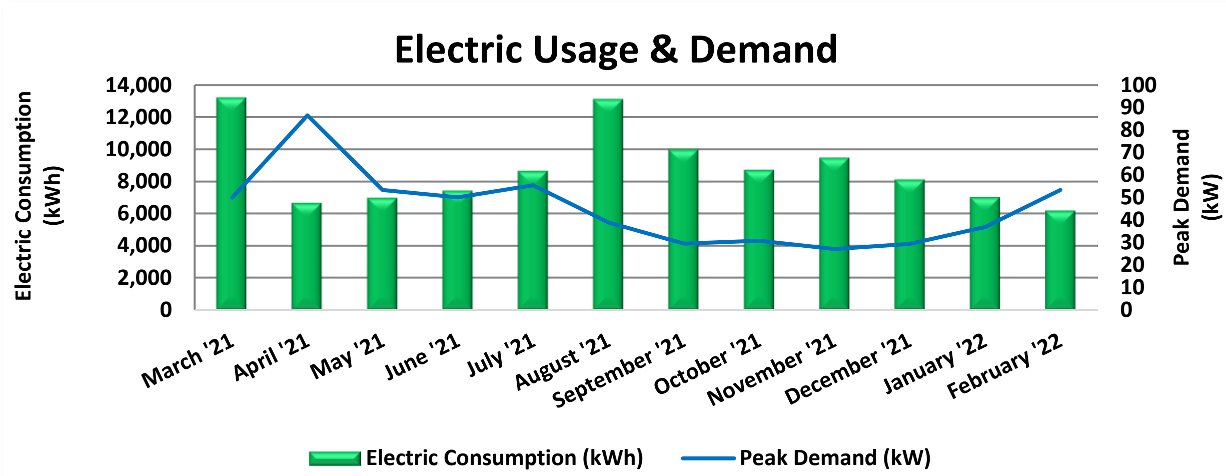


Figure 4 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class General Lighting & Power, with electric production provided by Constellation, a third-party supplier.



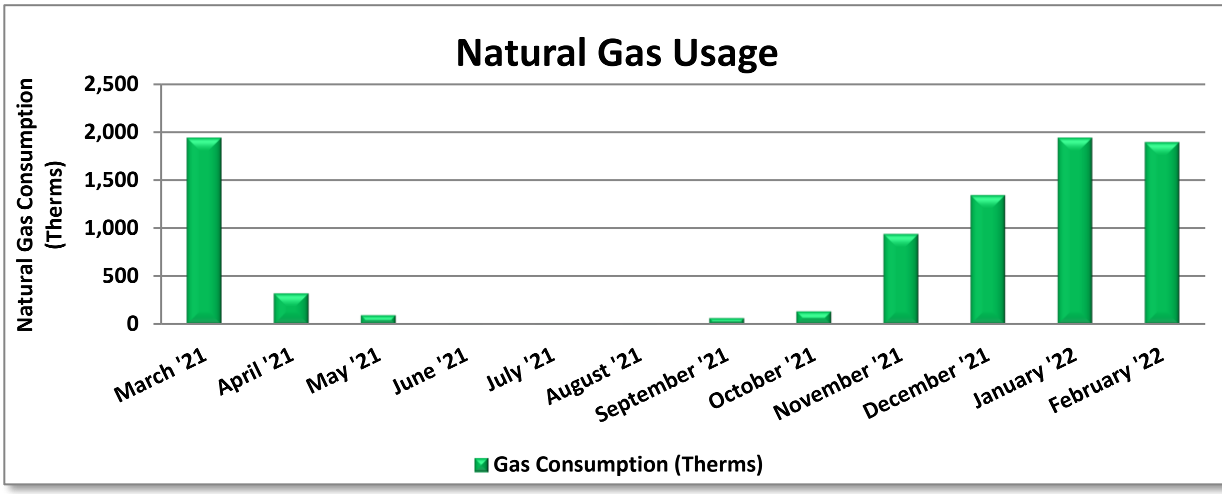
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
4/7/21	30	13,208	50	$525	$1,438
5/7/21	30	6,669	87	$203	$1,173
6/8/21	32	6,984	53	$741	$1,515
7/8/21	30	7,416	50	$694	$1,501
8/5/21	28	8,658	56	$770	$1,659
9/3/21	29	13,095	39	$537	$2,001
10/8/21	35	9,990	30	$116	$1,143
11/4/21	27	8,712	31	$134	$1,093
12/6/21	32	9,459	27	$107	$1,242
1/6/22	31	8,109	29	$117	$1,093
2/4/22	29	7,020	37	$146	$1,112
3/8/22	32	6,188	53	$204	$1,138
Totals	**365**	**105,508**	**87**	**$4,294**	**$16,109**
Annual	**365**	**105,508**	**87**	**$4,294**	**$16,109**

Notes:

- Peak demand of 87 kW occurred in April '21.
- Average demand over the past 12 months was 45 kW.
- The average electric cost over the past 12 months was $0.153/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

PSE&G delivers natural gas under rate class General Service Gas Heating, 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
4/7/21	30	1,939	$1,792
5/6/21	30	322	$385
6/7/21	32	95	$195
7/7/21	30	6	$129
8/5/21	28	5	$128
9/7/21	29	5	$128
10/5/21	35	68	$185
11/3/21	27	136	$257
12/6/21	32	941	$1,131
1/6/22	31	1,343	$1,484
2/4/22	29	1,940	$2,028
3/7/22	32	1,891	$1,820
Totals	**365**	**8,692**	**$9,663**
Annual	**365**	**8,692**	**$9,663**

Notes:

- The average gas cost for the past 12 months is $1.112/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.

Benchmarking Score	N/A

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

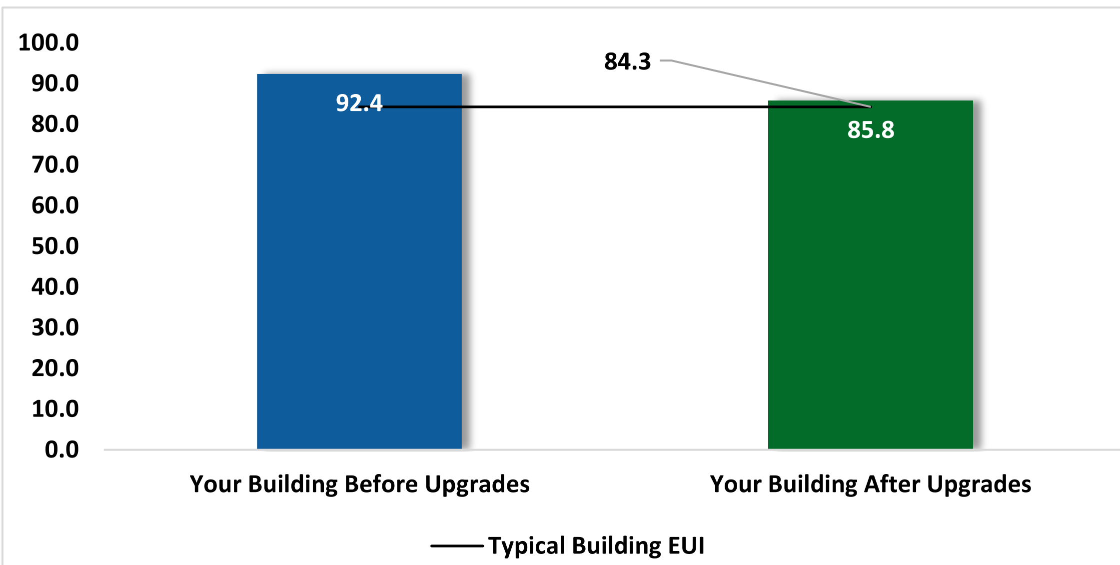


Figure 5 - Energy Use Intensity Comparison[3]

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

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

For more information on ENERGY STAR and Portfolio Manager, visit their website.

4 Energy Conservation Measures

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
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ECM 5	Premium Efficiency Motors	No	168	0.1	0	$26	$938	$0	$938	36.6	169
Variable Frequency Drive (VFD) Measures			**3,751**	**1.7**	**0**	**$573**	**$9,110**	**$400**	**$8,710**	**15.2**	**3,777**
ECM 6	Install VFDs on Constant Volume (CV) Fans	Yes	3,751	1.7	0	$573	$9,110	$400	$8,710	15.2	3,777
Unitary HVAC Measures			**1,705**	**1.7**	**5**	**$315**	**$23,748**	**$1,030**	**$22,718**	**72.0**	**2,297**
ECM 7	Install High Efficiency Air Conditioning Units	No	1,705	1.7	5	$315	$23,748	$1,030	$22,718	72.0	2,297
HVAC System Improvements			**579**	**0.0**	**0**	**$88**	**$84**	**$14**	**$70**	**0.8**	**584**
ECM 8	Install Pipe Insulation	Yes	579	0.0	0	$88	$84	$14	$70	0.8	584
Custom Measures			**3,693**	**0.0**	**0**	**$564**	**$3,513**	**$0**	**$3,513**	**6.2**	**3,719**
ECM 9	Replace Electric Water Heater with Heat Pump Water Heater	Yes	3,693	0.0	0	$564	$3,513	$0	$3,513	6.2	3,719
TOTALS			**25,165**	**14.0**	**2**	**$3,862**	**$61,723**	**$6,296**	**$55,427**	**14.4**	**25,548**

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

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

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**10,814**	**6.3**	**-2**	**$1,626**	**$11,577**	**$2,722**	**$8,855**	**5.4**	**10,624**
ECM 2	Retrofit Fixtures with LED Lamps	10,814	6.3	-2	$1,626	$11,577	$2,722	$8,855	5.4	10,624
Lighting Control Measures		**3,293**	**2.1**	**-1**	**$495**	**$8,398**	**$1,420**	**$6,978**	**14.1**	**3,235**
ECM 3	Install Occupancy Sensor Lighting Controls	3,164	2.0	-1	$476	$7,948	$1,070	$6,878	14.5	3,109
ECM 4	Install High/Low Lighting Controls	129	0.1	0	$19	$450	$350	$100	5.2	126
Variable Frequency Drive (VFD) Measures		**3,751**	**1.7**	**0**	**$573**	**$9,110**	**$400**	**$8,710**	**15.2**	**3,777**
ECM 6	Install VFDs on Constant Volume (CV) Fans	3,751	1.7	0	$573	$9,110	$400	$8,710	15.2	3,777
HVAC System Improvements		**579**	**0.0**	**0**	**$88**	**$84**	**$14**	**$70**	**0.8**	**584**
ECM 8	Install Pipe Insulation	579	0.0	0	$88	$84	$14	$70	0.8	584
Custom Measures		**3,693**	**0.0**	**0**	**$564**	**$3,513**	**$0**	**$3,513**	**6.2**	**3,719**
ECM 9	Replace Electric Water Heater with Heat Pump Water Heater	3,693	0.0	0	$564	$3,513	$0	$3,513	6.2	3,719
TOTALS		**22,130**	**10.1**	**-3**	**$3,346**	**$32,681**	**$4,556**	**$28,125**	**8.4**	**21,939**

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**11,977**	**8.5**	**-3**	**$1,801**	**$15,933**	**$3,432**	**$12,501**	**6.9**	**11,768**
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,164	2.2	0	$175	$4,356	$710	$3,646	20.8	1,143
ECM 2	Retrofit Fixtures with LED Lamps	10,814	6.3	-2	$1,626	$11,577	$2,722	$8,855	5.4	10,624

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 Fluorescent Fixtures with LED Lamps and Drivers

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

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

Affected Building Areas: all areas with fluorescent fixtures with T12 tubes

ECM 2: Retrofit Fixtures with LED Lamps

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

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

Affected Building Areas: all areas with fluorescent fixtures with T8 tubes

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**3,293**	**2.1**	**-1**	**$495**	**$8,398**	**$1,420**	**$6,978**	**14.1**	**3,235**
ECM 3	Install Occupancy Sensor Lighting Controls	3,164	2.0	-1	$476	$7,948	$1,070	$6,878	14.5	3,109
ECM 4	Install High/Low Lighting Controls	129	0.1	0	$19	$450	$350	$100	5.2	126

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

ECM 3: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, conference rooms, classrooms, and restrooms

ECM 4: 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: hallways

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Motor Upgrades		**168**	**0.1**	**0**	**$26**	**$938**	**$0**	**$938**	**36.6**	**169**
ECM 5	Premium Efficiency Motors	168	0.1	0	$26	$938	$0	$938	36.6	169

ECM 5: Premium Efficiency Motors

We evaluated replacing standard efficiency motors with IHP 2014 efficiency motors. This evaluation assumes that existing motors will be replaced with motors of equivalent size and type. In some cases, additional savings may be possible by downsizing motors to better meet the motor's current load requirements.

Affected Motors:

Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Additional Motor Description
Exterior 1	Broadway Academic Center	2	Supply Fan	0.5	

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

4.4 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**3,751**	**1.7**	**0**	**$573**	**$9,110**	**$400**	**$8,710**	**15.2**	**3,777**
ECM 6	Install VFDs on Constant Volume (CV) Fans	3,751	1.7	0	$573	$9,110	$400	$8,710	15.2	3,777

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

ECM 6: Install VFDs on Constant Volume (CV) Fans

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.

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

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

Affected Air Handlers: RTUs

4.5 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Unitary HVAC Measures		**1,705**	**1.7**	**5**	**$315**	**$23,748**	**$1,030**	**$22,718**	**72.0**	**2,297**
ECM 7	Install High Efficiency Air Conditioning Units	1,705	1.7	5	$315	$23,748	$1,030	$22,718	72.0	2,297

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 RTUs 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. All the replacement units will incorporate efficient gas furnaces. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling and heating load, and the estimated annual operating hours.

Affected Units: RTUs

4.6 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Unitary HVAC Measures		**1,705**	**1.7**	**5**	**$315**	**$23,748**	**$1,030**	**$22,718**	**72.0**	**2,297**
ECM 7	Install High Efficiency Air Conditioning Units	1,705	1.7	5	$315	$23,748	$1,030	$22,718	72.0	2,297

ECM 8: Install Pipe Insulation

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

Affected Systems: domestic hot water piping

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_2e Emissions Reduction (lbs)
Custom Measures		**3,693**	**0.0**	**0**	**$564**	**$3,513**	**$0**	**$3,513**	**6.2**	**3,719**
ECM 9	Replace Electric Water Heater with Heat Pump Water Heater	3,693	0.0	0	$564	$3,513	$0	$3,513	6.2	3,719

CM 9: Replace Electric Water Heater with Heat Pump Water Heater

A typical electric water heater uses electric resistance coils to heat water at a coefficient of performance (COP) of 1. Air source heat pump water heaters (HPWH) use a refrigeration cycle to transfer heat from the surrounding air to the domestic water. The typical average COP for a HPWH is about 2.5, so they require significantly less electricity to produce the same amount of hot water as a traditional electric water heater. 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 following addresses integrated HPWH.

HPWH reject cold air. As such, they need to be installed in an unconditioned space of about 750 cubic feet with good ventilation. Ideal locations are garages, large enclosed, unconditioned storage areas, or areas with excess heat such as a furnace or boiler room.[4] The HPWH will also produce condensate so accommodations for draining the condensate need to be provided.

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

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

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

4.8 Measures for Future Consideration

There are additional opportunities for improvement that Passaic County CC 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.

Passaic County CC 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.

Revolving Doors

Revolving doors are much more energy efficient than traditional doors. The installation of revolving doors increase comfort, improve traffic flow, and increase security. This allows for a significant amount of uncontrolled air exchange between the outside and inside of the building. The installation of revolving doors would greatly reduce this and thus reduce the load on the HVAC system, which serves these lobby/corridor spaces. However, the design and installation of vestibule doors involve an architectural element and would potentially require a high cost for implementation. The measure would require more evaluation to determine feasibility.

5 Energy Efficient Best Practices

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

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

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

Energy Tracking with ENERGY STAR Portfolio Manager

You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[5]. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

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.

Economizer Maintenance

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

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

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Furnace Maintenance

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

Label HVAC Equipment

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

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

Optimize HVAC Equipment Schedules

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

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

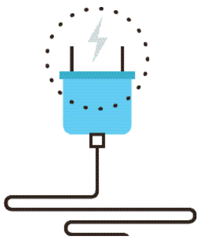
Water Heater Maintenance

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.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips[6]. Your local utility may offer incentives or rebates for this equipment.

Water Conservation

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

For more information regarding water conservation go to the EPA's WaterSense website[7] or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"[8] to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

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

[8] https://www.epa.gov/watersense/watersense-work-0.

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

Procurement Strategies

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

6 On-site Generation

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

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

6.1 Solar Photovoltaic

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

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

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

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

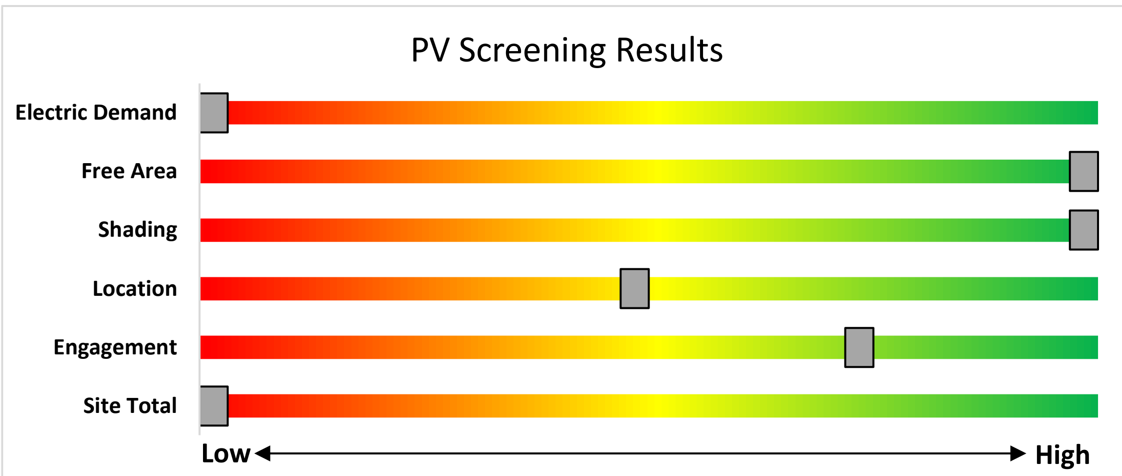


Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

6.2 Combined Heat and Power

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

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

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

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

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

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

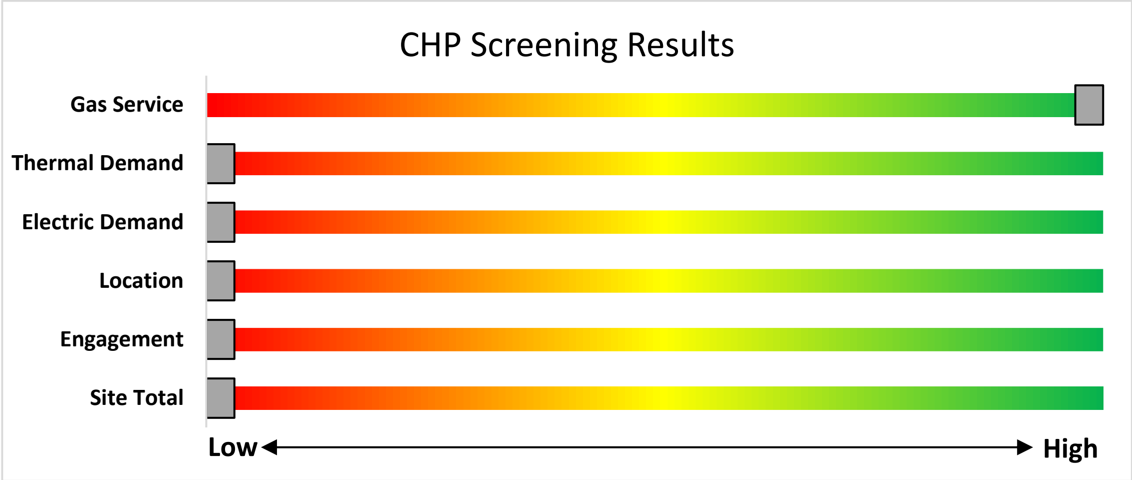


Figure 9 - Combined Heat and Power Screening

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

7 Electric Vehicles (EV)

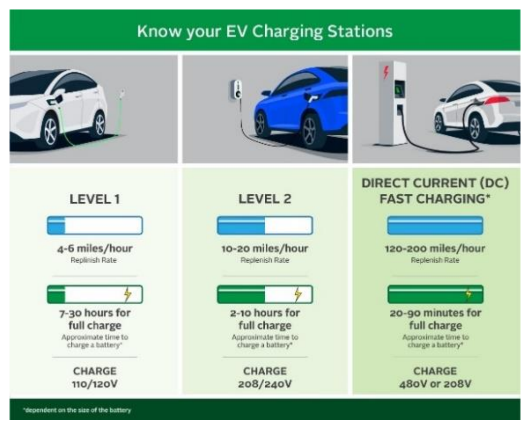
All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes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

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

7.1 Electric Vehicle Charging

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

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



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

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

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

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

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

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

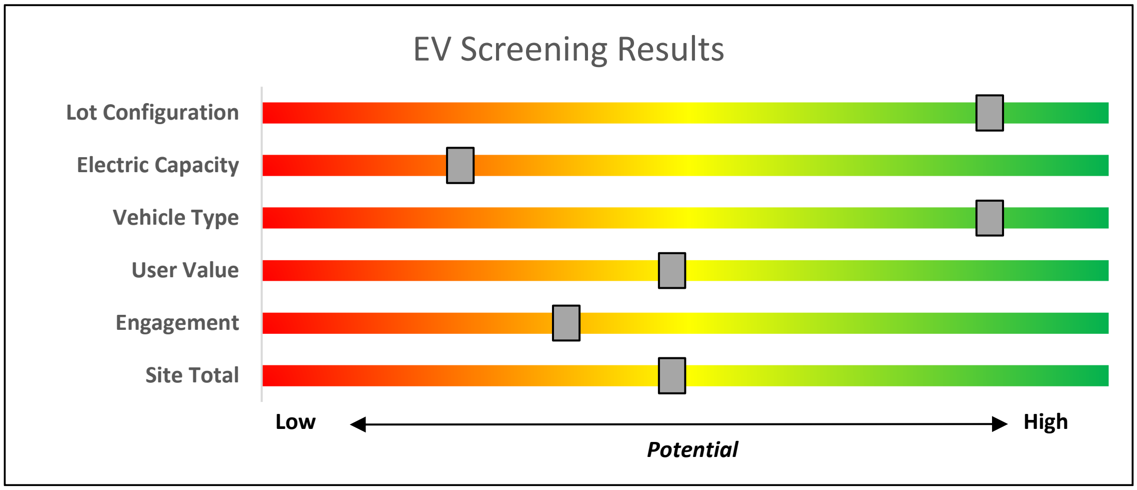


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 Project Funding and Incentives

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

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

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

(1) Use an energy services company or "ESCO."

(2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.

(3) Use a hybrid approach of the two options described above where the ESCO is used for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

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

9 Project Development

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

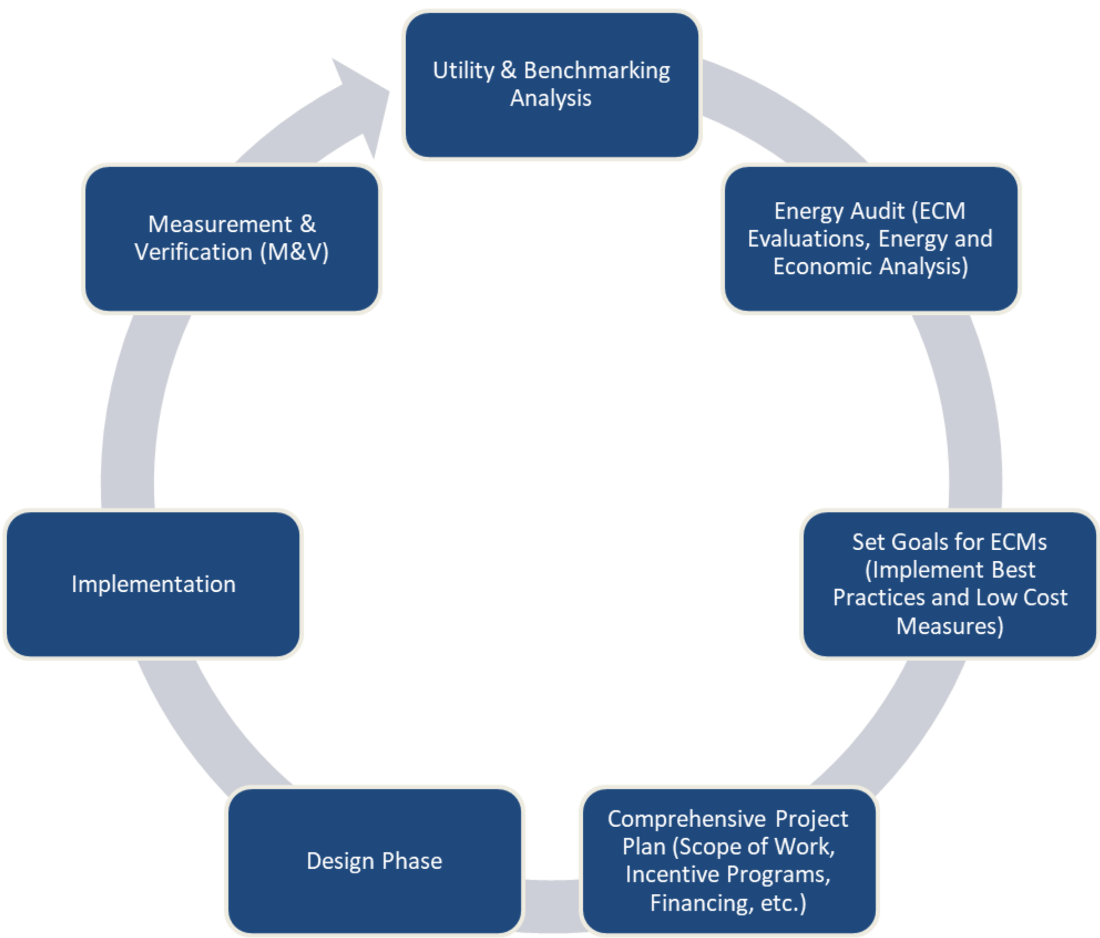


Figure 11 – Project Development Cycle

10 Energy Purchasing and Procurement Strategies

10.1 Retail Electric Supply Options

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

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

A list of licensed third-party electric suppliers is available at the NJBPU website[9].

10.2 Retail Natural Gas Supply Options

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

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

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

A list of licensed third-party natural gas suppliers is available at the NJBPU website[10].

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	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
Adjunct Corridor 5	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
Adjunct Corridor 5	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	828	0.1	166	0	$25	$380	$65	12.6
Adjunct Electrical Room 2	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	1,200	0.0	38	0	$6	$72	$10	10.9
Adjunct Lobby 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
Adjunct Lobby 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.1	249	0	$38	$434	$80	9.4
Adjunct Office - Enclosed 10	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.1	195	0	$29	$262	$60	6.9
Adjunct Office - Enclosed 11	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.2	293	0	$44	$489	$95	8.9
Adjunct Office - Enclosed 12	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.1	195	0	$29	$262	$60	6.9
Adjunct Office - Enclosed 13	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.2	293	0	$44	$489	$95	8.9
Adjunct Restroom - Unisex 5	1	Incandescent: (1) 60W A19 Screw-In Lamp	Wall Switch	S	60	1,200	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	9	1,200	0.0	67	0	$10	$17	$1	1.6
Art Classroom 8	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
Art Classroom 8	18	Linear Fluorescent - EST12: 4' T12 (34W) - 4L	Wall Switch	S	144	500	1, 3	Relamp & Reballast	Yes	18	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	345	1.3	1,029	0	$155	$2,671	$430	14.5
Art Office - Enclosed 9	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	500	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	345	0.1	81	0	$12	$262	$60	16.5
Art Restroom - Unisex 4	1	Incandescent: (1) 60W A19 Screw-In Lamp	Wall Switch	S	60	500	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	9	500	0.0	28	0	$4	$17	$1	3.8
CE Corridor	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
CE Corridor	17	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	2, 3	Relamp	Yes	17	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	828	0.5	880	0	$132	$1,772	$240	11.6
CE Corridor Emergency	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.1	166	0	$25	$226	$50	7.0
CE2 Restroom - Female 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.1	249	0	$38	$434	$80	9.4
CE2 Restroom - Male 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.1	166	0	$25	$226	$50	7.0
CE2 Server Room 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	100	2	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	100	0.0	5	0	$1	$55	$15	48.6
CE3 Classroom 5	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.3	499	0	$75	$599	$125	6.3
CE3 Classroom 5	3	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	2, 3	Relamp	Yes	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	828	0.1	155	0	$23	$487	$65	18.1
CE3 Classroom 6	16	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.7	1,330	0	$200	$1,416	$310	5.5
Classroom CE2 B103	15	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	15	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.7	1,247	0	$188	$1,092	$260	4.4
Classroom CE2 B104	15	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	15	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.7	1,247	0	$188	$1,092	$260	4.4

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom Daycare 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 Daycare 1	13	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	13	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.7	1,269	0	$191	$1,219	$295	4.8
Classroom Daycare 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 Daycare 2	9	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch		114	1,200	2, 3	Relamp	Yes	9	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.5	879	0	$132	$927	$215	5.4
Conference CE2 1	5	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,200	2, 3	Relamp	Yes	5	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	828	0.2	416	0	$63	$544	$110	6.9
Conference CE2 1	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	1,200	0.0	38	0	$6	$72	$10	10.9
Corridor Daycare	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 Daycare	5	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 4	Relamp	Yes	5	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	828	0.3	488	0	$73	$590	$275	4.3
Exterior 2	1	LED - Fixtures: Cove Mount	Timeclock		42	4,380		None	No	1	LED - Fixtures: Cove Mount	Timeclock	42	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior 2	5	LED - Fixtures: Flood Fixture	Timeclock		75	4,380		None	No	5	LED - Fixtures: Flood Fixture	Timeclock	75	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior 2	1	LED - Fixtures: Outdoor Pole/Arm-Mounted Decorative Fixture	Timeclock		120	4,380		None	No	1	LED - Fixtures: Outdoor Pole/Arm-Mounted Decorative Fixture	Timeclock	120	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior 2	2	LED - Fixtures: Wall Pack	Timeclock		25	4,380		None	No	2	LED - Fixtures: Wall Pack	Timeclock	25	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior 2	13	LED - Fixtures: Wall Pack	Timeclock		45	4,380		None	No	13	LED - Fixtures: Wall Pack	Timeclock	45	4,380	0.0	0	0	$0	$0	$0	0.0
Music Classroom 9	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
Music Classroom 9	12	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	30	800	3	None	Yes	12	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	30	552	0.1	98	0	$15	$270	$35	15.9
Music Office - Enclosed 14	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
Music Office - Enclosed 14	5	Linear Fluorescent - EST12: 4' T12 (34W) - 4L	Wall Switch	S	144	200	1	Relamp & Reballast	No	5	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	200	0.3	95	0	$14	$592	$100	34.6
Music Office - Enclosed 15	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
Music Office - Enclosed 15	4	Linear Fluorescent - EST12: 4' T12 (34W) - 4L	Wall Switch	S	144	200	1	Relamp & Reballast	No	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	200	0.2	76	0	$11	$473	$80	34.6
Music Restroom - Unisex 6	1	Compact Fluorescent: (1) 23W Spiral Plug-In Lamp	Wall Switch	S	23	800	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	17	800	0.0	5	0	$1	$17	$1	20.4
Music Restroom - Unisex 6	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	800	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	800	0.0	29	0	$4	$37	$10	6.1
Office - New. daycare Enclosed 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
Office - New. daycare Enclosed 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.1	195	0	$29	$262	$60	6.9
Office - New daycare - Enclosed 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
Office - New daycare - Enclosed 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,200	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	828	0.1	195	0	$29	$262	$60	6.9

	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
Office - CE-Enclosed	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.2	277	0	$42	$489	$95	9.5
Office - CE-Enclosed	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,000	2	Relamp	No	2	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	1,000	0.0	64	0	$10	$145	$20	13.0
Office - CE-Enclosed B102	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.2	277	0	$42	$489	$95	9.5
Office - CE-Enclosed B104	1	Compact Fluorescent: (1) 23W Spiral Plug-In Lamp	Wall Switch	S	23	1,000	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	17	1,000	0.0	7	0	$1	$17	$1	16.3
Office - CE-Enclosed B104	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.2	277	0	$42	$489	$95	9.5
Office - CE-Enclosed B105	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.1	139	0	$21	$226	$50	8.4
Office - CE-Enclosed B106	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.2	277	0	$42	$489	$95	9.5
Office - CE-Enclosed B107	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	1,000	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	690	0.2	277	0	$42	$489	$95	9.5
Office - CE Open Plan 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
Office - CE Open Plan 1	6	Incandescent: (1) 65W PAR30 Screw-In Lamp	Wall Switch	S	65	1,000	2, 3	Relamp	Yes	6	LED Lamps: PAR30 Lamps	Occupancy Sensor	10	690	0.3	383	0	$58	$409	$53	6.2
Office - CE Open Plan 1	15	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,000	2, 3	Relamp	Yes	15	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	690	0.4	647	0	$97	$1,357	$185	12.0
Restroom - Unisex 1 Daycare	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	1,200	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,200	0.0	38	0	$6	$72	$10	10.9
Restroom - Unisex 1 Daycare 2	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	1,200	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	1,200	0.0	38	0	$6	$72	$10	10.9
Restroom - Unisex 2 Daycare	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	S	62	1,200	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,200	0.0	38	0	$6	$72	$10	10.9
Corridor 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
Corridor 1	5	Linear Fluorescent - EST12: 4' T12 (34W) - 2L	Wall Switch	S	72	200	1, 4	Relamp & Reballast	Yes	5	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	138	0.2	57	0	$9	$569	$225	40.0
Corridor 1	1	Linear Fluorescent - T12: 8' T12 (75W) - 2L	Wall Switch	S	158	500	1	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	72	500	0.1	47	0	$7	$129	$20	15.3
Electrical Room 1	4	Linear Fluorescent - EST12: 4' T12 (34W) - 2L	Wall Switch	S	72	100	1	Relamp & Reballast	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	100	0.1	19	0	$3	$275	$40	82.6
Mechanical 1	1	Linear Fluorescent - EST12: 4' T12 (34W) - 2L	Wall Switch	S	72	100	1	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	100	0.0	5	0	$1	$69	$10	82.6
Mechanical 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	100	2	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	100	0.1	11	0	$2	$110	$30	48.6
Storage 1	3	Linear Fluorescent - EST12: 4' T12 (34W) - 2L	Wall Switch	S	72	100	1	Relamp & Reballast	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	100	0.1	14	0	$2	$206	$30	82.6
Storage 1	2	Linear Fluorescent - EST12: 4' T12 (34W) - 2L	Wall Switch	S	72	100	1	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	100	0.1	9	0	$1	$138	$20	82.6

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
Exterior 1	Broadway Academic Center	1	Exhaust Fan	0.3	65.0%	No	Penn	Unknown	W	2,000		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Exhaust Fan	0.2	65.0%	No	Unknown	Unknown	W	2,000		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Broadway Academic Center	Broadway Academic Center	4	Other	0.2	65.0%	No	Unknown	Unknown	W	2,000		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Supply Fan	3.0	89.5%	No	Unknown	Unknown	W	2,000	6	No	89.5%	Yes	1	0.9	1,875	0	$286	$4,555	$200	15.2
Exterior 1	Broadway Academic Center	1	Supply Fan	3.0	89.5%	No	Unknown	Unknown	W	2,000	6	No	89.5%	Yes	1	0.9	1,875	0	$286	$4,555	$200	15.2
Exterior 1	Broadway Academic Center	1	Supply Fan	1.0	85.5%	No	Unknown	Unknown	W	2,000		No	85.5%	No		0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Supply Fan	1.0	85.5%	No	Unknown	Unknown	W	2,000		No	85.5%	No		0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Supply Fan	1.0	85.5%	No	Unknown	Unknown	W	2,000		No	85.5%	No		0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	2	Supply Fan	0.5	70.0%	No	Unknown	Unknown	B	2,000	5	Yes	78.2%	No		0.1	168	0	$26	$938	$0	36.6

Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Exterior 1	Broadway Academic Center	1	Package Unit	5.00	100.00	10.00	0.8 AFUE	York	DHUC-T060N125A	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Package Unit	7.50	128.00	11.20	0.8 AFUE	Trane	YSC090A3EHA0001	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Package Unit	7.50	128.00	11.20	0.8 AFUE	Trane	YSC090A3EHA0001	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Package Unit	7.50	133.60	10.10	0.8 AFUE	Trane	YSC090A3EHA1P000000	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	1	Package Unit	7.50	133.60	10.10	0.8 AFUE	Trane	YSC090A3EHA1P000000	W		No							0.0	0	0	$0	$0	$0	0.0
Exterior 1	Broadway Academic Center	2	Package Unit	5.00	96.00	11.00	0.8 AFUE	Carrier	48HDT006	B	7	Yes	2	Package Unit	5.00	96.00	16.00	0.82 AFUE	1.7	1,705	5	$315	$23,748	$1,030	72.0
Office - Daycare Enclosed 1	Office - Daycare Enclosed 1	1	Electric Resistance Heat		2.56		1 COP	Unknown	Unknown	W		No							0.0	0	0	$0	$0	$0	0.0
Office - Daycare Enclosed 2	Office - Daycare Enclosed 2	1	Electric Resistance Heat		3.41		1 COP	Unknown	Unknown	W		No							0.0	0	0	$0	$0	$0	0.0
Broadway Academic Center	Broadway Academic Center	3	Electric Resistance Heat		17.06		1 COP	Dayton	Unknown	W		No							0.0	0	0	$0	$0	$0	0.0

Pipe Insulation Recommendations

Location	Area(s)/System(s) Affected	Recommendation Inputs: ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Energy Impact & Financial Analysis: 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
Adjunct Electrical Room 2	Adjunct	8	7	0.75	0.0	579	0	$88	$84	$14	0.8

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions: System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	Proposed Conditions: ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Energy Impact & Financial Analysis: 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
Adjunct Electrical Room 2	Adjunct Restrooms	1	Tankless Water Heater	Bosch	GWH 635 ES N	W		No						0.0	0	0	$0	$0	$0	0.0
Art Classroom 8	Art Classroom 8	1	Storage Tank Water Heater (≤ 50 Gal)	Unknown	Unknown	B		No						0.0	0	0	$0	$0	$0	0.0
Storage 1	Broadway Academic Center	1	Storage Tank Water Heater (≤ 50 Gal)	Vanguard	3WA71	B		No						0.0	0	0	$0	$0	$0	0.0

Plug Load Inventory

Location	Existing Conditions					
	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Office - CE-Enclosed B106	1	Coffee Machine	800	No	Unknown	Unknown
Mechanical 1	1	Dehumidifier	600	No	Alorair	Storm SLGR
Broadway Academic Center	60	Desktop	270	Yes	Varied	Varied
Office - CE Open Plan 1	1	Electric Space Heater	1,500	No	Unknown	Unknown
Broadway Academic Center	2	Laptop	75	No	Unknown	Unknown
Broadway Academic Center	3	Microwave	800	No	Unknown	Unknown
Music Classroom	18	Music Workstation	500	No	Varied	Varied
Daycare Enclosed 1	1	Paper Shredder	75	No	Unknown	Unknown
Broadway Academic Center	18	Printer	150	No	Varied	Varied
Broadway Academic Center	2	Copier	1,200	Yes	Caon	Imagerunner
Broadway Academic Center	2	Projector	200	No	Unknown	Unknown
Adjunct Office	1	Mini Refrigerator	126	No	Unknown	Unknown
Broadway Academic Center	2	Refrigerator	300	No	Varied	Varied
Broadway Academic Center	3	Television	150	No	Varied	Varied
Adjunct Office	1	Toaster	1,500	No	Unknown	Unknown
Daycare Corridor	1	Water Fountain	200	No	Elkay	Unknown

Custom (High Level) Measure Analysis

Electric 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 (kW)	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)	Art Classroom 8	1,000	Electric	2.0	10	Heat Pump Water Heater	2.5	10	$1,130.09	0.00	1,231	0	$188	$1,130	$0	$0	$0	$1,130	6.01	6.01
Storage Tank Water Heater (≤50 Gal)	Storage 1	2,000	Electric	4.5	50	Heat Pump Water Heater	2.5	50	$2,383.17	0.00	2,462	0	$376	$2,383	$0	$0	$0	$2,383	6.34	6.34
			Electric																	

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 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. These results are based on the utility bills provided as part of the LGEA application.

The utility bills for the Broadway Academic Center were either not complete or raised concerns. For example, the bills for suite 5 show zero electric consumption for the entire year and no bills were available for gas meter 5105626. For this reason, NJCEP is unable to provide an accurate Statement of Energy Performance (SEP) for this facility. Available utility bills have been entered into Portfolio Manager. However, for the LGEA reporting period Energy Use Intensity (EUI) results shown within the building profile cannot be considered accurate due to the billing concerns and/or lack of available utility bills.

APPENDIX C: GLOSSARY

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

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

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