Local Government Energy Audit Report

Village Commons

July 10, 2024

Prepared for:
Ramapo College of New Jersey
505 Ramapo Valley Road
Mahwah, New Jersey 07430

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

Disclaimer

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

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

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

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

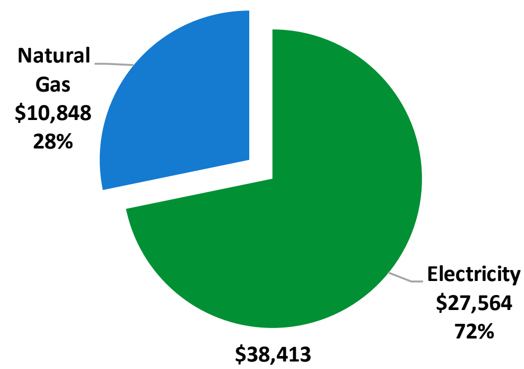
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state, and federal requirements.

Table of Contents

1 Executive Summary

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

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $38,413 Electricity: 183,864 kWh Natural Gas: 11,146 Therms	
ENERGY STAR® Benchmarking Score	N/A *(1-100 scale)*	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.

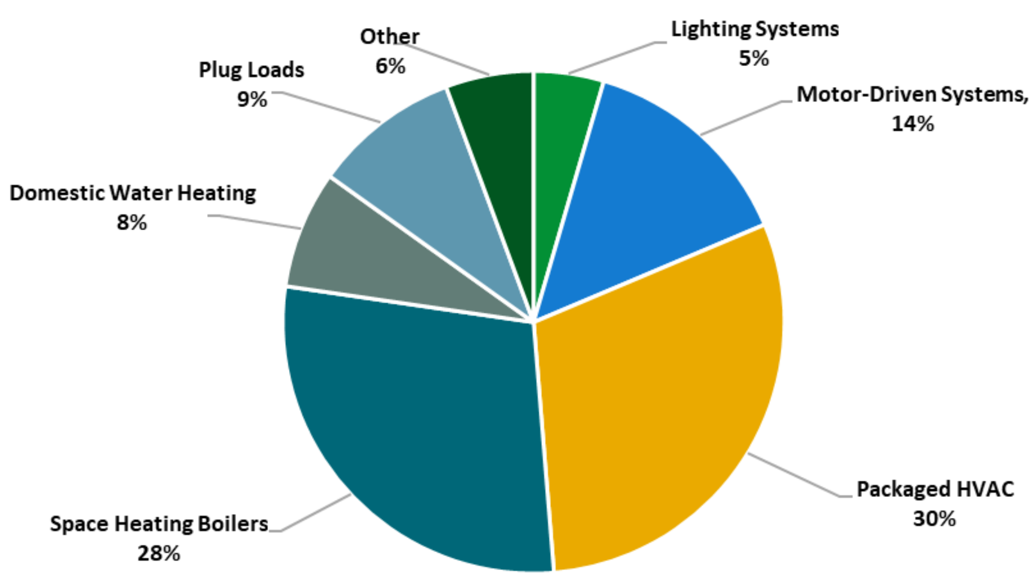


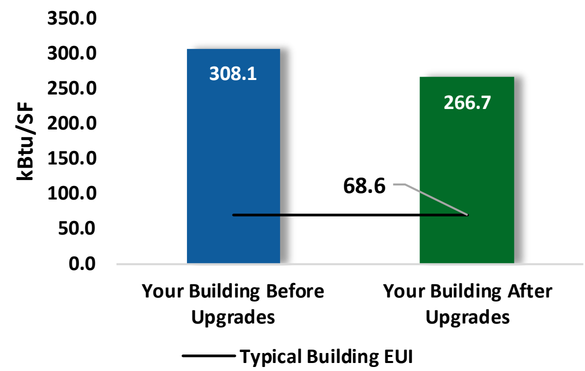
Figure 1 - Energy Use by System

POTENTIAL IMPROVEMENTS

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

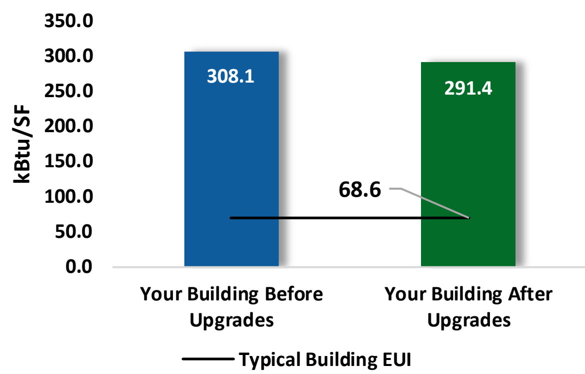
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	$108,478
Potential Rebates & Incentives[1]	$4,115
Annual Cost Savings	$3,636
Annual Energy Savings	Electricity: 11,651 kWh Natural Gas: 1,941 Therms
Greenhouse Gas Emission Savings	17 Tons
Simple Payback	28.7 Years
Site Energy Savings (All Utilities)	13%



Scenario 2: Cost Effective Package[2]

Installation Cost	$22,063
Potential Rebates & Incentives	$3,216
Annual Cost Savings	$3,658
Annual Energy Savings	Electricity: 23,468 kWh Natural Gas: 144 Therms
Greenhouse Gas Emission Savings	13 Tons
Simple Payback	5.2 Years
Site Energy Savings (all utilities)	5%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**13,486**	**2.2**	**-2**	**$2,007**	**$5,849**	**$1,765**	**$4,084**	**2.0**	**13,399**
ECM 1	Install LED Fixtures	Yes	6,600	0.3	0	$988	$1,975	$1,020	$955	1.0	6,624
ECM 2	Retrofit Fixtures with LED Lamps	Yes	6,885	1.9	-1	$1,019	$3,874	$745	$3,129	3.1	6,775
Lighting Control Measures			**3,420**	**0.6**	**-1**	**$506**	**$3,337**	**$705**	**$2,632**	**5.2**	**3,360**
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,806	0.5	0	$267	$3,112	$565	$2,547	9.5	1,775
ECM 4	Install High/Low Lighting Controls	Yes	1,614	0.1	0	$239	$225	$140	$85	0.4	1,585
Motor Upgrades			**710**	**0.1**	**0**	**$107**	**$1,676**	**$0**	**$1,676**	**15.7**	**715**
ECM 5	Premium Efficiency Motors	Yes	710	0.1	0	$107	$1,676	$0	$1,676	15.7	715
Variable Frequency Drive (VFD) Measures			**3,641**	**0.4**	**0**	**$546**	**$7,774**	**$150**	**$7,624**	**14.0**	**3,667**
ECM 6	Install VFDs on Heating Water Pumps	Yes	3,641	0.4	0	$546	$7,774	$150	$7,624	14.0	3,667
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**32**	**$309**	**$22,263**	**$1,400**	**$20,863**	**67.6**	**3,714**
ECM 7	Install High Efficiency Hot Water Boilers	No	0	0.0	18	$172	$19,256	$900	$18,356	106.5	2,073
ECM 8	Install High Efficiency Furnaces	Yes	0	0.0	14	$136	$3,007	$500	$2,507	18.4	1,642
HVAC System Improvements			**205**	**0.0**	**0**	**$31**	**$36**	**$3**	**$33**	**1.1**	**207**
ECM 9	Install Pipe Insulation	Yes	205	0.0	0	$31	$36	$3	$33	1.1	207
Domestic Water Heating Upgrade			**393**	**0.0**	**3**	**$85**	**$154**	**$43**	**$111**	**1.3**	**706**
ECM 10	Install Low-Flow DHW Devices	Yes	393	0.0	3	$85	$154	$43	$111	1.3	706
Food Service & Refrigeration Measures			**1,612**	**0.2**	**0**	**$242**	**$230**	**$50**	**$180**	**0.7**	**1,623**
ECM 11	Vending Machine Control	Yes	1,612	0.2	0	$242	$230	$50	$180	0.7	1,623
Custom Measures			**-11,817**	**0.0**	**162**	**-$195**	**$67,160**	**$0**	**$67,160**	**-344.4**	**7,069**
ECM 12	Install Laundry Ozone System	No	0	0	36	$350	$63,210	$0	$63,210	180.6	4,215
ECM 13	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-11,817	0.0	126	-$545	$3,950	$0	$3,950	-7.2	2,853
TOTALS (COST EFFECTIVE MEASURES)			**23,468**	**3.5**	**14**	**$3,658**	**$22,063**	**$3,216**	**$18,847**	**5.2**	**25,318**
TOTALS (ALL MEASURES)			**11,651**	**3.5**	**194**	**$3,636**	**$108,478**	**$4,115**	**$104,363**	**28.7**	**34,460**

* - 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 4.9.

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

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

2 Existing Conditions

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Village Commons. 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 April 28, 2023, TRC performed an energy audit at Village Commons located in Mahwah, New Jersey. TRC met with 0 to review the facility operations and help focus our investigation on specific energy-using systems.

Village Commons is a one-story, 5,654 square foot building built in 2002. Spaces include a laundromat, lounge, offices, corridors, mail room, telecom room, residential suite, and mechanical spaces.

2.2 Building Occupancy

The facility common spaces are occupied seven days of the week and open year-round for use of the laundry facilities. The live-in, two-bedroom residential suite is always open to those living there. The offices are occupied Monday through Friday from noon to midnight and Saturday and Sunday from 8:00 PM to midnight.

The surrounding dorms in Village Quad have access to the laundry facility in Village Commons. During the school year, these residents number a little over 500 from late-August to mid-May. Summer class occupancy of the Village Quad dormitories is just over 100 from mid-May to late-August.

Area Name	Weekday/Weekend	Operating Schedule
Laundromat and Common Spaces	Weekday	12:00 AM - 12:00 AM
	Weekend	12:00 AM - 12:00 AM
Residential Suite	Weekday	12:00 AM - 12:00 AM
	Weekend	12:00 AM - 12:00 AM
Office	Weekday	12:00 PM - 12:00 AM
	Weekend	8:00 PM - 12:00 AM

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

Building walls are steel construction with a mix of brick and steel facade. The roof is primarily flat and covered with black membrane, and it is in fair condition. A small section of the roof is higher and is slanted and north facing, with a standing seam roof. It is in good condition.

The main section of the roof is flat and supported with steel trusses and a metal deck and finished with an insulated layer and a covering of EPDM. There are some patches but for the most part it is intact. The roof encloses conditioned space. The steel structure is exposed and uninsulated in some conditioned and partially conditioned spaces, including the mechanical room, telecom room, and the high-ceilinged portion of the lounge that extends up to the pitched roof. The rest of the building has a drop ceiling concealing insulation and ductwork.

Site staff and residents report that they are comfortable with the temperature year-round.

The windows are original to the building and double paned with aluminum frames. The glass-to-frame seals are in fair to poor condition, displaying evidence of some wear through cracks as well as some gaps in construction. The operable window weather seals are in fair condition. Exterior doors have aluminum frames and are in fair condition with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.

Exterior

Inside the Lounge

Roof

Exposed Steel Construction Ceiling in Mechanical Room

Poor Window Seal Conditions

South Entrance

2.4 Lighting Systems

Most of the interior lighting system uses 32-Watt 4-foot long linear fluorescent T8 lamps, mainly 3-lamp recessed fixtures with electronic ballasts. They are used in the mailroom, offices, lounge, recreation room, main corridor, and laundromat. A similar 3-lamp surface-mounted fixture with an opaque cover is the primary lighting in the residential kitchen. There are also 2-lamp pendant fixtures in the mechanical and telecom rooms. The residential suite bathrooms each have a 17-Watt, 1-lamp, 2-foot long fluorescent T8 vanity fixture.

Small storage rooms, janitorial closet, and residential mechanical room have single wall mounted fixtures, each containing a 13-Watt compact fluorescent lamp (CFL). The South and East facing entrances, residential corridor, and residential living room have 2-lamp, 13-Watt CFL recessed can fixtures. Can fixtures containing two, 26-Watt CFLs are used in the lounge and residential suite corridor.

The lounge drop ceiling area has a mix of both kinds of recessed fixtures, and the high-ceilinged area have metal halide up light wall packs and ornamental pendant lights. Each pendant light consists of a downward facing LED assembly and four, 32-Watt U-bend fluorescent T8 lamps.

The corridors and laundry room have several linear fluorescent and CFL fixtures that operate continuously while most of the indoor lights are operated by wall switches. All exit signs are LED.

Most fixtures are in fair condition. Some areas with 3-lamp T8 lamps have yellowing acrylic lenses, but most of this fixture types have parabolic louvers, and the reflective material is still shiny.

Interior lighting levels were generally sufficient or higher than may be warranted. In corridors, offices, and the residential suite occupants indicated that they rarely use the recessed ceiling lights since they are too bright, and the daylight available through the windows is often sufficient. Occupants stated they prefer desk and tabletop lamps, which were noted to vary from LED screw-ins to CFL plug-in lamps of various wattages.

Light fixtures in interior spaces are controlled by various wall switches. A few of the corridor and laundry facility fixtures operate independently of the local controls and run continuously. They can be controlled by breakers in the mechanical room.

3-Lamp 4-foot T8 Recessed Parabolic Fixture

2-Lamp Recessed Canned CFL Fixture

Storage Closet Wall-Mount

Residential Bathroom Vanities

Lounge Assorted Fixtures

Lounge Ornamental Lights

Building mounted exterior fixtures include canopy fixtures above the two public entrances and wall packs with CFLs. The pole mounted flood fixtures on the surrounding pathways are fed from the building utilities. They incorporate high intensity discharge (HID) lamps.

Exterior fixtures are photocell controlled.

The surrounding parking lot lighting is fed from a separate campus meter.

Canopy Lights

Metal Halide Bulbs

Wall Pack with CFL

Pathway Pole Lights

2.5 Air Handling Systems

Unitary Heating Equipment

The two public entrances are heated and conditioned by electric resistance heaters. Both have a capacity of 4 kW (13.65 MBh). The units are in fair condition.

East Entry Unit Heater

South Entry Unit Heater

Packaged Units

The offices, telecom room, and common areas are served with a roof top unit (RTU) controlled by the BAS. The 12.1 EER unit has a heating capacity of 320,000 MBh and a 20-ton cooling capacity. Heating fuel is natural gas, and the heating efficiency of the unit is 80 percent, The original unit was replaced with this unit in 2013.

The unit is equipped with an economizer that is in fair condition.

The supply fan motor is 10 hp, equipped with a variable frequency drive (VFD). There is also a fractional hp constant speed exhaust fan. The supply and exhaust fans operate continuously since the COVID pandemic.

The unit is controlled by the BAS. The package unit is the primary heating and cooling system for the non-residential side of the building. Conditioned air is moved through ducts above the drop ceiling and then through vents situated in the drop ceiling.

RTU

Economizer

Air Handling Units (AHUs)

The residential suite is conditioned by an air-handling unit which is equipped with a supply fan, refrigerant coil, and forced air furnace. The supply fan motor is fractional horsepower multi-speed ECM fan motor. Cooling is provided by outdoor condensing units and the heating source is a natural gas forced air furnace.

The unit and furnace are in a small mechanical room in the residential suite. The outdoor condensing unit is located on the roof.

The system has a cooling capacity of 2.5 tons with a 13.0 EER, and a heating capacity of 80 MBh with an 80 percent efficiency rating. The AHU, furnace, and condensing unit were installed in 2013. The unit ducts the cool and hot air through the drop ceiling to each room and corridor in the residential suite.

The residential suite HVAC system is controlled by local thermostats. At the time of the audit, the thermostats were set to 72°F.

AHU and Furnace

Condensing Unit

2.6 Heating Hot Water Systems

One Raypak 514 MBh output hot water boiler supplements heating of the common area side of the building. The burners are modulating with a nominal efficiency of 82 percent. The unit was installed in 2002, and there is no service contract in place.

The hydronic distribution system is a two-pipe, heating-only system.

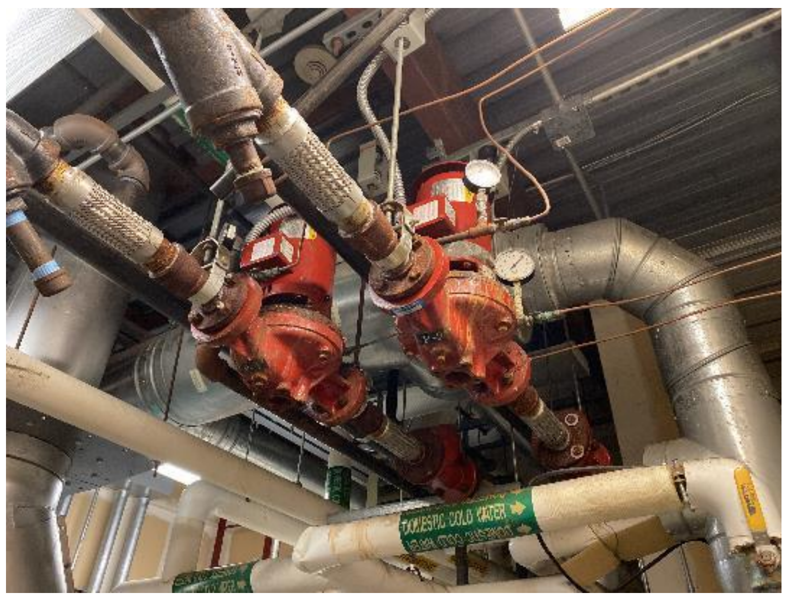
The boiler is configured in a constant flow primary distribution with two, 1.5 hp constant speed hot water pumps operating with an automated lead-lag control scheme. The boilers provide hot water to fin tube radiators in the lounge, fan coil unit in the main mechanical room, and reheat coils throughout the building's ductwork.

Related pipe insulation is well-labeled and in fair or good condition.

The hot water return temperature was 154.4°F the day of the audit. The system is locked out at an outside temperature of 70°F. The boiler is a two-stage boiler controlled so that "Heat Stage #1" SAT (supply air temperature) setpoint is 120°F and "Stage #2" setpoint is 150°F.

The reheat system operates year-round. There are no setbacks due the continuous nature of the facility's operations.

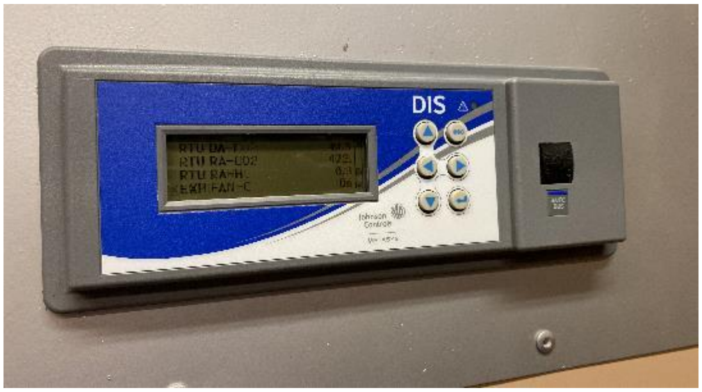
Raypak Hydronic Boiler



Heating Hot Water Pumps

2.7 Building Automation System (BAS)

A Johnson Controls BAS controls the HVAC equipment, boiler, pumps, residential air handler, and package unit. The BAS provides equipment scheduling control and monitors and controls space temperatures, supply air temperatures, humidity, and heating water loop temperatures.



BAS Control Panel

Example Room Thermostat

2.8 Domestic Hot Water

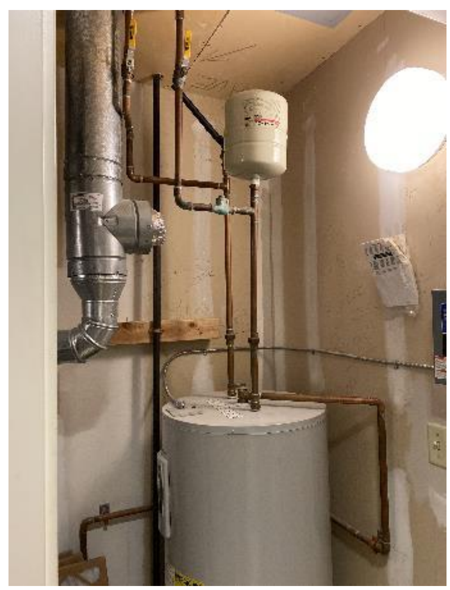
Hot water for the common areas is produced by a 100-gallon, 300 MBh gas-fired storage water heater with an efficiency rating of 80 percent, installed in 2012. There is an identical backup unit, currently not in use due to low demand.

Hot water for the residential suite is produced by a 50-gallon, 3.5 kW electric storage water heater installed in 2013.

One, 0.125 hp circulation pump distributes water to end uses in the non-residential side. The circulation pump operates continuously year-round.

The domestic hot water pipes on the larger unit are insulated and the insulation is in fair condition. The domestic hot water pipes on the smaller unit are uninsulated.

Primary Hot Water Heater



Residential Suite Hot Water Heater and Exposed Piping

2.9 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 six computer workstations throughout the facility. Students can commonly be found plugging in laptops while waiting for their laundry in the lounge. Plug loads include 20 electric commercial washers, 20 natural gas commercial dryers, telecom equipment, digital security equipment, office equipment, televisions, and kitchen appliances. The gas dryers are a significant portion of facility gas use, comprising most of the “Other” energy use indicated in the energy balance (Section 3).

The laundry facility creates a significant plug load compared to an average building. The laundry facility is used by residents year-round, with slightly lower hours in the summer months. It is estimated that the facility was used for about 8,600 loads of laundry (both wash and dry) in the year corresponding to the utility data we analyzed. We evaluated an ozone system for the laundry in Section 4.

The residential suite has a full kitchen with one residential-style refrigerator, microwave, electric range, dishwasher, and various other kitchen appliances. The offices also have various kitchen appliances including two mini refrigerators, microwave, and some coffee makers. These vary in condition and efficiency.

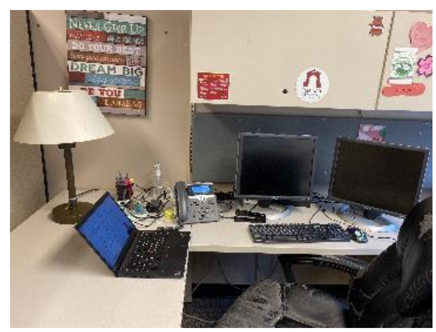
The corridor has a water fountain and an air curtain at each of the two public entrances. The public bathrooms each have a hand dryer.

There is one refrigerated beverage vending machine and one non-refrigerated vending machine. Vending machines are not equipped with occupancy-based controls.

Some of the plug load equipment, such as the washers and desktop computers are ENERGY STAR certified.

Telecom Equipment

Laundry Facility



Office Workstation

Water Fountain

Air Curtain

Vending Machines

2.10 Water-Using Systems

There are four restrooms with toilets, urinals, and sinks. Faucet flow rates are at 1.5 gallons per minute (gpm). There is one restroom with a shower and the showerhead is rated at 2.5 gpm.

There are 2.0 gpm flow-rate faucets in the residential kitchen, office kitchenette, and in the laundry facility. There is also a mop sink in the janitor closet, water fountain, and residential dishwasher.

The primary water using systems are the 20 commercial ENERGY STAR washers.

Restroom Faucet

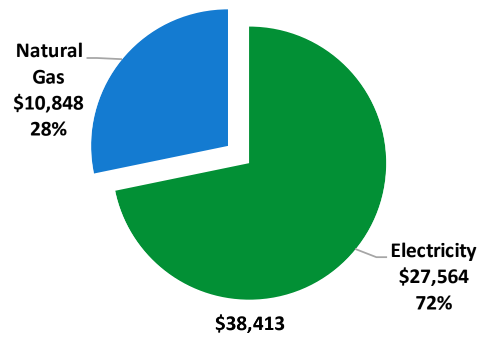
Kitchen Faucet

Shower

3 Energy Use and Costs

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

Utility Summary		
Fuel	**Usage**	**Cost**
Electricity	183,864 kWh	$27,564
Natural Gas	11,146 Therms	$10,848
Total		**$38,413**



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.

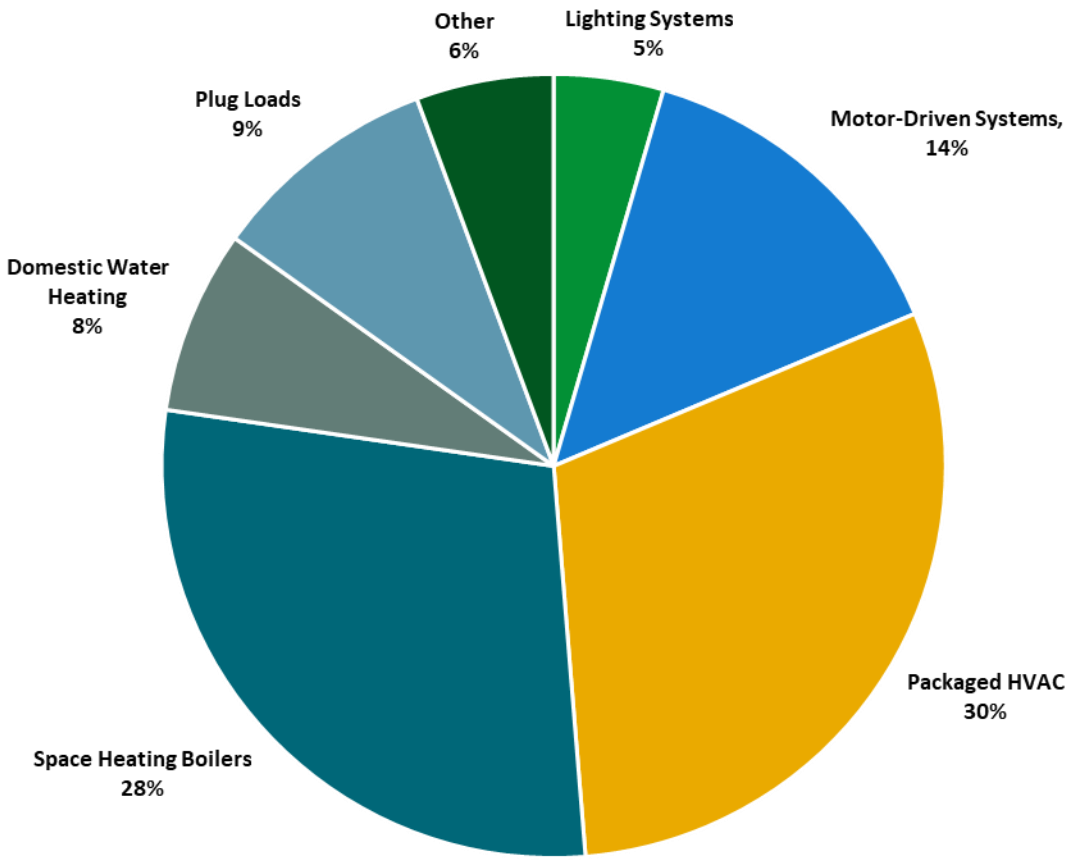
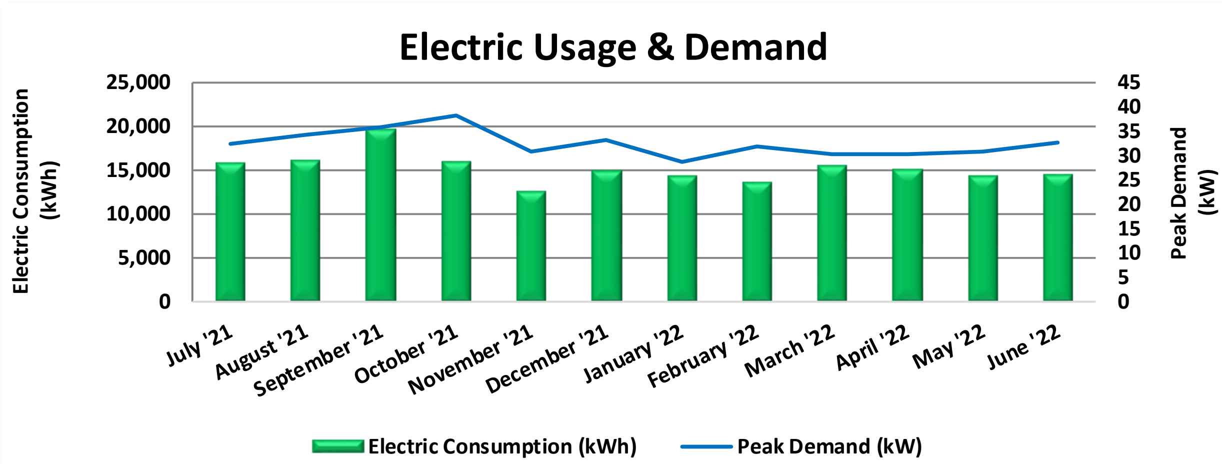


Figure 4 - Energy Balance

3.1 Electricity

Rockland Electric delivers electricity under rate class Electric Small C&I Gen Serv SEC-RE-DEL-PJM, with electric production provided by Direct Energy, a third-party supplier.



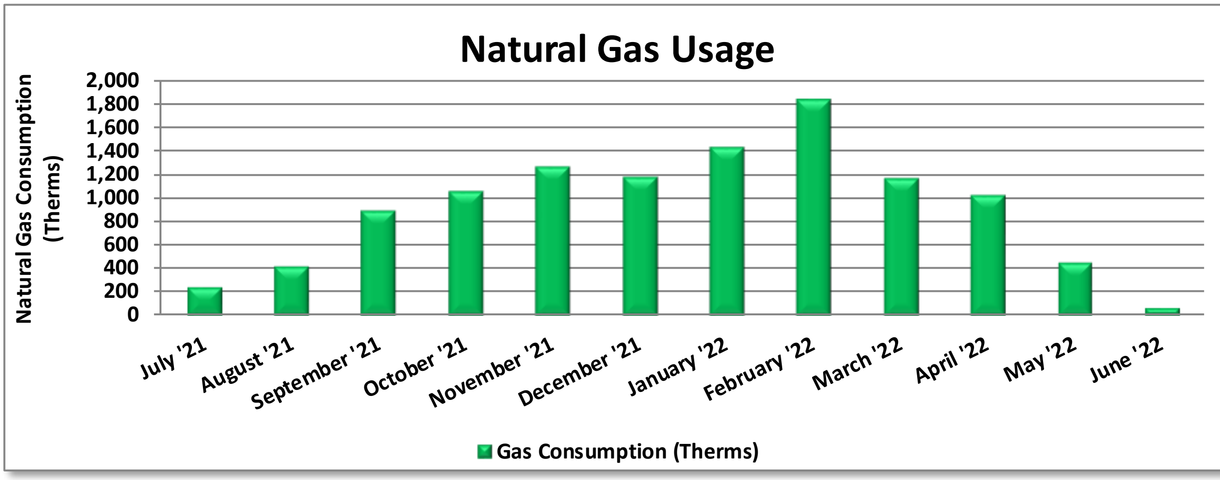
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
7/20/21	32	15,840	32	$185	$2,120
8/19/21	30	16,240	34	$195	$2,199
9/20/21	32	19,680	36	$207	$2,624
10/20/21	30	16,040	38	$198	$2,175
11/18/21	29	12,600	31	$148	$1,708
12/20/21	32	15,040	33	$160	$2,015
1/21/22	32	14,400	29	$170	$2,371
2/18/22	28	13,760	32	$209	$2,313
3/21/22	31	15,560	30	$198	$2,573
4/19/22	29	15,160	30	$198	$2,512
5/17/22	28	14,480	31	$201	$2,412
6/17/22	31	14,560	33	$237	$2,468
Totals	**364**	**183,360**	**38**	**$2,307**	**$27,489**
Annual	**365**	**183,864**	**38**	**$2,314**	**$27,564**

Notes:

- Peak demand of 38 kW occurred in October '21.
- Average demand over the past 12 months was 33 kW.
- The average electric cost over the past 12 months was $0.150/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.
- Usage is relatively constant across the year. Since the start of the COVID pandemic, many of the ventilation exhaust and supply fans operate continuously.

3.2 Natural Gas

PSE&G delivers natural gas under rate class Large Volume Gas (LVG), with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
8/2/21	31	240	$285
8/30/21	28	425	$381
9/28/21	29	900	$636
10/28/21	30	1,058	$779
11/30/21	33	1,270	$1,094
12/29/21	29	1,188	$1,063
1/28/22	30	1,436	$1,536
3/3/22	34	1,842	$1,926
3/31/22	28	1,171	$1,361
5/2/22	32	1,030	$995
5/31/22	29	457	$512
6/30/22	30	67	$221
Totals	**363**	**11,085**	**$10,789**
Annual	**365**	**11,146**	**$10,848**

Notes:

- The average gas cost for the past 12 months is $0.973/therm, which is the blended rate used throughout the analysis.
- Natural gas usage is particularly high for this site since it is primarily used as a year-round laundry facility. Natural gas is the fuel source for the dryers and the water heater supplying the washers. Resident occupancy is year-round but is typically highest September through May during the school year.
- The reheat system operates year-round.
- The site has an on-site natural gas generator that is tested once a month.

3.3 Benchmarking

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

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

Benchmarking Score	N/A

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

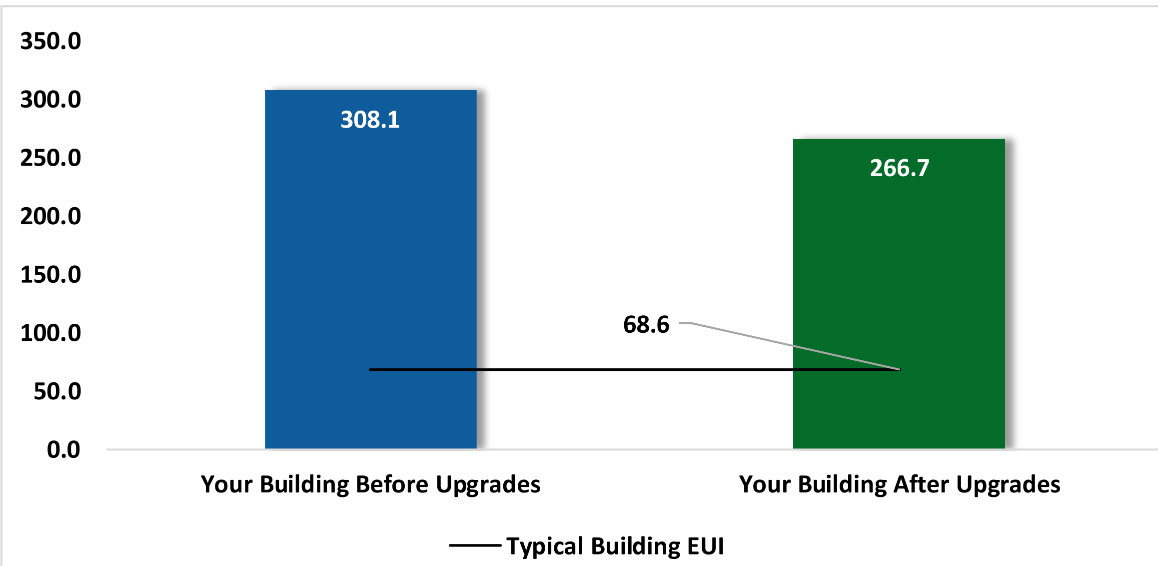


Figure 5 - Energy Use Intensity Comparison[3]

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

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

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

4 Energy Conservation Measures

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**13,486**	**2.2**	**-2**	**$2,007**	**$5,849**	**$1,765**	**$4,084**	**2.0**	**13,399**
ECM 1	Install LED Fixtures	Yes	6,600	0.3	0	$988	$1,975	$1,020	$955	1.0	6,624
ECM 2	Retrofit Fixtures with LED Lamps	Yes	6,885	1.9	-1	$1,019	$3,874	$745	$3,129	3.1	6,775
Lighting Control Measures			**3,420**	**0.6**	**-1**	**$506**	**$3,337**	**$705**	**$2,632**	**5.2**	**3,360**
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,806	0.5	0	$267	$3,112	$565	$2,547	9.5	1,775
ECM 4	Install High/Low Lighting Controls	Yes	1,614	0.1	0	$239	$225	$140	$85	0.4	1,585
Motor Upgrades			**710**	**0.1**	**0**	**$107**	**$1,676**	**$0**	**$1,676**	**15.7**	**715**
ECM 5	Premium Efficiency Motors	Yes	710	0.1	0	$107	$1,676	$0	$1,676	15.7	715
Variable Frequency Drive (VFD) Measures			**3,641**	**0.4**	**0**	**$546**	**$7,774**	**$150**	**$7,624**	**14.0**	**3,667**
ECM 6	Install VFDs on Heating Water Pumps	Yes	3,641	0.4	0	$546	$7,774	$150	$7,624	14.0	3,667
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**32**	**$309**	**$22,263**	**$1,400**	**$20,863**	**67.6**	**3,714**
ECM 7	Install High Efficiency Hot Water Boilers	No	0	0.0	18	$172	$19,256	$900	$18,356	106.5	2,073
ECM 8	Install High Efficiency Furnaces	Yes	0	0.0	14	$136	$3,007	$500	$2,507	18.4	1,642
HVAC System Improvements			**205**	**0.0**	**0**	**$31**	**$36**	**$3**	**$33**	**1.1**	**207**
ECM 9	Install Pipe Insulation	Yes	205	0.0	0	$31	$36	$3	$33	1.1	207
Domestic Water Heating Upgrade			**393**	**0.0**	**3**	**$85**	**$154**	**$43**	**$111**	**1.3**	**706**
ECM 10	Install Low-Flow DHW Devices	Yes	393	0.0	3	$85	$154	$43	$111	1.3	706
Food Service & Refrigeration Measures			**1,612**	**0.2**	**0**	**$242**	**$230**	**$50**	**$180**	**0.7**	**1,623**
ECM 11	Vending Machine Control	Yes	1,612	0.2	0	$242	$230	$50	$180	0.7	1,623
Custom Measures			**-11,817**	**0.0**	**162**	**-$195**	**$67,160**	**$0**	**$67,160**	**-344.4**	**7,069**
ECM 12	Install Laundry Ozone System	No	0	0.0	36	$350	$63,210	$0	$63,210	180.6	4,215
ECM 13	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-11,817	0.0	126	-$545	$3,950	$0	$3,950	-7.2	2,853
TOTALS			**11,651**	**3.5**	**194**	**$3,636**	**$108,478**	**$4,115**	**$104,363**	**28.7**	**34,460**

* - 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 4.9.

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**13,486**	**2.2**	**-2**	**$2,007**	**$5,849**	**$1,765**	**$4,084**	**2.0**	**13,399**
ECM 1	Install LED Fixtures	6,600	0.3	0	$988	$1,975	$1,020	$955	1.0	6,624
ECM 2	Retrofit Fixtures with LED Lamps	6,885	1.9	-1	$1,019	$3,874	$745	$3,129	3.1	6,775
Lighting Control Measures		**3,420**	**0.6**	**-1**	**$506**	**$3,337**	**$705**	**$2,632**	**5.2**	**3,360**
ECM 3	Install Occupancy Sensor Lighting Controls	1,806	0.5	0	$267	$3,112	$565	$2,547	9.5	1,775
ECM 4	Install High/Low Lighting Controls	1,614	0.1	0	$239	$225	$140	$85	0.4	1,585
Motor Upgrades		**710**	**0.1**	**0**	**$107**	**$1,676**	**$0**	**$1,676**	**15.7**	**715**
ECM 5	Premium Efficiency Motors	710	0.1	0	$107	$1,676	$0	$1,676	15.7	715
Variable Frequency Drive (VFD) Measures		**3,641**	**0.4**	**0**	**$546**	**$7,774**	**$150**	**$7,624**	**14.0**	**3,667**
ECM 6	Install VFDs on Heating Water Pumps	3,641	0.4	0	$546	$7,774	$150	$7,624	14.0	3,667
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**14**	**$136**	**$3,007**	**$500**	**$2,507**	**18.4**	**1,642**
ECM 8	Install High Efficiency Furnaces	0	0.0	14	$136	$3,007	$500	$2,507	18.4	1,642
HVAC System Improvements		**205**	**0.0**	**0**	**$31**	**$36**	**$3**	**$33**	**1.1**	**207**
ECM 9	Install Pipe Insulation	205	0.0	0	$31	$36	$3	$33	1.1	207
Domestic Water Heating Upgrade		**393**	**0.0**	**3**	**$85**	**$154**	**$43**	**$111**	**1.3**	**706**
ECM 10	Install Low-Flow DHW Devices	393	0.0	3	$85	$154	$43	$111	1.3	706
Food Service & Refrigeration Measures		**1,612**	**0.2**	**0**	**$242**	**$230**	**$50**	**$180**	**0.7**	**1,623**
ECM 11	Vending Machine Control	1,612	0.2	0	$242	$230	$50	$180	0.7	1,623
TOTALS		**23,468**	**3.5**	**14**	**$3,658**	**$22,063**	**$3,216**	**$18,847**	**5.2**	**25,318**

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**13,486**	**2.2**	**-2**	**$2,007**	**$5,849**	**$1,765**	**$4,084**	**2.0**	**13,399**
ECM 1	Install LED Fixtures	6,600	0.3	0	$988	$1,975	$1,020	$955	1.0	6,624
ECM 2	Retrofit Fixtures with LED Lamps	6,885	1.9	-1	$1,019	$3,874	$745	$3,129	3.1	6,775

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

ECM 1: Install LED Fixtures

Replace existing fixtures containing HID lamps with new LED light fixtures. This measure saves energy by installing LEDs, which use less power than other technologies with a comparable light output.

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

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

Affected Building Areas: lounge and exterior fixtures

ECM 2: Retrofit Fixtures with LED Lamps

Replace fluorescent 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: areas with linear and compact fluorescent sources

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**3,420**	**0.6**	**-1**	**$506**	**$3,337**	**$705**	**$2,632**	**5.2**	**3,360**
ECM 3	Install Occupancy Sensor Lighting Controls	1,806	0.5	0	$267	$3,112	$565	$2,547	9.5	1,775
ECM 4	Install High/Low Lighting Controls	1,614	0.1	0	$239	$225	$140	$85	0.4	1,585

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

ECM 3: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, laundromat, lounges, mailroom, and public restrooms

ECM 4: Install High/Low Lighting Controls

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

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

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

For this type of measure the occupancy sensors will generally be ceiling or fixture mounted. Sufficient sensor coverage must be provided to ensure that lights turn on in each area as occupants approach the area. This measure provides energy savings by reducing the light fixture power draw when reduced light output is appropriate.

Affected Building Areas: corridors, south entrance, and east entrance

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Motor Upgrades		**710**	**0.1**	**0**	**$107**	**$1,676**	**$0**	**$1,676**	**15.7**	**715**
ECM 5	Premium Efficiency Motors	710	0.1	0	$107	$1,676	$0	$1,676	15.7	715

ECM 5: Premium Efficiency Motors

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

Affected Motors:

Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Additional Motor Description
Roof	Main Building	1	Exhaust Fan	3.0	Exhaust Fan
Residential Mechanical	Residential Suite	1	Supply Fan	0.8	Supply Fan

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

4.4 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**3,641**	**0.4**	**0**	**$546**	**$7,774**	**$150**	**$7,624**	**14.0**	**3,667**
ECM 6	Install VFDs on Heating Water Pumps	3,641	0.4	0	$546	$7,774	$150	$7,624	14.0	3,667

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

ECM 6: Install VFDs on Heating Water Pumps

Install variable frequency drives (VFD) to control heating water pumps. Two-way valves must serve the hot water coils, and the hot water loop must have a differential pressure sensor installed. If three-way valves or a bypass leg are used in the hot water distribution, they will need to be modified when this measure is implemented. As the hot water valves close, the differential pressure increases and the VFD modulates the pump speed to maintain a differential pressure setpoint.

Energy savings result from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

Affected Pumps: P1 and P2 in mechanical room

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**32**	**$309**	**$22,263**	**$1,400**	**$20,863**	**67.6**	**3,714**
ECM 7	Install High Efficiency Hot Water Boilers	0	0.0	18	$172	$19,256	$900	$18,356	106.5	2,073
ECM 8	Install High Efficiency Furnaces	0	0.0	14	$136	$3,007	$500	$2,507	18.4	1,642

ECM 7: Install High Efficiency Hot Water Boilers

We evaluated replacing the older inefficient hot water boiler with a high efficiency hot water boiler. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

For the purposes of this analysis, we evaluated the replacement of boilers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load. In many cases installing multiple modular boilers, rather than one or two large boilers, will result in higher overall plant efficiency while providing additional system redundancy.

Replacing the boiler has a long payback and may not be justifiable based simply on energy considerations. However, the boiler is nearing the end of its normal useful life. Typically, the marginal cost of purchasing high efficiency boilers can be justified by the marginal savings from the improved efficiency. When the boiler is eventually replaced, consider purchasing boilers that exceed the minimum efficiency required by building codes. When auditors were on site, the return water temperature was above 130°F, which would not permit condensing boilers to operate efficiently.

ECM 8: Install High Efficiency Furnaces

Replace standard efficiency furnaces with condensing furnaces. Improved combustion technology and heat exchanger design optimize heat recovery from the combustion gases, which can significantly improve furnace efficiency. Savings result from improved system efficiency.

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

Affected Unit: located in residential mechanical room

4.6 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
HVAC System Improvements		**205**	**0.0**	**0**	**$31**	**$36**	**$3**	**$33**	**1.1**	**207**
ECM 9	Install Pipe Insulation	205	0.0	0	$31	$36	$3	$33	1.1	207

ECM 9: Install Pipe Insulation

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

Affected Systems: domestic hot water piping in the residential mechanical room

4.7 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**393**	**0.0**	**3**	**$85**	**$154**	**$43**	**$111**	**1.3**	**706**
ECM 10	Install Low-Flow DHW Devices	393	0.0	3	$85	$154	$43	$111	1.3	706

ECM 10: Install Low-Flow DHW Devices

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

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

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

Additional cost savings may result from reduced water usage.

4.8 Food Service & Refrigeration Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Food Service & Refrigeration Measures		**1,612**	**0.2**	**0**	**$242**	**$230**	**$50**	**$180**	**0.7**	**1,623**
ECM 11	Vending Machine Control	1,612	0.2	0	$242	$230	$50	$180	0.7	1,623

ECM 11: Vending Machine Control

Vending machines operate continuously, even during unoccupied hours. Install occupancy sensor controls to reduce energy use. These controls power down vending machines when the vending machine area has been vacant for some time, and they power up the machines at necessary regular intervals or when the surrounding area is occupied. Energy savings are dependent on the vending machine and activity level in the area surrounding the machines.

4.9 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Custom Measures		**-11,817**	**0.0**	**162**	**-$195**	**$67,160**	**$0**	**$67,160**	**-344.4**	**7,069**
ECM 12	Install Laundry Ozone System	0	0.0	36	$350	$63,210	$0	$63,210	180.6	4,215
ECM 13	Replace Gas Fired Water Heater with Heat Pump Water Heater	-11,817	0.0	126	-$545	$3,950	$0	$3,950	-7.2	2,853

ECM 12: Install Laundry Ozone System

The site includes a laundry room with multiple clothes washers and dryers, which reportedly are highly used. There is an opportunity for energy savings by installing an ozone laundry system.

An ozone system utilizes ozone and cold water to purify and clean clothes in cold water. Cleaning clothes without the use of hot water saves on the energy required to produce domestic hot water. Additionally, there may be savings in water and chemical costs due to shorter wash cycles. Shorter wash cycles can also decrease wear and tear on the items being cleaned. The frequency and use patterns of the laundry machines should be verified prior to system selection and design.

However, the use of this laundry facility is far below capacity, so this measure is not currently cost effective. This additional information may be helpful in your future planning.

The type of laundry equipment used in commercial laundry operations depends on the facility type. University dorms often use coin operated, residential, or light commercial equipment. Facilities including hospitals, nursing homes, prisons, and universities often have on-premises laundries that use multi-load washers, washer extractors, or tunnel washers. Recent advances in commercial laundry equipment, including the availability of more efficient equipment, water recycling, and ozone technologies, have provided options for reducing water use in nearly all commercial laundry operations. Improvements to laundering systems can also result in a reduction of site energy.

For on-premises laundries, encourage users to wash only full loads and to separate and wash laundry based on the number of wash cycles needed. Ensure multi-load washers are preset to meet a water factor of 8.0 gallons per cycle per cubic foot of capacity or less. Work with equipment suppliers to provide an ongoing service and maintenance program. Consult the laundry chemical supplier for laundry methods that require fewer wash and

rinse steps. Use detergents formulated for high efficiency clothes washers as normal detergents may generate excessive suds.

There are two main retrofit options to reduce water use associated with existing laundry equipment: water reuse/recycling and ozone systems. Simple recycling systems recover discharge from the final rinse in a multi-cycle operation for use in the first rinse of the next cycle. Complex recycling systems treat the reclaimed water from wash and rinse cycles for use in all cycles of the next load but usually require water treatment before reuse. Ozone systems can be installed on all types of existing commercial laundry machines. Ozone systems generate ozone, which is injected into the wash as a powerful oxidant that reacts with dirt and organic materials. It also provides disinfection and whitening properties. Ozone can allow for reduced water temperatures and can also reduce the amount of detergent and other chemicals needed, lessening the amount of rinsing required.

When purchasing commercial coin operated clothes washers, consider ENERGY STAR qualified washers, which are about 25% more efficient and use about 45% less water than standard models. For multi-load washers, choose models that use no more than 8.0 gallons per cycle per cubic foot of capacity. For washer extractors, choose machines with built-in water recycling capabilities that can store the rinse water from the previous load for use in the next load. For large commercial laundries, consider replacing old washer extractors or multi-load washers with tunnel washers if large volumes of laundry will be processed. Consider new machines that support remote diagnosis by the manufacturer to minimize maintenance cost and time associated with troubleshooting equipment problems.

ECM 13: 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.

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

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

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

Switching from a gas fired water heater to a HPWH has the potential to reduce the sites overall greenhouse gas emissions. If the electricity for the HPWH is provided by an on-site photovoltaic (PV) system then there are essentially no greenhouse gas (GHG) emissions. A 2016 study conducted at Cornell [5]calculated the kg of methane (CH_4) and carbon dioxide (CO_2) produced per GJ of water heated. The study compared HPWH to gas and electric fired, storage and tankless water heaters. The study also considered electricity produced from natural gas and coal fired electric plants. In all cases the study found that HPWHs produced less methane than all of the other water heaters. The study also found that HPWH produced less carbon dioxide than electric resistance water heaters but more carbon dioxide than tankless gas water heaters and about the same amount of carbon dioxide as storage gas water heaters. The summary tables provide the reduction in CO_2 equivalent emissions based on the typical New Jersey electric utility.

4.10 Measures for Future Consideration

There are additional opportunities for improvement that Ramapo College of New Jersey 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.

Ramapo College of New Jersey 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:

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

[5] 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.

- 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.

Upgrade/Replace Building Automation System

Based on our site survey and on conversations with facility staff, it appears that the existing building automation system (BAS) is substantially limited in its capabilities, means of control, monitoring/ reporting function, or condition relative to new systems available in the marketplace. A substantial upgrade to your site's BAS could increase the efficiency of your building HVAC system operation.

The current generation BAS typically provides building systems with a network of temperature and pressure sensors that obtain feedback about field conditions and provide signals to control systems to adjust system operation for optimal functioning. Thirty years ago, most control systems were pneumatic systems driven by compressed air, with pneumatic thermostats and air driven actuators for valves and dampers. Pneumatics controls have largely been replaced by direct digital control (DDC) systems, but many pneumatic systems remain. Contemporary DDC systems afford tighter controls and enhanced monitoring and trending capabilities as compared to the older systems.

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

It is recommended that an HVAC engineer or contractor who specializes in BAS be contacted for a detailed evaluation and implementation costs. A controls expert will be able to tell you to what extent an existing system can be refurbished or expanded, what sensors should be replaced, what additional HVAC systems could be controlled, and what monitoring and graphic capabilities can be added. For the purposes of this report, the potential energy savings and measure costs were estimated based on industry standards and previous project experience. Further analysis should be conducted for the feasibility of this measure. This is not an investment grade analysis, nor should be used as a basis for design and construction.

5 Energy Efficient Best Practices

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

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

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

Energy Tracking with ENERGY STAR Portfolio Manager

You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[6]. 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.

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.

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

Economizer Maintenance

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

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Boiler Maintenance

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

Furnace Maintenance

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

Optimize HVAC Equipment Schedules

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

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

Water Heater Maintenance

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

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

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

Computer Monitor Replacement

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

Water Conservation

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

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

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

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

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.

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

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

Procurement Strategies

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

6 On-site Generation

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

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

6.1 Solar Photovoltaic

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

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

This facility does not appear to meet the minimum criteria for a cost-effective solar PV installation. To be cost-effective, a solar PV array needs certain minimum criteria, such as sufficient and sustained electric demand and sufficient flat or south-facing rooftop or other unshaded space on which to place the PV panels. It should be notes that this result is only for Village Commons and does not consider a campus wide approach.

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

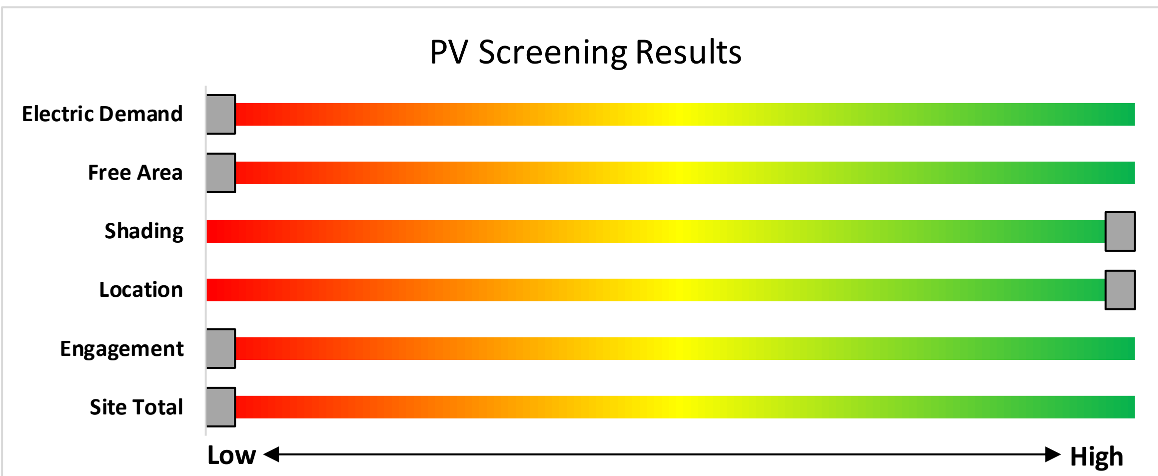


Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

6.2 Combined Heat and Power

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

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

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

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

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

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

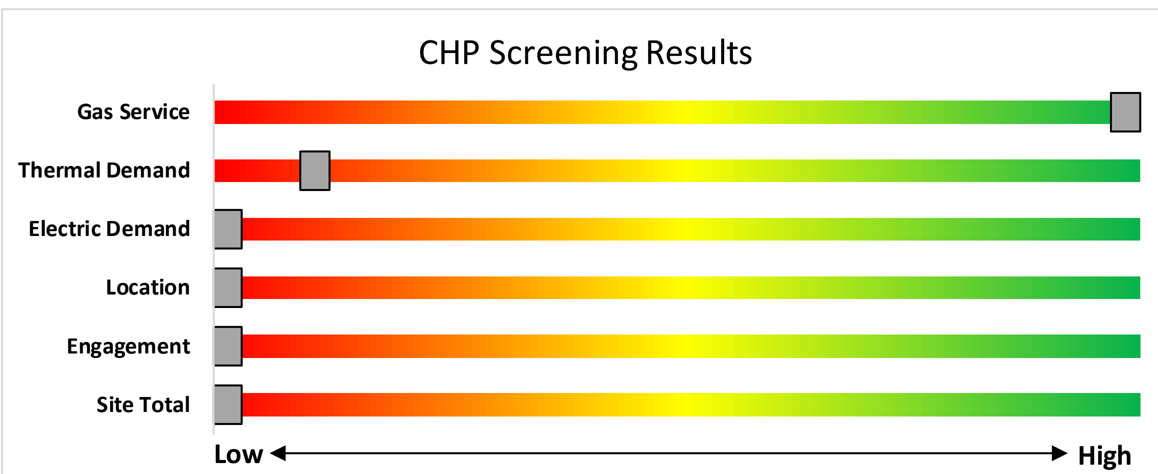


Figure 9 - Combined Heat and Power Screening

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

7 Electric Vehicles (EV)

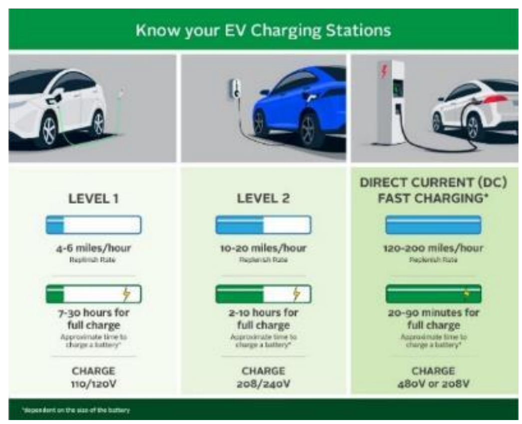
All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes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

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

7.1 Electric Vehicle Charging

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

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



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

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

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

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

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

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

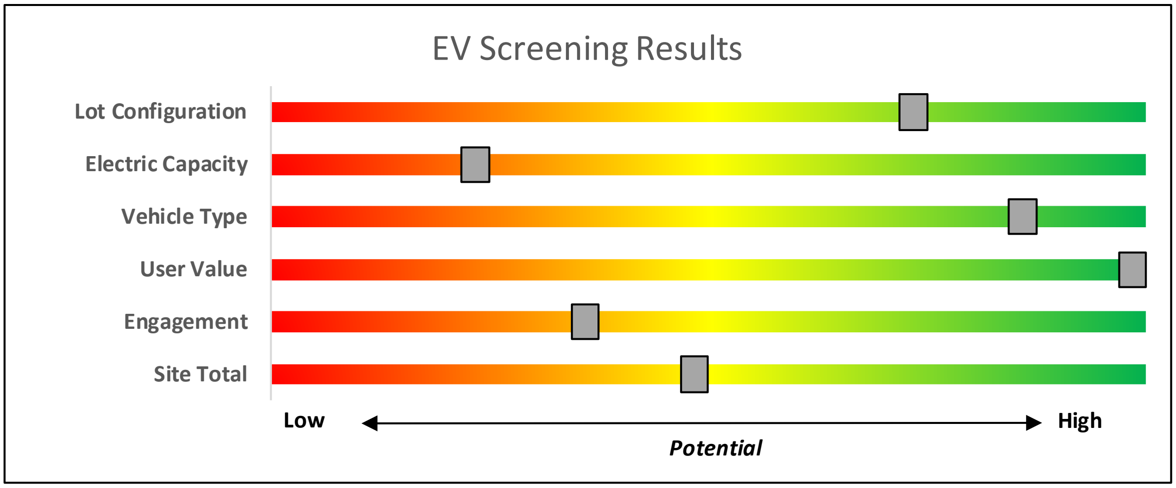


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 Project Funding and Incentives

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

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

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

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

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

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

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

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

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

9 Project Development

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

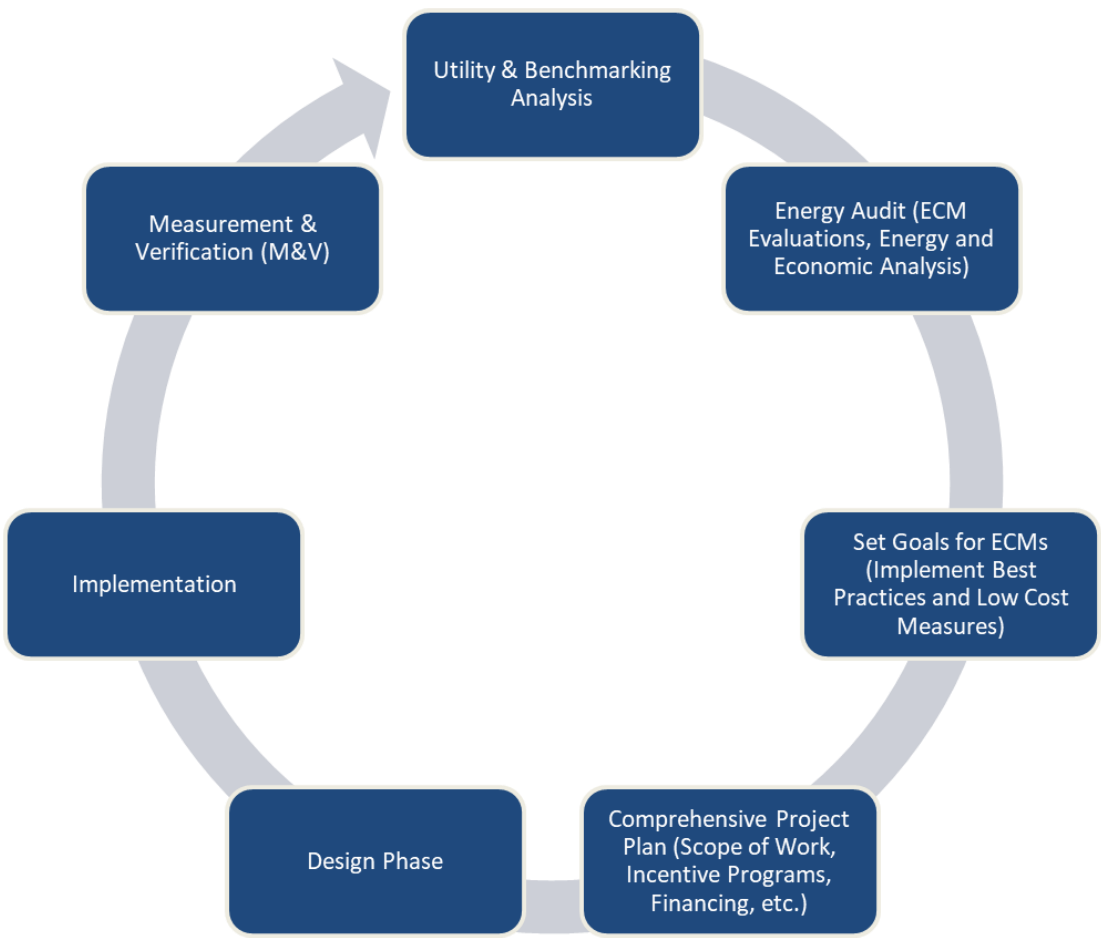


Figure 11 – Project Development Cycle

10 Energy Purchasing and Procurement Strategies

10.1 Retail Electric Supply Options

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

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

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

10.2 Retail Natural Gas Supply Options

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

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

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Corridor 1	4	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Wall Switch	S	52	200	2, 4	Relamp	Yes	4	LED Lamps: LED Lamp - plug-in	High/Low Control	37	138	0.1	23	0	$3	$325	$148	51.4
Corridor 1	1	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Wall Switch	S	52	8,760	2, 4	Relamp	Yes	1	LED Lamps: LED Lamp - plug-in	High/Low Control	37	138	0.0	495	0	$73	$25	$2	0.3
Corridor 1	4	Exit Signs: LED - 2 W Lamp	None		2	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor 1	5	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	200	2, 4	Relamp	Yes	5	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	138	0.2	66	0	$10	$274	$75	20.4
Corridor 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	8,760	2, 4	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	138	0.1	2,582	-1	$382	$164	$45	0.3
E Entry	2	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	8,760	2, 3	Relamp	Yes	2	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	18	6,044	0.0	262	0	$39	$275	$74	5.2
Exterior	4	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Photocell		52	4,380	2	Relamp	No	4	LED Lamps: LED Lamp - plug-in	Photocell	37	4,380	0.0	263	0	$39	$100	$8	2.3
Exterior	2	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Photocell		52	4,380	2	Relamp	No	2	LED Lamps: LED Lamp - plug-in	Photocell	37	4,380	0.0	131	0	$20	$50	$4	2.3
Laundromat	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	4,000	2, 3	Relamp	Yes	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,760	0.3	2,111	0	$312	$708	$155	1.8
Laundromat	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	8,760	2	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	8,760	0.0	448	0	$66	$55	$15	0.6
Lounge 1	8	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Wall Switch	S	52	2,000	2, 3	Relamp	Yes	8	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	37	1,380	0.2	466	0	$69	$470	$51	6.1
Lounge 1	4	Metal Halide: (1) 150W Lamp	Wall Switch	S	150	2,000	1, 3	Fixture Replacement	Yes	4	LED - Fixtures: Wall-Wash Lights	Occupancy Sensor	45	1,380	0.3	1,047	0	$155	$1,045	$255	5.1
Lounge 1	1	LED Lamps: (1) 12W PAR30 Screw-In Lamp	Wall Switch	S	12	2,000	3	None	Yes	1	LED Lamps: (1) 12W PAR30 Screw-In Lamp	Occupancy Sensor	12	1,380	0.0	8	0	$1	$0	$0	0.0
Lounge 1	3	U-Bend Fluorescent - T8: U T8 (32W) - 4L	Wall Switch	S	112	2,000	2, 3	Relamp	Yes	3	LED - Linear Tubes: (4) U-Lamp	Occupancy Sensor	66	1,380	0.1	439	0	$65	$435	$0	6.7
Mailroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	600	2, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	414	0.1	119	0	$18	$434	$80	20.2
Main office	1	Compact Fluorescent: (1) 32W Biaxial Plug-In Lamp	Wall Switch	S	32	900	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	23	900	0.0	9	0	$1	$13	$1	8.7
Main office	1	LED Lamps: (1) 5W A19 Screw-In Lamp	Wall Switch	S	5	900	3	None	Yes	1	LED Lamps: (1) 5W A19 Screw-In Lamp	Occupancy Sensor	5	621	0.0	2	0	$0	$0	$0	0.0
Main office	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	200	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	138	0.2	53	0	$8	$489	$95	50.5
Mechanical 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	60	600	2, 3	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	414	0.1	79	0	$12	$380	$65	26.9
Recreation 1	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	900	2, 3	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	621	0.3	356	0	$53	$599	$125	9.0
Res Corridor	4	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Wall Switch	S	52	1,200	2, 3	Relamp	Yes	4	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	37	828	0.1	140	0	$21	$370	$43	15.8
Res Kitchen	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	30	900	2	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	900	0.0	15	0	$2	$18	$5	5.8
Res Kitchen	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	1,200	2	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	1,200	0.0	61	0	$9	$55	$15	4.4
Res Living Room	4	Compact Fluorescent: (2) 26W Biaxial Plug-In Lamps	Wall Switch	S	52	400	2, 3	Relamp	Yes	4	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	37	276	0.1	47	0	$7	$370	$43	47.5
Res Living Room	1	Compact Fluorescent: (1) 13W Spiral Screw-In Lamp	Wall Switch	S	13	2,000	2	Relamp	No	1	LED Lamps: LED Lamp - screw-in	Wall Switch	9	2,000	0.0	9	0	$1	$17	$1	12.5

	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
Res Living Room	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,000		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	2,000	0.0	0	0	$0	$0	$0	0.0
Res Mechanical	1	Compact Fluorescent: (1) 13W Biaxial Plug-In Lamp	Wall Switch	S	13	300	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	9	300	0.0	1	0	$0	$13	$1	58.9
Res1	1	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	3,000	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	18	3,000	0.0	26	0	$4	$25	$2	5.9
Res2	1	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	3,000	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	18	3,000	0.0	26	0	$4	$25	$2	5.9
Restroom - Female	1	Compact Fluorescent: (1) 26W Triple Biaxial Plug-In Lamp	Wall Switch	S	26	4,500	2, 3	Relamp	Yes	1	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	18	3,105	0.0	67	0	$10	$129	$21	10.8
Restroom - Female	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	4,500	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	3,105	0.1	594	0	$88	$110	$30	0.9
Restroom - Male	1	Compact Fluorescent: (1) 26W Triple Biaxial Plug-In Lamp	Wall Switch	S	26	4,500	2, 3	Relamp	Yes	1	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	18	3,105	0.0	67	0	$10	$129	$21	10.8
Restroom - Male	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	4,500	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	3,105	0.1	594	0	$88	$110	$30	0.9
Restroom - Res	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	S	17	300	2	Relamp	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	300	0.0	3	0	$0	$16	$3	32.0
Restroom - Res shower	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	S	17	1,000	2	Relamp	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	1,000	0.0	9	0	$1	$16	$3	9.6
S Entry	4	Compact Fluorescent: (2) 13W Biaxial Plug-In Lamps	Wall Switch	S	26	8,760	2, 3	Relamp	Yes	4	LED Lamps: LED Lamp - plug-in	Occupancy Sensor	18	6,044	0.0	523	0	$77	$325	$148	2.3
Storage Rec Room	1	Compact Fluorescent: (1) 13W Biaxial Plug-In Lamp	Wall Switch	S	13	300	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	9	300	0.0	1	0	$0	$13	$1	58.9
TC104	1	Compact Fluorescent: (1) 13W Biaxial Plug-In Lamp	Wall Switch	S	13	300	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	9	300	0.0	1	0	$0	$13	$1	58.9
TC106	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	90	200	2	Relamp	No	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	200	0.1	20	0	$3	$110	$30	26.3
TC106	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	450		None	No	1	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	10	450	0.0	0	0	$0	$0	$0	0.0
TC108	1	Compact Fluorescent: (1) 23W Spiral Screw-In Lamp	Wall Switch	S	23	450	2	Relamp	No	1	LED Lamps: LED Lamp - screw-in	Wall Switch	16	450	0.0	3	0	$1	$17	$1	31.7
TC108	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	80	200	2	Relamp	No	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	200	0.1	16	0	$2	$110	$30	33.5
TC113	1	Compact Fluorescent: (1) 13W Biaxial Plug-In Lamp	Wall Switch	S	13	600	2	Relamp	No	1	LED Lamps: LED Lamp - plug-in	Wall Switch	9	600	0.0	3	0	$0	$13	$1	29.5
Telecom	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	60	300	2	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	300	0.1	41	0	$6	$146	$40	17.5
Exterior	8	Metal Halide: (1) 175W Lamp	Photocell		215	4,380	1	Fixture Replacement	No	8	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell	53	4,380	0.0	5,676	0	$851	$1,200	$800	0.5

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
Roof	Main Building - RTU	1	Supply Fan	10.0	91.7%	Yes	Baldor	37M507T853G1	W	8,760		No	91.7%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Main Building	1	Exhaust Fan	3.0	85.8%	No	ABB	M3AAU 100 LB 4	W	6,000	5	Yes	89.5%	No		0.1	485	0	$73	$1,161	$0	16.0
Roof	Residential Suite	1	Exhaust Fan	0.3	65.0%	No	unknown	unknown	W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Main Building	2	Heating Hot Water Pump	1.5	78.5%	No	Baldor	JmM31547	W	2,920	6	No	86.5%	Yes	2	0.4	3,641	0	$546	$7,774	$150	14.0
Mechanical 1	Main Building	1	DHW Circulation Pump	0.1	65.0%	No	Taco	009-F5	W	8,760		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical 1	Main Building	1	Combustion Air Fan	0.5	70.0%	No	US Motors	S55JXLZM-6465	W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Telecom	Telecom	1	Exhaust Fan	0.3	65.0%	No	unknown	unknown	W	6,000		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Main Building - RTU	1	Exhaust Fan	0.8	70.0%	No			W	8,760		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Combustion Fan - RTU	1	Combustion Air Fan	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Main Mechanical	Main Mechanical	1	Fan Coil Unit	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Condensing Unit - Residential Suite	1	Supply Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Residential Mechanical	Residential Suite	1	Supply Fan	0.8	70.0%	No			W	2,745	5	Yes	81.1%	No		0.1	225	0	$34	$515	$0	15.2

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
Roof	Main Building	1	Package Unit	20.00	320.00	12.10	0.8 Et	York	J20ZRS32Q2TZZ1 0005B	W		No							0.0	0	0	$0	$0	$0	0.0
Roof	Condensing Unit - Residential Suite	1	Split-System	2.50		13.00		York	YCJD30S41S1HA	W		No							0.0	0	0	$0	$0	$0	0.0
Residential Mechanical	Residential Suite	1	Forced Air Furnace		80.00		0.8 Et	York	TG8S100C16MP1 1A	W	8	Yes	1	Forced Air Furnace		80.00		0.97 AFUE	0.0	0	14	$136	$3,007	$500	18.4
Entrances	Entrances	2	Electric Resistance Heat		13.65		1 Et			W		No							0.0	0	0	$0	$0	$0	0.0
Main Mechanical	Main Mechanical	1	Unit Heater		18.00					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	Main Building	1	Non-Condensing Hot Water Boiler	514	Raypak	H3-0624	B	7	Yes	1	Non-Condensing Hot Water Boiler	514	85.00%	Et	0.0	0	18	$172	$19,256	$900	106.5

Pipe Insulation Recommendations

Location	Area(s)/System(s) Affected	Recommendation Inputs			Energy Impact & Financial Analysis						
		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
Residential Mechanical	Residential Suite	9	3	0.50	0.0	205	0	$31	$36	$3	1.1

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
		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
Main Mechanical	Main Building/Laundromat	1	Storage Tank Water Heater (> 50 Gal)	Bradford White	D100L3003NA	W		No						0.0	0	0	$0	$0	$0	0.0
Residential Mechanical	Residential Suite	1	Storage Tank Water Heater (≤ 50 Gal)	Bradford White	M250S6DS-1INCWW	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

Location	Recommedation Inputs					Energy Impact & Financial Analysis						
	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
Laundromat	10	1	Faucet Aerator (Kitchen)	2.00	1.50	0.0	0	0	$1	$7	$2	3.8
Recreation 1	10	1	Faucet Aerator (Kitchen)	2.00	1.50	0.0	0	0	$1	$7	$2	3.8
Office TC108	10	1	Faucet Aerator (Kitchen)	2.00	1.50	0.0	0	0	$1	$7	$2	3.8
Restroom - Female	10	2	Faucet Aerator (Lavatory)	1.50	0.50	0.0	0	1	$11	$14	$7	0.7
Restroom - Male	10	2	Faucet Aerator (Lavatory)	1.50	0.50	0.0	0	1	$11	$14	$7	0.7
Restroom - Res	10	1	Faucet Aerator (Lavatory)	1.50	0.50	0.0	82	0	$12	$7	$4	0.3
Restroom - Res shower	10	1	Faucet Aerator (Lavatory)	1.50	0.50	0.0	82	0	$12	$7	$4	0.3
Restroom - Res shower	10	1	Showerhead	2.50	1.50	0.0	230	0	$34	$89	$15	2.2

Plug Load Inventory

	Existing Conditions					
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Laundromat	20	Clothes Washer, Commercial	1,800	Yes	Alliance	SFNNYRSP113TW 01
Laundromat	20	Clothes Dryer	840	No	Alliance	SSGNYAGS113TW 01
Office TC108	1	Coffee Machine	800	No		
Recreation 1	1	Dehumidifier	390	No		
Recreation 1	1	Dehumidifier	625	No		
Main office	2	Desktop	120	Yes		
Office TC106	1	Desktop	120	Yes		
Office TC108	1	Desktop	120	Yes		
Res Kitchen	1	Dishwasher (Undercounter)	800	Yes	General Electric	GDF610PGJ6WW
Main Office	2	Laptop	30	No		
Main Office	1	Microwave	480	No		
Res Kitchen	1	Microwave	1,580	No	General Electric	JVM1840WD 002
Res Kitchen	1	Electric Range	6,900	No	General Electric	JBS05 0Y2WH
Entrance Doorways to Corridor 1	2	Air Curtain	600	No		
Main Office	1	Other	1,800	No	ESP	D5133NT
Restroom - Female	1	Hand dryer	2,300	No		
Restroom - Male	1	Hand dryer	2,300	No		
Office TC108	1	Kettle	1,500	No		
Telecom	1	Telecom Equipment	1,750	No		
Telecom	1	Telecom Equipment	500	No		
Main Office	1	Paper Shredder	140	No		
Main Office	1	Printer (Medium/Small)	1,440	No		
Res Kitchen	1	Refrigerator (Large)	500	No		
Main office	1	Refrigerator (Mini)	108	No		
TC108	1	Refrigerator (Mini)	150	No		
Lounge 1	2	Television	130	No		
Res Living Room	1	Television	130	No		
Res2	1	Television	70	No		
Corridor 1	1	Water Fountain	500	No	Elkay	ERPA2 8C A

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	ECM #	Install Controls?	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
Recreation 1	1	Non-Refrigerated	N/A	No	0.0	0	0	$0	$0	$0	0.0
Recreation 1	1	Refrigerated	11	Yes	0.2	1,612	0	$242	$230	$50	0.7

Miscellaneous Fuel Inventory

	Existing Conditions					
Location	Quantity	Equipment Description	Input Capacity per Unit (MBh)	ENERGY STAR Qualified?	Manufacturer	Model
Exterior	1	Generator, 100kW	340.0	No	Cumins Power Generation	GGHH-5563097
Laundromat	20	Dryer, Commercial	25.0	No	Alliance	SSGNYAGS113TW01
Lounge 1	1	Fire Place	30.0	No	Warnock Hersey	Gvf36n

Custom (High Level) Measure Analysis

Laundry Ozone Generator

Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis											
Description	Area(s)/System(s) Served	Laundry Total Capacity pounds	Water Heater Type	Water Heater Efficiency	Hot Water Setpoint Temp °F	Description	Savings Heat MMBtu/yr	Estimated Water Savings kgal/yr	Estimated Unit Cost $/washer capacity lb	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Base Incentives	Enhanced Incentives	Total Incentives	Total Net Cost	Payback w/o Incentives in Years	Simple Payback w/ Incentives in Years
Standard Laundry Operation	Domestic Hot Water	430	Natural Gas	80%	130	Install Laundry Ozone System	29	38	$147.00	0.00	0	36	$350	$63,210			$0	$63,210	180.60	180.60

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.

LEARN MORE AT energystar.gov

ENERGY STAR® Statement of Energy Performance

N/A

ENERGY STAR® Score[1]

Ramapo College - Village Commons

Primary Property Type: College/University
Gross Floor Area (ft²): 5,654
Built: 2002

For Year Ending: May 31, 2022
Date Generated: May 19, 2023

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
Ramapo College - Village Commons 505 Ramapo Valley Road Mahwah, New Jersey 07430	Ramapo College of New Jersey 505 Ramapo Valley Road Mahwah, NJ 07430 (201) 684-7666	Mike Cunningham 505 Ramapo Valley Road Mahwah, NJ 07430 (201) 684-7666 mcunning@ramapo.edu

Property ID: 26333881

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
310.3 kBtu/ft²

Annual Energy by Fuel

Natural Gas (kBtu)	1,126,796 (64%)	
Electric - Grid (kBtu)	627,594 (36%)	

Source EUI
520.1 kBtu/ft²

National Median Comparison

National Median Site EUI (kBtu/ft²)	107.8
National Median Source EUI (kBtu/ft²)	180.6
% Diff from National Median Source EUI	188%

Annual Emissions

Total (Location-Based) GHG Emissions (Metric Tons CO2e/year)	79

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

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

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