



Local Government Energy Audit Report

Colross Building

April 27, 2023

Prepared for:

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Princeton, New Jersey 08540

Prepared by:

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Disclaimer

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

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

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

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

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

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Table of Contents

1	Executive Summary.....	1
1.1	Planning Your Project	4
	Pick Your Installation Approach	4
	Options from Your Utility Company.....	4
	<i>Prescriptive and Custom Rebates</i>	4
	<i>Direct Install</i>	4
	<i>Engineered Solutions</i>	4
	Options from New Jersey's Clean Energy Program	5
2	Existing Conditions.....	6
2.1	Site Overview.....	6
2.2	Building Occupancy	6
2.3	Building Envelope	6
2.4	Lighting Systems.....	7
2.5	Air Handling Systems.....	8
	Unitary Electric HVAC Equipment	8
	Air Handling Units (AHUs)	8
2.6	Heating Steam Systems	8
2.7	Domestic Hot Water	9
2.8	Plug Load and Vending Machines	9
2.9	Water-Using Systems	10
3	Energy Use and Costs	11
3.1	Electricity	13
3.2	Natural Gas.....	14
3.3	Benchmarking.....	15
	Tracking Your Energy Performance	16
4	Energy Conservation Measures	17
4.1	Lighting	20
	ECM 1: Retrofit Fixtures with LED Lamps	20
4.2	Lighting Controls.....	20
	ECM 2: Install Occupancy Sensor Lighting Controls	21
	ECM 3: Install High/Low Lighting Controls	21
4.3	Unitary HVAC.....	22
	ECM 4: Install High Efficiency Air Conditioning Units.....	22
4.4	HVAC Improvements	22
	ECM 5: Install Pipe Insulation.....	22
4.5	Domestic Water Heating	23
	ECM 6: Install Low-Flow DHW Devices.....	23
4.6	Custom Measures.....	23

ECM 7: Replace Gas Fired Water Heater with Heat Pump Water Heater	23
4.7 Measures for Future Consideration	25
Window Replacements	26
5 Energy Efficient Best Practices	27
Energy Tracking with ENERGY STAR Portfolio Manager	27
Weatherization.....	27
Doors and Windows	27
Window Treatments/Coverings	28
Lighting Maintenance.....	28
Lighting Controls	28
Motor Maintenance	28
Fans to Reduce Cooling Load	28
Thermostat Schedules and Temperature Resets	28
AC System Evaporator/Condenser Coil Cleaning	29
HVAC Filter Cleaning and Replacement	29
Ductwork Maintenance.....	29
Steam Trap Repair and Replacement.....	29
Thermostatic Radiator Valve Installations	30
Boiler Maintenance	30
Label HVAC Equipment	30
Water Heater Maintenance	30
Plug Load Controls.....	31
Water Conservation	31
Procurement Strategies	31
6 On-site Generation	32
6.1 Solar Photovoltaic	33
6.2 Combined Heat and Power	35
7 Electric Vehicles (EV)	36
7.1 Electric Vehicle Charging	36
8 Project Funding and Incentives.....	38
8.1 Utility Energy Efficiency Programs	39
Prescriptive and Custom	39
Direct Install	39
Engineered Solutions	40
8.2 New Jersey's Clean Energy Programs.....	41
Large Energy Users	41
Combined Heat and Power	42
Successor Solar Incentive Program (SuSI)	43
Energy Savings Improvement Program	44
9 Project Development	45
10 Energy Purchasing and Procurement Strategies	46
10.1 Retail Electric Supply Options.....	46
10.2 Retail Natural Gas Supply Options	46
Appendix A: Equipment Inventory & Recommendations	A-1
Appendix B: ENERGY STAR Statement of Energy Performance.....	B-1
Appendix C: Glossary	C-1

1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for Colross Building. 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

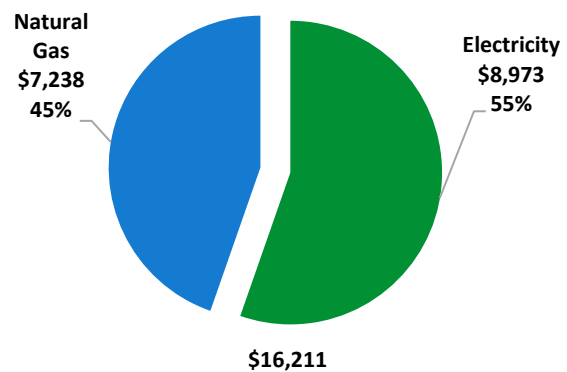


Costs: \$16,211

Annual Utilities

Electricity:
55,080 kWh

Natural Gas:
7,070 Therms



ENERGY STAR®
Benchmarking Score

78
(1-100 scale)

Congratulations, your building performs better than the national average. This report has suggestions about how to keep your building running efficiently, further improve performance, and lower your energy bills even more.

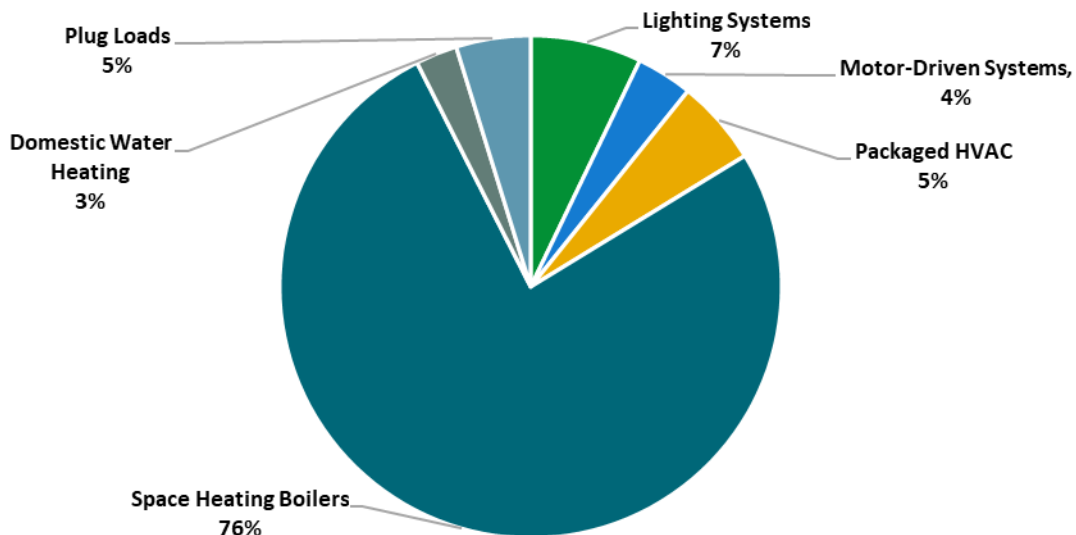


Figure 1 - Energy Use by System

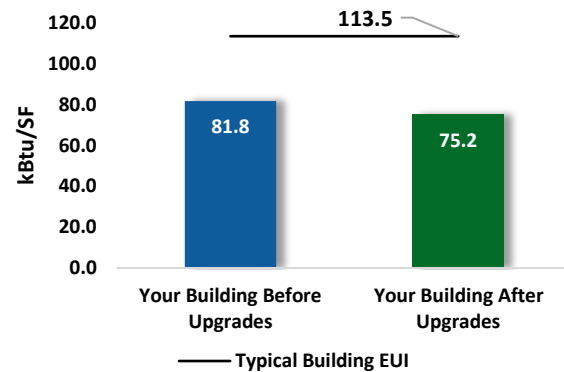
POTENTIAL IMPROVEMENTS



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.

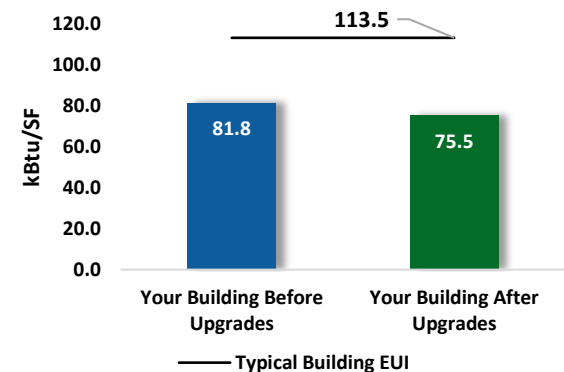
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$16,709
Potential Rebates & Incentives ¹	\$1,931
Annual Cost Savings	\$1,701
Annual Energy Savings	Electricity: 7,502 kWh Natural Gas: 468 Therms
Greenhouse Gas Emission Savings	7 Tons
Simple Payback	8.7 Years
Site Energy Savings (All Utilities)	8%



Scenario 2: Cost Effective Package²

Installation Cost	\$10,310
Potential Rebates & Incentives	\$1,564
Annual Cost Savings	\$1,526
Annual Energy Savings	Electricity: 6,428 kWh Natural Gas: 468 Therms
Greenhouse Gas Emission Savings	6 Tons
Simple Payback	5.7 Years
Site Energy Savings (all utilities)	8%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
ECM 1	Retrofit Fixtures with LED Lamps	Yes	5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
Lighting Control Measures			3,003	0.8	-1	\$483	\$5,106	\$1,065	\$4,041	8.4	2,950
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	2,596	0.7	-1	\$417	\$4,206	\$540	\$3,666	8.8	2,550
ECM 3	Install High/Low Lighting Controls	Yes	407	0.1	0	\$65	\$900	\$525	\$375	5.7	400
Unitary HVAC Measures			1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081
ECM 4	Install High Efficiency Air Conditioning Units	No	1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081
HVAC System Improvements			0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
ECM 5	Install Pipe Insulation	Yes	0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
Domestic Water Heating Upgrade			0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
ECM 6	Install Low-Flow DHW Devices	Yes	0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
Custom Measures			-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543
ECM 7	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543
TOTALS (COST EFFECTIVE MEASURES)			8,679	2.3	23	\$1,647	\$8,240	\$1,564	\$6,676	4.1	11,411
TOTALS (ALL MEASURES)			7,502	2.9	47	\$1,701	\$16,709	\$1,931	\$14,778	8.7	13,035

* - 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).

*** Negative payback explained in section 4.6

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 (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for Colross Building. 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 November 17, 2022, TRC performed an energy audit at Colross Building located in Princeton, New Jersey. TRC met with facility staff to review the facility operations and help focus our investigation on specific energy-using systems.

Colross Building is a three-story, 10,945 square foot building built in 1799. Spaces include offices, corridors, stairwells, a kitchen, and mechanical spaces.

2.2 Building Occupancy

The facility is occupied Monday through Friday during regular business hours. The facility is occupied intermittently, as needed for maintenance and operations.

Building Name	Weekday/Weekend	Operating Schedule
Colross Building	Weekday	6:30 AM - 7:00 PM
	Weekend	Closed

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

Wood framing supports a pitched roof with a wood deck covered with slate shingles. Roof encloses semi-conditioned space (e.g., a space that is not intentionally heated but escaping heat from HVAC equipment caused the space to be conditioned.). The thermal barrier is between this space and the conditioned space below.



Building Façade



Interior Wood Framing



Slate Roof

Most of the windows are single glazed and have wood frames. 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 wood frames and are in fair condition with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.



Exterior Door



Windows



2.4 Lighting Systems

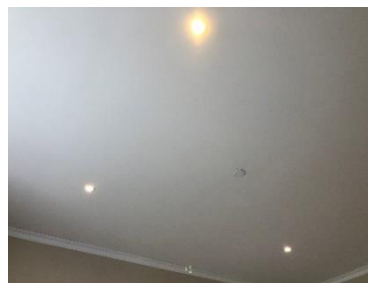
The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. Fixture types include 2-lamp or 4-lamp, 3-foot or 4-foot long, recessed and surface mounted fixtures and 2-foot fixtures with U-bend tube lamps. Typically, T8 fluorescent lamps use electronic ballasts.

Some of the linear fixtures have been replaced with LED fixtures. Additionally, there are some compact fluorescent lamps (CFL), incandescent, and LED general purpose lamps.

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



Recessed Troffer Fixture



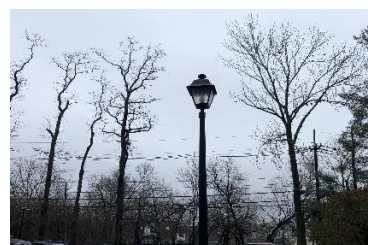
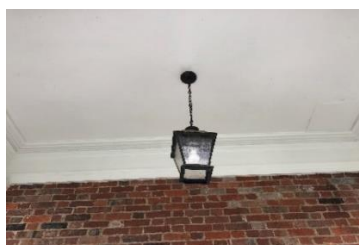
Recessed Can Fixture



Wall Mount Linear Fluorescent Fixture

Lighting fixtures are controlled by wall switches.

Exterior fixtures include decorative fixtures with LED lamps and decorative pole mounted fixtures with LED lamps. Exterior fixtures are photocell controlled.



Outdoor Decorative Fixtures

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

Offices on the third floor are conditioned by a 5-ton ductless mini split heat pump. It is rated at a 12.5 EER. While the units are heat pumps, they are setup for cooling only.



Ductless Mini Split Heat Pump

Air Handling Units (AHUs)

Most of the building is cooled by air handling units (AHU) coupled with outdoor condensing units. They range between 1.5 tons and 3.5 tons with EER ratings between 11 and 14.3. Most are in good condition. These units are controlled by room thermostats.



Indoor AHUs



Outdoor Condensing Unit



Indoor AHUs

2.6 Heating Steam Systems

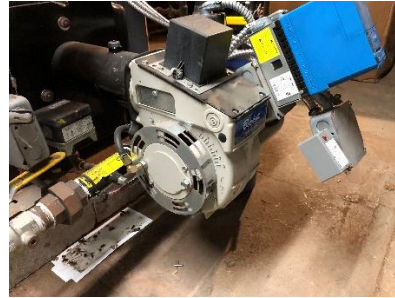
One Weil McLain 515 MBh steam boiler serves the building's heating load. It has a nominal efficiency of 80%. It is in good condition. While there is no service contract in place with an outside vendor, the equipment is serviced by in-house staff.

A two-pipe steam distribution system serves the building heating terminals.

There are two fractional hp boiler feed pumps in the mechanical room. There are 10 feet of steam supply pipe with no insulation.



Steam Boiler



Combustion Air Fan



Condensing Pump

2.7 Domestic Hot Water

Hot water is produced by a 40-gallon, 40 MBh gas-fired storage water heater with an efficiency of 80%.

The domestic hot water pipes are well insulated.



Storage Tank Water Heater

Storage Tank Water Heater

2.8 Plug Load and Vending Machines

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

There are 19 computer workstations throughout the facility. Plug loads include general cafe and office equipment. There are two refrigerators throughout the building. These vary in condition and efficiency.



Water Cooler



Printer



Microwave

2.9 Water-Using Systems

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



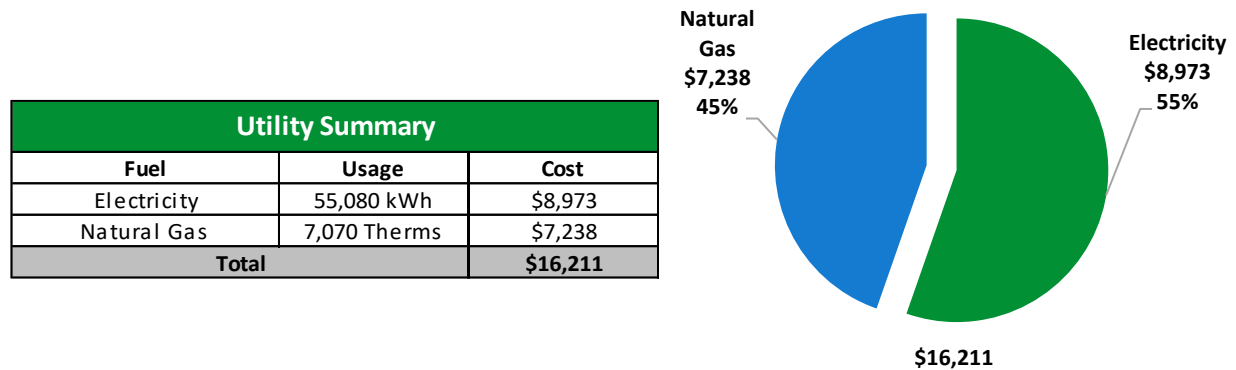
Lavatory Sinks



Kitchen Sink

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.



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.

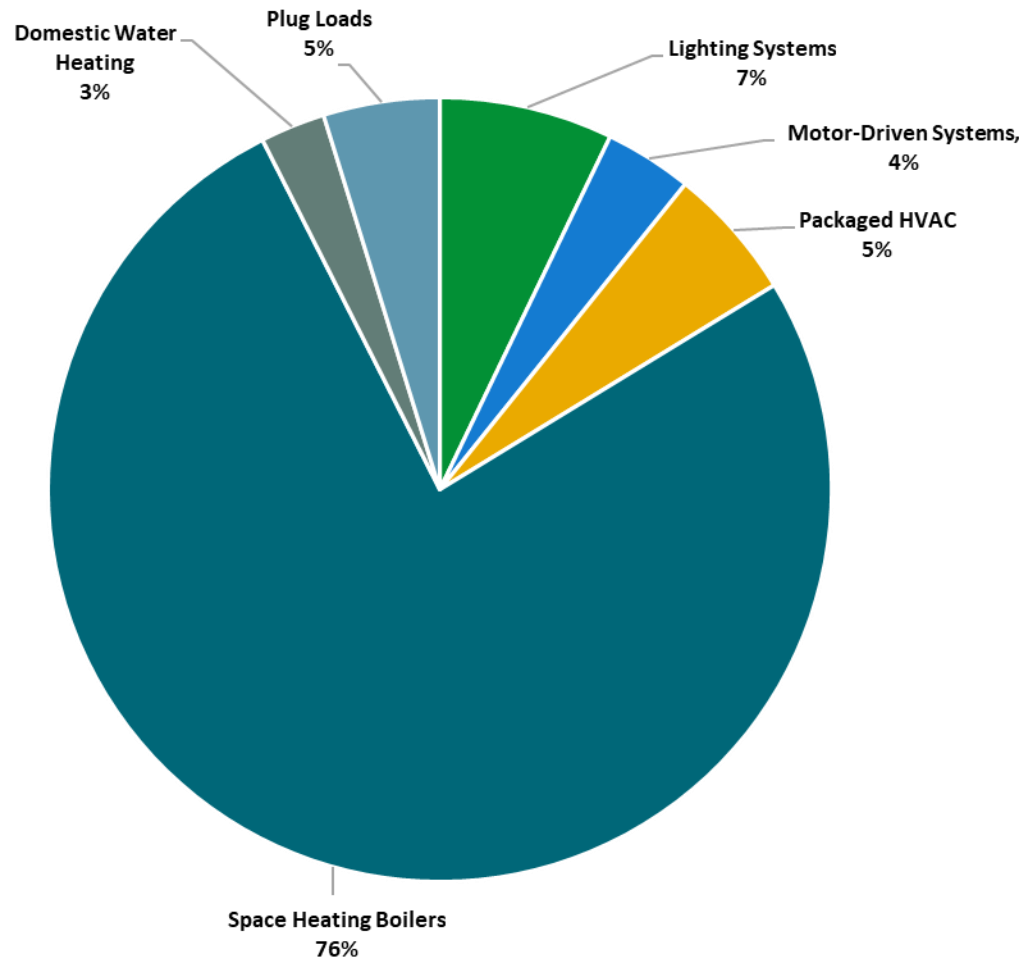
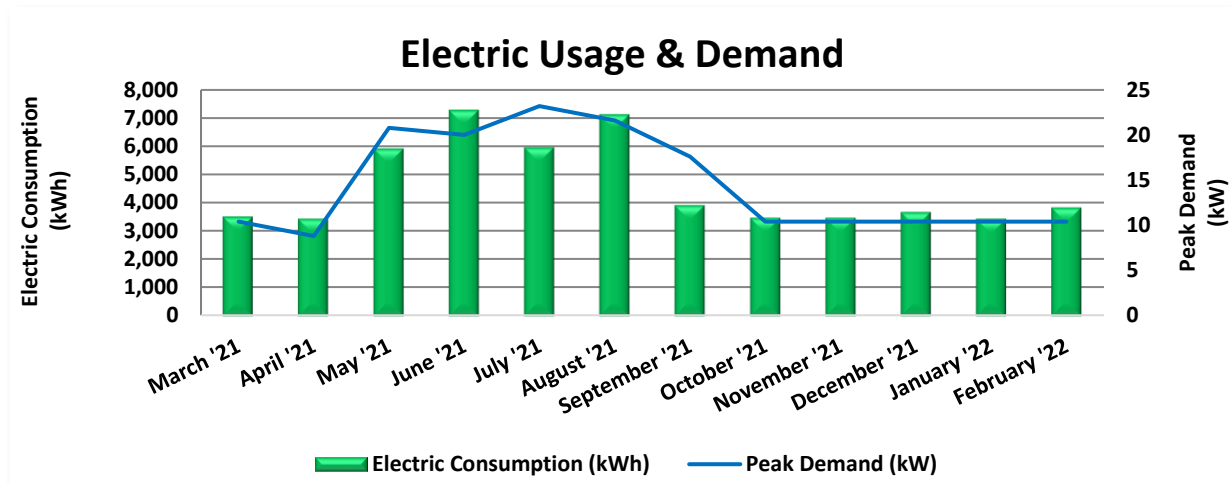


Figure 4 - Energy Balance

3.1 Electricity

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



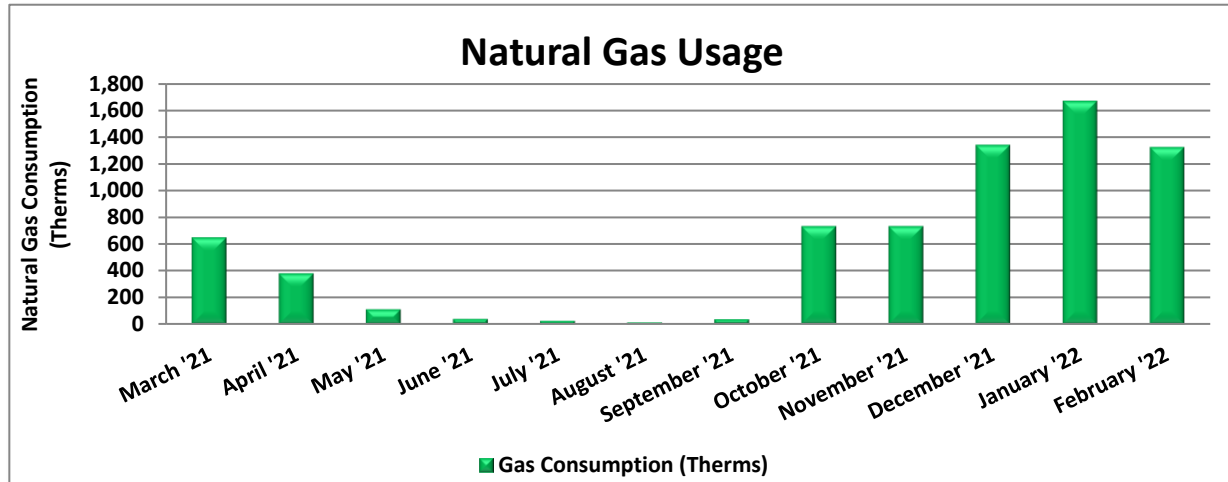
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
4/14/21	30	3,520	10	\$41	\$641
5/13/21	29	3,440	9	\$35	\$639
6/14/21	32	5,920	21	\$289	\$1,026
7/14/21	30	7,280	20	\$278	\$1,101
8/12/21	29	5,960	23	\$322	\$857
9/13/21	32	7,120	22	\$300	\$1,079
10/12/21	29	3,920	18	\$70	\$647
11/10/21	29	3,480	10	\$41	\$592
12/13/21	33	3,480	10	\$41	\$592
1/13/22	31	3,680	10	\$41	\$601
2/11/22	29	3,440	10	\$41	\$577
3/15/22	32	3,840	10	\$41	\$621
Totals	365	55,080	23	\$1,539	\$8,973
Annual	365	55,080	23	\$1,539	\$8,973

Notes:

- Peak demand of 23 kW occurred in July 2021.
- Average demand over the past 12 months was 15 kW.
- The average electric cost over the past 12 months was \$0.163/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, with natural gas supply provided by UGI, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
4/14/21	30	650	\$647
5/13/21	29	383	\$387
6/14/21	32	112	\$117
7/14/21	30	41	\$54
8/12/21	29	27	\$42
9/13/21	32	15	\$31
10/12/21	29	39	\$53
11/10/21	29	735	\$545
12/13/21	33	735	\$946
1/13/22	31	1,342	\$1,368
2/11/22	29	1,669	\$1,698
3/15/22	32	1,324	\$1,349
Totals	365	7,070	\$7,238
Annual	365	7,070	\$7,238

Notes:

- The average gas cost for the past 12 months is \$1.024/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

78

Congratulations, your building performs better than the national average. This report has suggestions about how to keep your building running efficiently, further improve performance, and lower your energy bills even more.

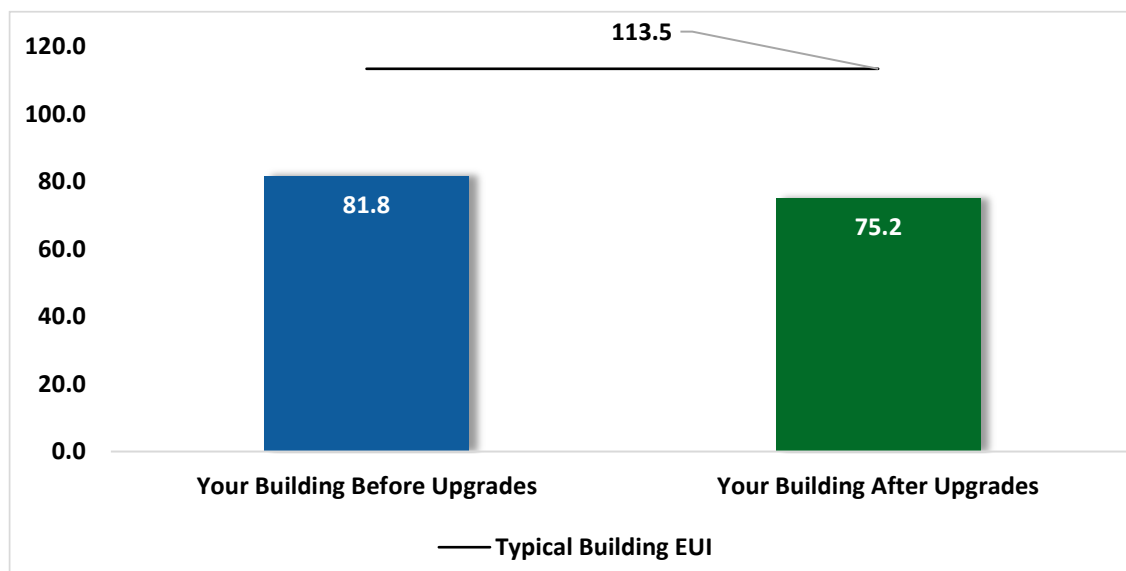


Figure 5 - Energy Use Intensity Comparison³

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

³ Based on all evaluated ECMs



Tracking Your Energy Performance

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

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

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

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

4 ENERGY CONSERVATION MEASURES

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$) *	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs) **	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
ECM 1	Retrofit Fixtures with LED Lamps	Yes	5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
Lighting Control Measures			3,003	0.8	-1	\$483	\$5,106	\$1,065	\$4,041	8.4	2,950
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	2,596	0.7	-1	\$417	\$4,206	\$540	\$3,666	8.8	2,550
ECM 3	Install High/Low Lighting Controls	Yes	407	0.1	0	\$65	\$900	\$525	\$375	5.7	400
Unitary HVAC Measures			1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081
ECM 4	Install High Efficiency Air Conditioning Units	No	1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081
HVAC System Improvements			0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
ECM 5	Install Pipe Insulation	Yes	0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
Domestic Water Heating Upgrade			0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
ECM 6	Install Low-Flow DHW Devices	Yes	0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
Custom Measures			-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543
ECM 7	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543
TOTALS			7,502	2.9	47	\$1,701	\$16,709	\$1,931	\$14,778	8.7	13,035

* - 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).

*** Negative payback explained is section 4.6

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$) *	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
ECM 1	Retrofit Fixtures with LED Lamps	5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
Lighting Control Measures		3,003	0.8	-1	\$483	\$5,106	\$1,065	\$4,041	8.4	2,950
ECM 2	Install Occupancy Sensor Lighting Controls	2,596	0.7	-1	\$417	\$4,206	\$540	\$3,666	8.8	2,550
ECM 3	Install High/Low Lighting Controls	407	0.1	0	\$65	\$900	\$525	\$375	5.7	400
HVAC System Improvements		0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
ECM 5	Install Pipe Insulation	0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
Domestic Water Heating Upgrade		0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
ECM 6	Install Low-Flow DHW Devices	0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
TOTALS		8,679	2.3	23	\$1,647	\$8,240	\$1,564	\$6,676	4.1	11,411

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577
ECM 1	Retrofit Fixtures with LED Lamps	5,677	1.6	-1	\$913	\$2,899	\$471	\$2,428	2.7	5,577

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

ECM 1: Retrofit Fixtures with LED Lamps

Replace fluorescent, 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, CFLs, and incandescent lamps

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		3,003	0.8	-1	\$483	\$5,106	\$1,065	\$4,041	8.4	2,950
ECM 2	Install Occupancy Sensor Lighting Controls	2,596	0.7	-1	\$417	\$4,206	\$540	\$3,666	8.8	2,550
ECM 3	Install High/Low Lighting Controls	407	0.1	0	\$65	\$900	\$525	\$375	5.7	400

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

ECM 2: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, conference room, restrooms, and storage rooms

ECM 3: Install High/Low Lighting Controls

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

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

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

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

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

Affected Building Areas: hallways and stairwells

4.3 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Unitary HVAC Measures		1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081
ECM 4	Install High Efficiency Air Conditioning Units	1,074	0.6	0	\$175	\$6,399	\$368	\$6,032	34.5	1,081

We evaluated 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 split AC system is eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

ECM 4: Install High Efficiency Air Conditioning Units

Replace standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. 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: Split AC system

4.4 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
HVAC System Improvements		0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785
ECM 5	Install Pipe Insulation	0	0.0	24	\$243	\$214	\$20	\$194	0.8	2,785

ECM 5: Install Pipe Insulation

Install insulation on steam 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 is missing. 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: steam system piping

4.5 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		0	0.0	1	\$9	\$22	\$8	\$14	1.6	98
ECM 6	Install Low-Flow DHW Devices	0	0.0	1	\$9	\$22	\$8	\$14	1.6	98

ECM 6: Install Low-Flow DHW Devices

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

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

Low-flow devices reduce the overall water flow from the fixture, while still providing adequate pressure for washing. Additional cost savings may result from reduced water usage.

4.6 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Custom Measures		-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543
ECM 7	Replace Gas Fired Water Heater with Heat Pump Water Heater	-2,251	0.0	24	-\$121	\$2,070	\$0	\$2,070	-17.1	543

ECM 7: Replace Gas Fired Water Heater with Heat Pump Water Heater

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

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

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

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

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

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

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

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

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

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

storage tank. Water should be drawn from the bottom of the tank to be heated. If there is a DHW recirculation pump, it should only be operated during high hot water demand periods.

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

This measure has a negative simple payback due to the relative cost of electricity to natural gas. At this site the cost per Btu for natural gas is significantly lower than for electricity. Therefore, even though this measure will result in a net energy savings in terms of Btu at this site it will increase the overall cost for providing domestic hot water.

4.7 Measures for Future Consideration

There are additional opportunities for improvement that Princeton Day School 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.

Princeton Day School 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.

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

Window Replacements

Energy efficient windows are an important consideration when improving the building envelope. The heat transfer through the glass panes is responsible for a significant portion of the facility's heating and cooling energy consumption. We recommend replacing single-pane windows with double-pane windows, and we recommend models that are gas-filled with low-e coatings to reduce heat loss. Windows should be selected with low U-factors to maximize energy savings. The U-factor is the rate at which the window conducts non-solar heat flow and is a key indicator of performance. The lower the U-factor, the higher the efficiency of the window. Window frames and sashes should be efficient as well. If metal frames are specified or required by code, the frame extrusions should have a thermal break to reduce conduction through the frame. As part of the installation, the window frames should be properly sealed with caulk materials to ensure the mitigation of air infiltration. Building envelopes that limit air infiltration and that have adequate fenestrations play a key role in optimizing heating and cooling efficiency, controlling moisture, and providing occupant comfort. Window system replacement is an expensive upgrade that generally involves architectural elements. We recommend this as a measure for further study.

5 ENERGY EFFICIENT BEST PRACTICES

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

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

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

Energy Tracking with ENERGY STAR Portfolio Manager



You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions⁷. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

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

Doors and Windows

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

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

Window Treatments/Coverings

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

Lighting Maintenance



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

Lighting Controls

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

Motor Maintenance

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

Fans to Reduce Cooling Load

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

Thermostat Schedules and Temperature Resets



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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Steam Trap Repair and Replacement

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

Thermostatic Radiator Valve Installations

We recommend investigating the installation of thermostatic control valves for existing radiators. Traditionally radiators have manual valves that are used to control the flow through the radiator. Replacing these manual valves with thermostatic control valves allows for automatic modulation of the steam or hot water flow to maintain the temperature setting. The valve will incrementally close as space temperature increases. This will allow a maximum temperature to be set per area/room. Using thermostatic control valves will result in energy savings by reducing the overheating of spaces throughout the facility.

Boiler Maintenance

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

Label HVAC Equipment

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

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

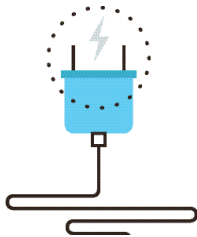
Water Heater Maintenance

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

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

- Leaks or heavy corrosion on the pipes and valves.
- Corrosion or wear on the gas line and on the piping. If you noticed any black residue, soot, or charred metal, this is a sign you may be having combustion issues and you should have the unit serviced by a professional.
- For 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 strips⁸. 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 website⁹ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"¹⁰ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

Procurement Strategies

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

⁸ For additional information refer to "Assessing and Reducing Plug and Process Loads in Office Buildings" <http://www.nrel.gov/docs/fy13osti/54175.pdf>, or "Plug Load Best Practices Guide" <http://www.advancedbuildings.net/plug-load-best-practices-guide-offices>.

⁹ <https://www.epa.gov/watersense>.

¹⁰ <https://www.epa.gov/watersense/watersense-work-0>.

6 ON-SITE GENERATION

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

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

6.1 Solar Photovoltaic

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

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

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

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

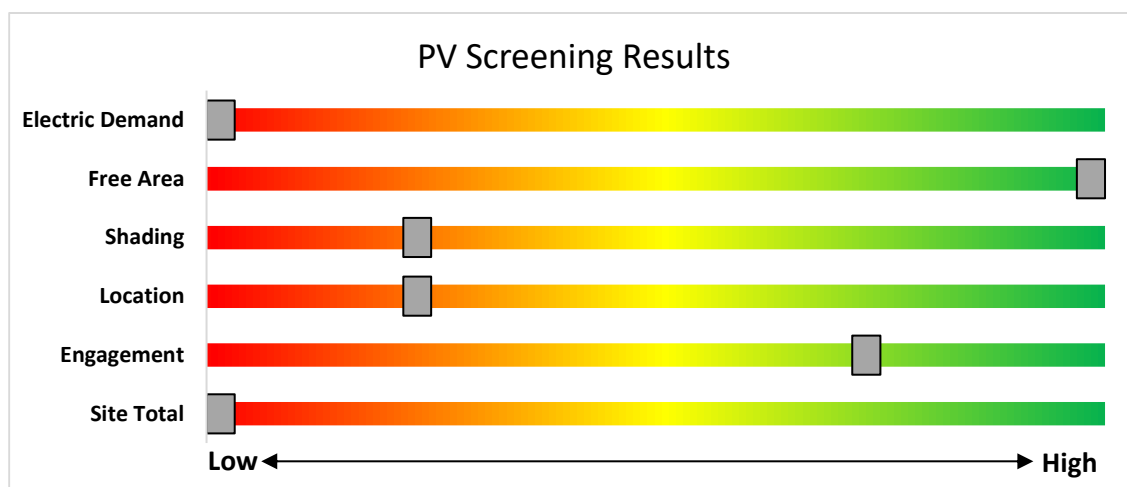


Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

6.2 Combined Heat and Power

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

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

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

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

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

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

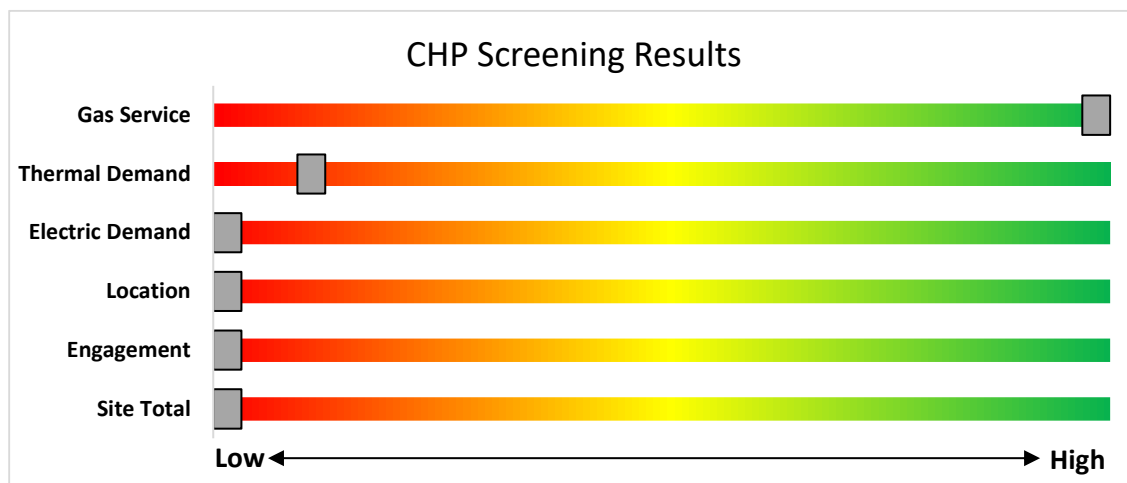


Figure 9 - Combined Heat and Power Screening

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

7 ELECTRIC VEHICLES (EV)

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

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

7.1 Electric Vehicle Charging

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

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

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

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

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

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

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



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

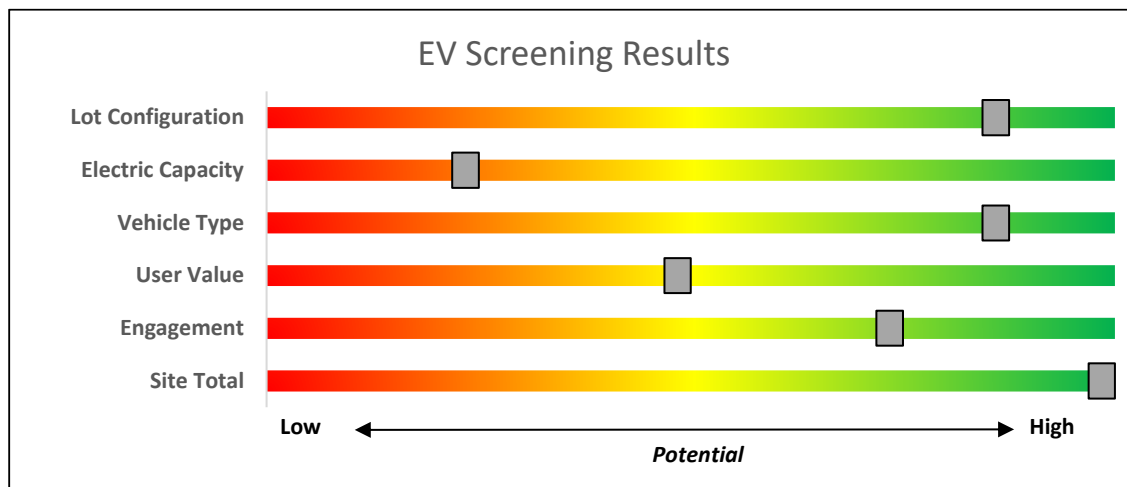


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 PROJECT FUNDING AND INCENTIVES

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










Program areas to be served by the Utilities:

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

Proposed New Programs & Features:

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



Program areas staying with NJCEP:

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

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

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

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

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

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

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

9 PROJECT DEVELOPMENT

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

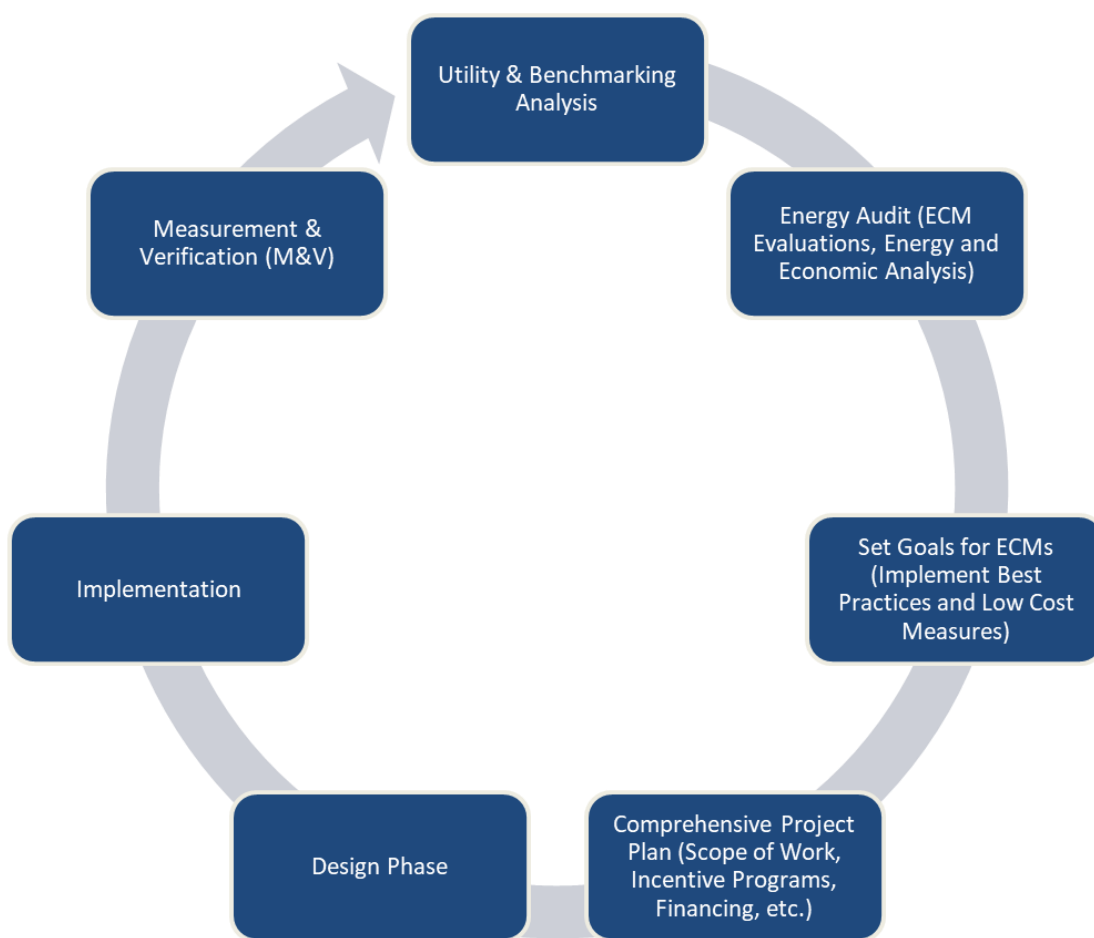


Figure 11 – Project Development Cycle

10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

10.1 Retail Electric Supply Options

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

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

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

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 website¹².

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

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



APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Existing Conditions							Proposed Conditions							Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Conference 1	4	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	S	12	3,500	2	None	Yes	4	LED Lamps: (1) 12W A19 Screw-In Lamp	Occupancy Sensor	12	2,415	0.0	57	0	\$9	\$116	\$20	10.4
Corridor 3	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 3	5	LED Lamps: (1) 7W CA10 Screw-In Lamp	Wall Switch	S	7	3,500		None	No	5	LED Lamps: (1) 7W CA10 Screw-In Lamp	Wall Switch	7	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	3	LED Lamps: (1) 10W A19 Screw-In Lamp	Photocell		10	4,380		None	No	3	LED Lamps: (1) 10W A19 Screw-In Lamp	Photocell	10	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	17	LED Lamps: (1) 36W Corn Bulb Screw-In Lamp	Photocell		36	4,380		None	No	17	LED Lamps: (1) 36W Corn Bulb Screw-In Lamp	Photocell	36	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,415	0.1	323	0	\$52	\$189	\$40	2.9
Lobby 1 RR	2	Compact Fluorescent: (1) 5W Plug-in Lamps	Wall Switch	S	5	3,500		None	No	2	Compact Fluorescent: (1) 5W Plug-in Lamps	Wall Switch	5	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Office - Enclosed 12	2	LED Lamps: (1) 5.5W A19 Screw-In Lamp	Wall Switch	S	6	3,500		None	No	2	LED Lamps: (1) 5.5W A19 Screw-In Lamp	Wall Switch	6	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Office - Enclosed 12	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,500	0.0	127	0	\$20	\$37	\$10	1.3
Office - Enclosed 13	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,500	0.0	127	0	\$20	\$37	\$10	1.3
Office - Enclosed 14	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	S	20	3,500	2	None	Yes	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Occupancy Sensor	20	2,415	0.0	48	0	\$8	\$116	\$20	12.5
Office - Enclosed 15	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Wall Switch	S	20	3,500	2	None	Yes	2	LED - Fixtures: Ambient - 4' - Direct Fixture	Occupancy Sensor	20	2,415	0.0	48	0	\$8	\$116	\$20	12.5
Office - Enclosed 16	7	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500	2	None	Yes	7	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,415	0.0	84	0	\$13	\$270	\$35	17.5
Office - Enclosed 17	16	LED Lamps: (1) 15W Plug-In Lamps	Wall Switch	S	15	3,500	2	None	Yes	16	LED Lamps: (1) 15W Plug-In Lamps	Occupancy Sensor	15	2,415	0.1	286	0	\$46	\$540	\$70	10.2
Office - Open Plan 2	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Office - Open Plan 2	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,415	0.2	647	0	\$104	\$416	\$75	3.3
Restroom - Unisex 4	1	LED Lamps: (3) 5W A19 Screw-In Lamps	Wall Switch	S	15	3,500		None	No	1	LED Lamps: (3) 5W A19 Screw-In Lamps	Wall Switch	15	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Corridor 2	1	Compact Fluorescent: (1) 23W Spiral Screw-In Lamp	Wall Switch	S	23	3,500	1, 3	Relamp	Yes	1	LED Lamps: LED Lamp	High/Low Control	10	2,415	0.0	62	0	\$10	\$17	\$1	1.6
Corridor 2	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Corridor 2	2	LED - Fixtures: Downlight Recessed	Wall Switch	S	15	3,500	3	None	Yes	2	LED - Fixtures: Downlight Recessed	High/Low Control	15	2,415	0.0	36	0	\$6	\$0	\$0	0.0
Corridor 2	2	LED - Fixtures: Downlight Recessed	Wall Switch	S	15	3,500	3	None	Yes	2	LED - Fixtures: Downlight Recessed	High/Low Control	15	2,415	0.0	36	0	\$6	\$225	\$70	26.9
Dining Area 1	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen 1	1	LED - Fixtures: Downlight Recessed	Wall Switch	S	15	3,500		None	No	1	LED - Fixtures: Downlight Recessed	Wall Switch	15	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 3	1	Incandescent: (1) 150W A19 Screw-In Lamp	Wall Switch	S	150	1,000	1	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	17	1,000	0.1	146	0	\$24	\$17	\$1	0.7
Office - Enclosed 10	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500	2	None	Yes	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,415	0.0	24	0	\$4	\$0	\$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years	
Office - Enclosed 10	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,415	0.2	970	0	\$156	\$489	\$95	2.5	
Office - Enclosed 11	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500	2	None	Yes	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,415	0.0	12	0	\$2	\$0	\$0	0.0	
Office - Enclosed 11	6	LED Lamps: (1) 15W Plug-In Lamps	Wall Switch	S	15	3,500	2	None	Yes	6	LED Lamps: (1) 15W Plug-In Lamps	Occupancy Sensor	15	2,415	0.0	107	0	\$17	\$270	\$35	13.6	
Office - Enclosed 5	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	S	58	3,500	2	None	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,415	0.0	138	0	\$22	\$116	\$20	4.3	
Office - Enclosed 6	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,415	0.1	485	0	\$78	\$380	\$65	4.0	
Office - Enclosed 7	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500	2	None	Yes	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,415	0.0	24	0	\$4	\$0	\$0	0.0	
Office - Enclosed 7	6	LED Lamps: (1) 15W Plug-In Lamps	Wall Switch	S	15	3,500	2	None	Yes	6	LED Lamps: (1) 15W Plug-In Lamps	Occupancy Sensor	15	2,415	0.0	107	0	\$17	\$270	\$35	13.6	
Office - Enclosed 7	4	LED Lamps: (1) 15W Plug-In Lamps	Wall Switch	S	15	3,500	2	None	Yes	4	LED Lamps: (1) 15W Plug-In Lamps	Occupancy Sensor	15	2,415	0.0	72	0	\$12	\$0	\$0	0.0	
Office - Enclosed 8	4	LED Lamps: (1) 15W Plug-In Lamps	Wall Switch	S	15	3,500	2	None	Yes	4	LED Lamps: (1) 15W Plug-In Lamps	Occupancy Sensor	15	2,415	0.0	72	0	\$12	\$270	\$35	20.4	
Office - Enclosed 9	3	LED Lamps: (3) 10W A19 Screw-In Lamps	Wall Switch	S	30	3,500	2	None	Yes	3	LED Lamps: (3) 10W A19 Screw-In Lamps	Occupancy Sensor	30	2,415	0.0	107	0	\$17	\$270	\$35	13.6	
Office - Open Plan 1	1	Linear Fluorescent - T8: 3' T8 (25W) - 4L	Wall Switch	S	89	3,500	1	Relamp	No	1	LED - Linear Tubes: (4) 3' Lamps	Wall Switch	42	3,500	0.0	181	0	\$29	\$73	\$20	1.8	
Restroom - Unisex 2	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Restroom - Unisex 3	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Storage 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,500	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,500	0.0	127	0	\$20	\$37	\$10	1.3	
Corridor 1	2	Compact Fluorescent: (2) 23W Spiral Screw-In Lamps	Wall Switch	S	46	3,500	1, 3	Relamp	Yes	2	LED Lamps: LED Lamp	High/Low Control	32	2,415	0.0	184	0	\$30	\$294	\$74	7.4	
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	
Office - Enclosed 2	2	Compact Fluorescent: (1) 23W Spiral Screw-In Lamp	Wall Switch	S	23	3,500	1, 2	Relamp	Yes	2	LED Lamps: LED Lamp	Occupancy Sensor	16	2,415	0.0	92	0	\$15	\$150	\$22	8.7	
Office - Enclosed 2	1	Compact Fluorescent: (1) 23W Spiral Screw-In Lamp	Wall Switch	S	23	3,500	1	Relamp	No	1	LED Lamps: LED Lamp	Wall Switch	16	3,500	0.0	27	0	\$4	\$17	\$1	3.7	
Office - Enclosed 2	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Office - Enclosed 4	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Office - Enclosed 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	
Office - Enclosed 5	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Restroom - Unisex 1	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0	
Corridor 4	6	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	3,500	1, 3	Relamp	Yes	6	LED Lamps: LED Lamp	High/Low Control	18	2,415	0.1	314	0	\$50	\$375	\$222	3.0	
Corridor 4	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	

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
Mechanical 1	1	Incandescent: (1) 60W A19 Screw-In Lamp	Wall Switch	S	60	1,000	1	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	10	1,000	0.0	55	0	\$9	\$17	\$1	1.8
Mechanical 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	1,000	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,000	0.0	36	0	\$6	\$37	\$10	4.5
Mechanical 4	4	Compact Fluorescent: (1) 25W Spiral Plug-In Lamp	Wall Switch	S	25	1,000	1	Relamp	No	4	LED Lamps: LED Lamp	Wall Switch	16	1,000	0.0	40	0	\$6	\$100	\$20	12.6
Office - Enclosed 18	3	Compact Fluorescent: (1) 13W Spiral Plug-In Lamp	Wall Switch	S	13	3,500	1, 2	Relamp	Yes	3	LED Lamps: LED Lamp	Occupancy Sensor	9	2,415	0.0	78	0	\$13	\$41	\$3	3.0
Office - Enclosed 18	12	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	12	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,415	0.4	1,812	0	\$291	\$1,140	\$155	3.4
Office - Enclosed 19	1	Compact Fluorescent: (1) 13W Spiral Plug-In Lamp	Wall Switch	S	13	3,500	1, 2	Relamp	Yes	1	LED Lamps: LED Lamp	Occupancy Sensor	9	2,415	0.0	26	0	\$4	\$14	\$1	3.0
Office - Enclosed 19	8	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,500	1, 2	Relamp	Yes	8	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,415	0.3	1,208	0	\$194	\$850	\$115	3.8
Storage 2	1	Compact Fluorescent: (1) 23W Spiral Screw-In Lamp	Wall Switch	S	23	1,000	1	Relamp	No	1	LED Lamps: LED Lamp	Wall Switch	16	1,000	0.0	8	0	\$1	\$17	\$1	13.1
Storage 3	3	Compact Fluorescent: (1) 32W Spiral Screw-In Lamp	Wall Switch	S	32	1,000	1, 2	Relamp	Yes	3	LED Lamps: LED Lamp	Occupancy Sensor	21	690	0.0	58	0	\$9	\$322	\$3	34.3
Storage 4	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	1,000		None	No	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	1,000	0.0	0	0	\$0	\$0	\$0	0.0
Stairs 1	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	3,500		None	No	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	3,500	0.0	0	0	\$0	\$0	\$0	0.0
Stairs 2	1	Compact Fluorescent: (1) 13W Biaxial Plug-In Lamp	Wall Switch	S	13	3,500	1, 3	Relamp	Yes	1	LED Lamps: LED Lamp	High/Low Control	9	2,415	0.0	26	0	\$4	\$13	\$1	2.7
Stairs 2	5	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	3,500	1, 3	Relamp	Yes	5	LED Lamps: LED Lamp	High/Low Control	18	2,415	0.1	261	0	\$42	\$350	\$185	3.9
Stairs 2	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0

Motor Inventory & Recommendations

		Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Colross Building	2	Boiler Feed Water Pump	0.33	65.0%	No	Fabtek	10303C4AB-F	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 1	Colross Building	1	Combustion Air Fan	0.33	65.0%	No	US Motors	855BXLDM-6017	W	4,240		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 1	Colross Building	2	Condensate Pump	0.50	70.0%	No	Fabtek	10505C5AB	W	2,745		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 1	Colross Building	1	Other	0.04	65.0%	No	Taco	007-F5	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 1	Colross Building	2	Other	0.17	65.0%	No	Unknown	Unknown	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Various	Colross Building	5	Supply Fan	0.33	70.0%	No	Unknown	Unknown	W	2,745		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0

Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Colross BuildingExterior	Colross Building	1	Split-System	3.50		11.00		Payne	PA10JA042	B	4	Yes	1	Split-System	3.50		16.00		0.6	1,074	0	\$175	\$6,399	\$368	34.5
Colross BuildingExterior	Colross Building	1	Split-System	3.00		14.30		Rheem	RA1436AJ1NA	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Colross BuildingExterior	Colross Building	1	Split-System	3.50		12.00		Carrier	38TG04320	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Colross BuildingExterior	Colross Building	1	Split-System	1.50		13.00		Ferguson	R2A342GKC1	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Colross BuildingExterior	Colross Building	1	Ductless Mini-Split HP	5.00	65.50	12.50	2.95 COP	Mitsubishi	MXZ-8C60NA	W		No							0.0	0	0	\$0	\$0	\$0	0.0

Space Heating Boiler Inventory & Recommendations

		Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Colross Building	1	Forced Draft Steam Boiler	515	Weil McLain	Model 80	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Pipe Insulation Recommendations

		Recommendation Inputs			Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Colross Building	5	7	6.00	0.0	0	18	\$184	\$149	\$14	0.7
Mechanical 1	Colross Building	5	3	4.00	0.0	0	6	\$59	\$64	\$6	1.0

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Colross Building	1	Storage Tank Water Heater (≤ 50 Gal)	GE	PG40S09AVJ00	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	6	1	Faucet Aerator (Kitchen)	2.20	1.50	0.0	0	0	\$2	\$7	\$2	2.6
Kitchen	6	1	Faucet Aerator (Kitchen)	1.80	1.50	0.0	0	0	\$1	\$7	\$2	6.0
Restroom - Unisex 3	6	1	Faucet Aerator (Lavatory)	2.50	0.50	0.0	0	1	\$6	\$7	\$4	0.6




Plug Load Inventory

Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified ?	Manufacturer	Model
Colross Building	4	Coffee Machine	800	No	Unknown	Unknown
Colross Building	2	Dehumidifier	500	Yes	Varied	Varied
Colross Building	19	Desktop	270	No	Varied	Varied
Colross Building	3	Electric Resistance Heater	1,500	No	Varied	Varied
Colross Building	1	Fan	200	No	Unknown	Unknown
Kitchen	2	Microwave	1,000	No	Varied	Varied
Colross Building	5	Paper Shredder	200	No	Varied	Varied
Colross Building	4	Printer	200	No	Varied	Varied
Colross Building	1	Copier	1,200	No	Canon	C5850i
Kitchen	1	Mini Refrigerator	126	No	Unknown	Unknown
Kitchen	1	Refrigerator	383	No	Unknown	Unknown
Kitchen	1	Toaster	1,000	No	Unknown	Unknown
Colross Building	4	Water Cooler	200	No	Whirlpool	Unknown

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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



ENERGY STAR® Statement of Energy Performance

78

ENERGY STAR® Score¹

Princeton Day School - Colross Building

Primary Property Type: Office
Gross Floor Area (ft²): 10,945
Built: 1799

For Year Ending: February 28, 2022
Date Generated: December 28, 2022

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

Property & Contact Information			
Property Address Princeton Day School - Colross Building 650 Great Rd. Princeton, New Jersey 08540	Property Owner Princeton Day School 650 Great Road Princeton, NJ 08640 (609) 924-6700	Primary Contact Robert Clemens 650 Great Road Princeton, NJ 08640 (609) 924-6700 Ext. 1401 rclemens@pds.org	
Property ID: 22816931			

Energy Consumption and Energy Use Intensity (EUI)			
Site EUI 81.7 kBtu/ft²	Annual Energy by Fuel	National Median Comparison	
	Electric - Grid (kBtu) 187,694 (21%)	National Median Site EUI (kBtu/ft²)	113.5
	Natural Gas (kBtu) 706,688 (79%)	National Median Source EUI (kBtu/ft²)	160.8
		% Diff from National Median Source EUI	-28%
Source EUI 115.8 kBtu/ft²	Annual Emissions		
	Greenhouse Gas Emissions (Metric Tons CO2e/year)		54

Signature & Stamp of Verifying Professional

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

LP Signature: _____ Date: _____

Licensed Professional



Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

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

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

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