



# Local Government Energy Audit Report

Ancora Psych Hospital - Laundry

March 31, 2025

*Prepared for:*

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Hammonton, New Jersey 08037

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## Disclaimer

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

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

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

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

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

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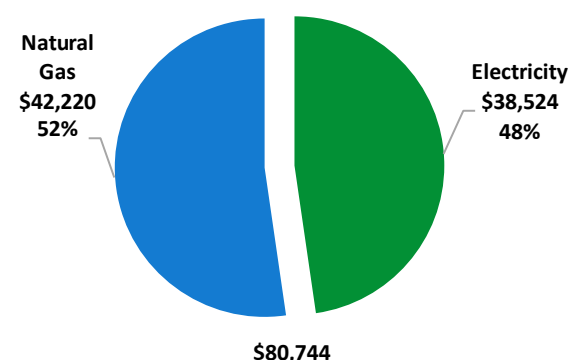
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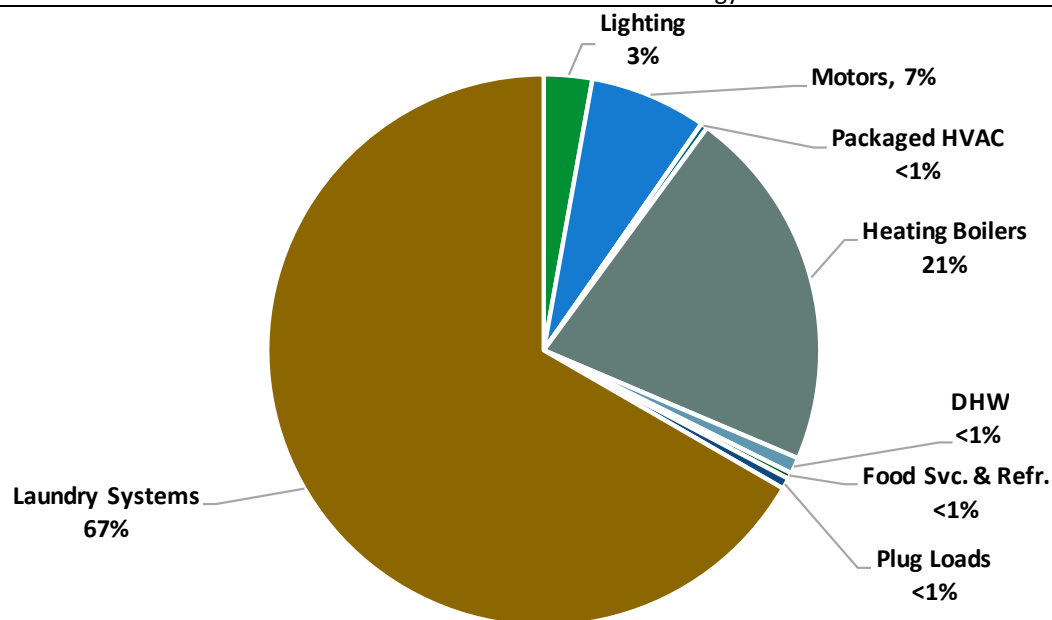
# 1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPB) has sponsored this Local Government Energy Audit (LGEA) report for Ancora Psych Hospital (DMHH)-Laundry. 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 Energy Utilities	Costs: \$80,744	
	Electricity: 257,181 kWh Natural Gas: 37,723 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.



Energy Use by System

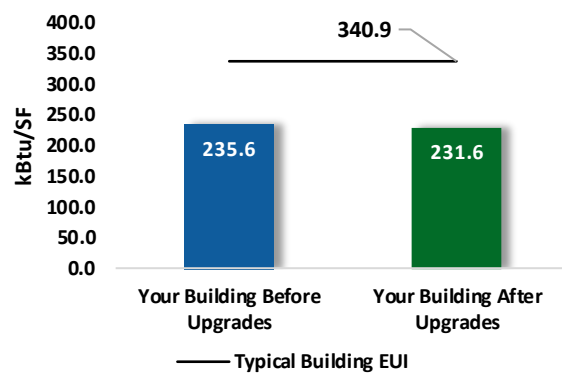
## POTENTIAL IMPROVEMENTS



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.

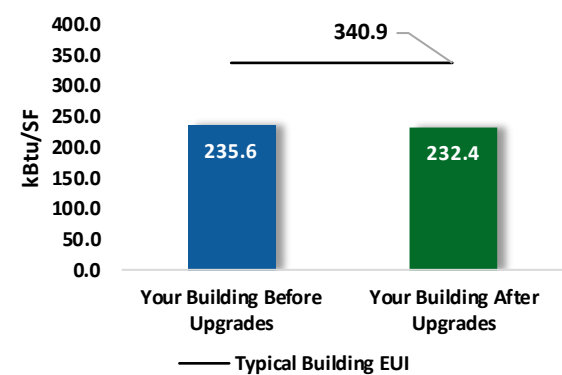
### Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$25,690
Potential Rebates & Incentives <sup>1</sup>	\$2,530
Annual Cost Savings	\$3,541
Annual Energy Savings	Electricity: 23,789 kWh Natural Gas: -20 Therms
Greenhouse Gas Emission Savings	12 Tons
Simple Payback	6.5 Years
Site Energy Savings (All Utilities)	2%



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

Installation Cost	\$11,640
Potential Rebates & Incentives	\$1,250
Annual Cost Savings	\$2,852
Annual Energy Savings	Electricity: 19,118 kWh Natural Gas: -10 Therms
Greenhouse Gas Emission Savings	10 Tons
Simple Payback	3.6 Years
Site Energy Savings (all utilities)	1%



### On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>			<b>19,118</b>	<b>4.1</b>	<b>-4</b>	<b>\$2,820</b>	<b>\$11,580</b>	<b>\$1,230</b>	<b>\$10,350</b>	<b>3.7</b>	<b>18,798</b>
ECM 1	Install LED Fixtures	Yes	9,133	1.9	-2	\$1,347	\$6,450	\$220	\$6,230	4.6	8,975
ECM 2	Retrofit Fixtures with LED Lamps	Yes	9,985	2.1	-2	\$1,474	\$5,130	\$1,010	\$4,120	2.8	9,823
<b>Lighting Control Measures</b>			<b>4,142</b>	<b>1.0</b>	<b>-1</b>	<b>\$610</b>	<b>\$10,250</b>	<b>\$1,280</b>	<b>\$8,970</b>	<b>14.7</b>	<b>4,059</b>
ECM 3	Install Occupancy Sensor Lighting Controls	No	4,142	1.0	-1	\$610	\$10,250	\$1,280	\$8,970	14.7	4,059
<b>Unitary HVAC Measures</b>			<b>530</b>	<b>0.4</b>	<b>0</b>	<b>\$79</b>	<b>\$3,800</b>	<b>\$0</b>	<b>\$3,800</b>	<b>47.9</b>	<b>534</b>
ECM 4	Install High Efficiency Air Conditioning Units	No	530	0.4	0	\$79	\$3,800	\$0	\$3,800	47.9	534
<b>Domestic Water Heating Upgrade</b>			<b>0</b>	<b>0.0</b>	<b>3</b>	<b>\$32</b>	<b>\$60</b>	<b>\$20</b>	<b>\$40</b>	<b>1.3</b>	<b>333</b>
ECM 5	Install Low-Flow DHW Devices	Yes	0	0.0	3	\$32	\$60	\$20	\$40	1.3	333
<b>TOTALS (COST EFFECTIVE MEASURES)</b>			<b>19,118</b>	<b>4.1</b>	<b>-1</b>	<b>\$2,852</b>	<b>\$11,640</b>	<b>\$1,250</b>	<b>\$10,390</b>	<b>3.6</b>	<b>19,131</b>
<b>TOTALS (ALL MEASURES)</b>			<b>23,789</b>	<b>5.4</b>	<b>-2</b>	<b>\$3,541</b>	<b>\$25,690</b>	<b>\$2,530</b>	<b>\$23,160</b>	<b>6.5</b>	<b>23,724</b>

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

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

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

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

<sup>3</sup> TRC bases estimated material and labor costs primarily on RS Means cost manuals as well as on our experience at similar facilities. This approach is based on standard cost estimating manuals and is vendor neutral. Cost estimates include material and labor pricing associated with one for one equipment replacements. Cost estimates do not include demolition or removal of hazardous waste. The actual implementation costs for energy savings projects are anticipated to be significantly higher based on the specific conditions at your site(s). We strongly recommend that you work with your design engineer or contractor to develop actual project costs for your specific scope of work for the installation of high efficiency equipment. We encourage you to obtain multiple estimates when considering measure installations.



## 1.1 Planning Your Project

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

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

### Pick Your Installation Approach

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

### Options from Your Utility Company

#### *Prescriptive and Custom Rebates*

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

#### *Direct Install*

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

#### *Engineered Solutions*

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

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

## **Options from New Jersey's Clean Energy Program**

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

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

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

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

### *Successor Solar Incentive Program (SuSI)*

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

### *Ongoing Electric Savings with Demand Response*

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

### *Large Energy User Program (LEUP)*

LEUP is designed to promote self-investment in energy efficiency for the largest energy consumers in the state. Customers in this category spend about \$5 million a year on energy bills. This program incentivizes owners/users of buildings to upgrade or install energy conserving measures in existing buildings to help offset the capital costs associated with the project. The efficiency upgrades are customized to meet the requirements of the customers' existing facilities, while advancing the State's energy efficiency, conservation, and greenhouse gas reduction goals.

For more details on these programs please visit [New Jersey's Clean Energy Program website](https://www.nj.gov/energy/programs/).



## 2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Ancora Psych Hospital (DMHH)-Laundry. 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 December 5, 2023, TRC performed an energy audit at Ancora Psych Hospital (DMHH)-laundry located in Hammonton, New Jersey. TRC met with Kyle Irizarry to review the facility operations and help focus our investigation on specific energy-using systems. Ancora Psychiatric Hospital is a 600-bed adult inpatient facility that offers a multidisciplinary team approach to development and implementation of care. Opened in 1955, the Ancora campus consists of multiple buildings across 650 acres.

Ancora Psych Hospital (DMHH)-Laundry is a two-story, 19,732 square foot building built in 1953. Spaces include offices, corridors, stairwells, laundry room, storage room, and mechanical space.

The facility primarily uses linear fluorescent T8 fixtures for lighting. Various building areas are cooled by window AC units and split air conditioners. Heating is provided mainly by steam from the boiler house, which is converted to hot water using heat exchangers. The building houses the central laundry plant for the campus with commercial laundry and auxiliary equipment consuming most of the site energy.

### 2.2 Building Occupancy

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

Building Name	Weekday/Weekend	Operating Schedule
Ancora Psych Hospital (Dmhh)- Laundry	Weekday	6:00 AM - 3:00 PM
	Weekend	6:00 AM - 3:00 PM

*Building Occupancy Schedule*

### 2.3 Building Envelope

The walls consist of concrete masonry units (CMUs) over structural steel with a brick veneer and a painted CMU interior finish. The flat roof is supported by steel trusses and formed of reinforced concrete deck with an ethylene propylene diene terpolymer (EPDM) covering. Overall, the roof is in good condition and encloses conditioned space.

Most of the windows are single paned with aluminum frames. The glass-to-frame seals are in fair condition, as are the weather seals on the operable windows, which show little evidence of excessive wear.

Exterior doors are made from fiberglass reinforced polymer (FRP) composite material with aluminum frames. They are in fair condition, with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.



*Typical Building Envelope*



*Typical Building Envelope*



*Building Door*



*Building Windows*

## 2.4 Lighting Systems

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

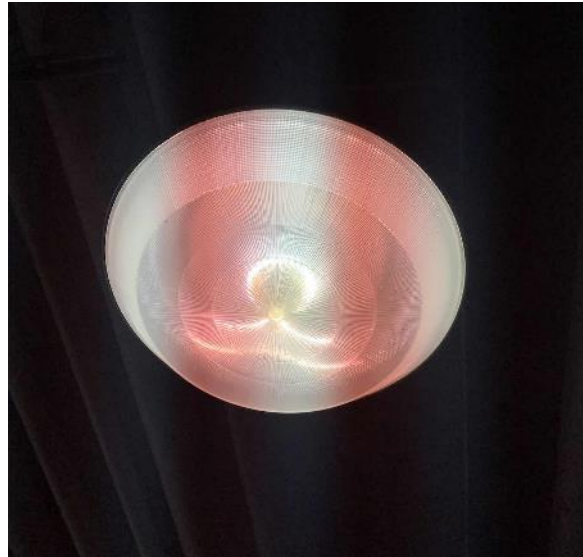
Additionally, there are some compact fluorescent lamps (CFL), incandescent, and LED general-purpose lamps, mainly in restrooms, storage areas, mechanical room, and laundry area. There are some HID lamp fixtures in the laundry area and mechanical basement.

All exit signs are LED. Most fixtures are in fair condition. Interior lighting levels were generally sufficient. Most light fixtures are controlled manually by wall switches.

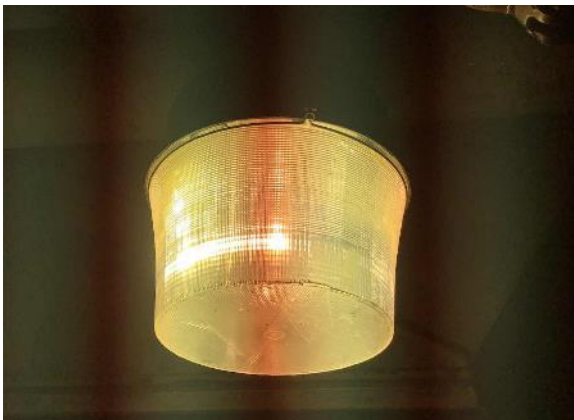




*Linear Fluorescent T8 Lamps*



*HID Fixture*



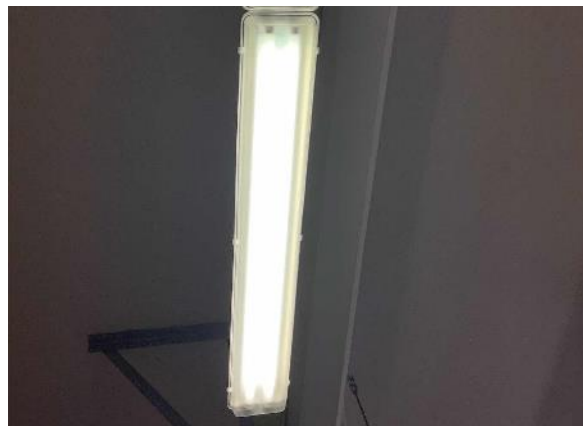
*HID Fixture*



*Typical Incandescent Lamp*



*Typical LED Screw-in Lamp*



*Linear Fluorescent T8 Lamps*

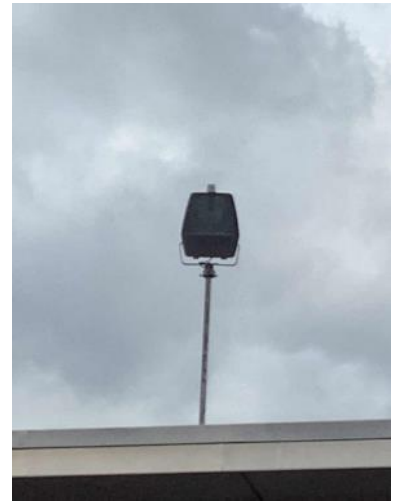
Exterior fixtures include a mix of wall packs, floodlights, and canopy lights with high-intensity discharge (HID), CFLs, and incandescent lamps. Exterior light fixtures are mainly controlled by a photocell; however, some fixtures were observed to be operating during daylight hours.



*Exterior CFL Wall Pack Fixture*



*Exterior Incandescent Fixture*



*Exterior HID Fixture*

## 2.5 Air Handling Systems

### **Unitary Electric HVAC Equipment**

The lounge area and restroom are cooled using window air conditioning (AC) units. These units have capacities of 12,000 BTU and 8,000 BTU, respectively. They are in good condition but are not ENERGY STAR labeled and are of standard efficiency.

Main office #1, #2, and other spaces are conditioned by unitary electric HVAC equipment. The 1.5-ton mini-split Samsung AC unit is operating beyond its useful life and is in fair condition and standard efficiency. This unit is connected to two indoor units. These systems are controlled by remote control units located within the space. There is also a Sea Breeze split air-source heat pump (HP) system with a cooling capacity of 1.5 tons and a heating capacity of 19 MBH. The Sea Breeze unit is in fair condition and standard efficiency.



*Window AC*



*Split Heat Pump- Outdoor*





*Outdoor Condensing Unit*



*Wall Mounted Indoor Unit*

### **Exhaust Fans**

Several fractional horsepower exhaust fans on the walls and roof of the building serve various areas, including laundry rooms, mechanical areas, and storage rooms. The fan motors are standard efficiency and are in fair condition. Most of them operate during the building's occupied hours and are controlled locally.



*Exhaust Fan-Chemical Room*



*Exhaust Fan-Laundry Room*

## **2.6 Steam to Hot Water**

This building is supplied with steam produced by the boilers located at the boiler house. Some of the steam is converted to hot water for heating the building using a heat exchanger, and the hot water is distributed to heating end uses. The hydronic distribution system serves heating needs using hot water.

The building is served by a primary-only distribution system with two constant-speed 0.5 hp heating hot water pumps operating in a lead/lag fashion. Both pumps are in mechanical area and are of standard efficiency. The hot water is used for unit heaters.

Most of the supply/return pipes are well insulated and the insulation is in fair condition.



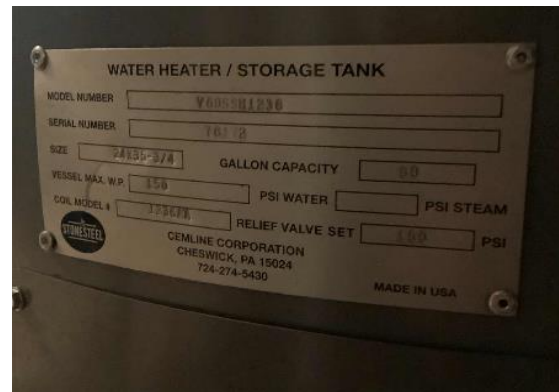
*Heat Exchanger*



*Unit Heater*



*Heat Exchanger-Storage Tank*



*Heat Exchanger-Storage Tank*

## 2.7 Domestic Hot Water

This building receives steam from the boilers at the boiler house. Steam is turned into potable hot water using a dedicated heat exchanger located in the laundry building. Hot water is stored in a tank and then distributed to end uses. The domestic hot water pipes are insulated, and the insulation is in fair condition.



*Heat Exchanger*



## 2.8 Refrigeration

The lounge area has one self-contained ice maker, which is of standard efficiency and in fair condition. Additional residential-type refrigerators have been included in Section 2.9.

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



*Ice Maker*

## 2.9 Plug Load and Vending Machines

The location is doing a great job managing the electrical plug loads. This report makes additional suggestions for ECMs in this area and provides energy-efficient best practices.

There are seven computer workstations throughout the facility. Plug loads include general cafe and office equipment. There are typical loads such as coffee machines, microwaves, printers/copiers, televisions, and toasters.

There are a few residential-style refrigerators throughout the building that are used to store food. These vary in condition and efficiency.

Additional process loads are described in Section 2.11.

## 2.10 Water-Using Systems

Water is provided by New Jersey American Water. There is one active onsite well that serves as a secondary water source for emergencies, firefighting, and other uses. Well water is directed to the water tower located on campus. The primary use of water is for drinking, cleaning, cooking, and sanitary fixtures. No water leaks were observed.

The EPA WaterSense® program has set maximum flow rates for sanitary fixtures: 1.28 gallons per flush (gpf) for toilets, 0.5 gpf for urinals, 1.5 gallons per minute (gpm) for lavatory faucets, and 2.0 gpm for showerheads. There are a few restrooms with toilets, urinals, and sinks. Faucet flow rates are 2.2 gpm or higher. Water usage in the laundry building may be higher due to the laundry and process equipment using the water supply.



*Typical Restroom Faucet*



*Typical Restroom Faucet*

## 2.11 Process Equipment

Several large commercial clothes washers and dryers are present in the building, as this building serves as the central laundry hub for the entire campus area. There are eight Huebsch commercial steam dryers rated at 4.6 boiler HP, equivalent to 153 MBh; along with Pellerin Milnor washers; Chicago Dryer Company dryers; and other standard efficiency units in fair working condition. There are several clothes feeder and flatwork folder machines in fair operating condition, and an electric clothes ironer. There is a 40 hp Atlas Copco GA30 rotary screw air compressor in the compressor room with a dedicated CompAir refrigerant dryer. It serves the tools and equipment used in the facility. The compressor is of standard efficiency and in fair condition.

Refer to Appendix A for detailed information about each unit.



*Clothes Automatic Feeder*



*Clothes Automatic Folder*



*Commercial Clothes Dryer*



*Commercial Clothes Washer*



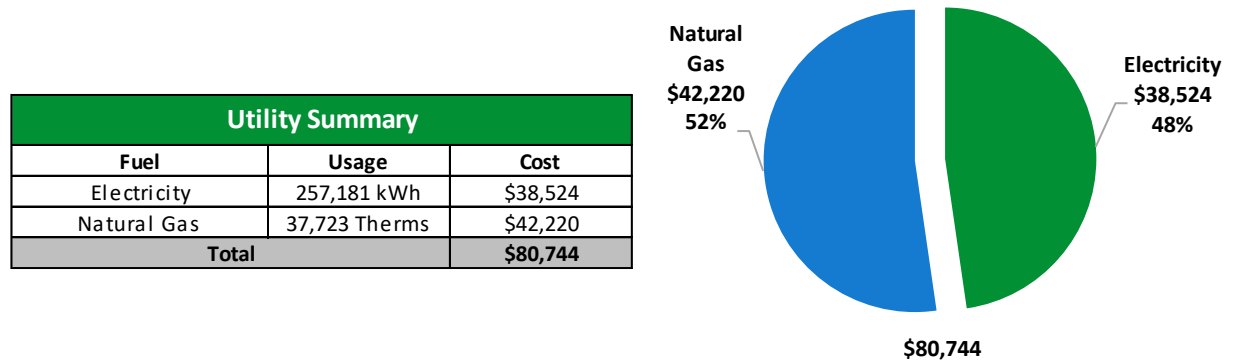
*Commercial Clothes Dryer*



*Boiler Nameplate-Laundry System*

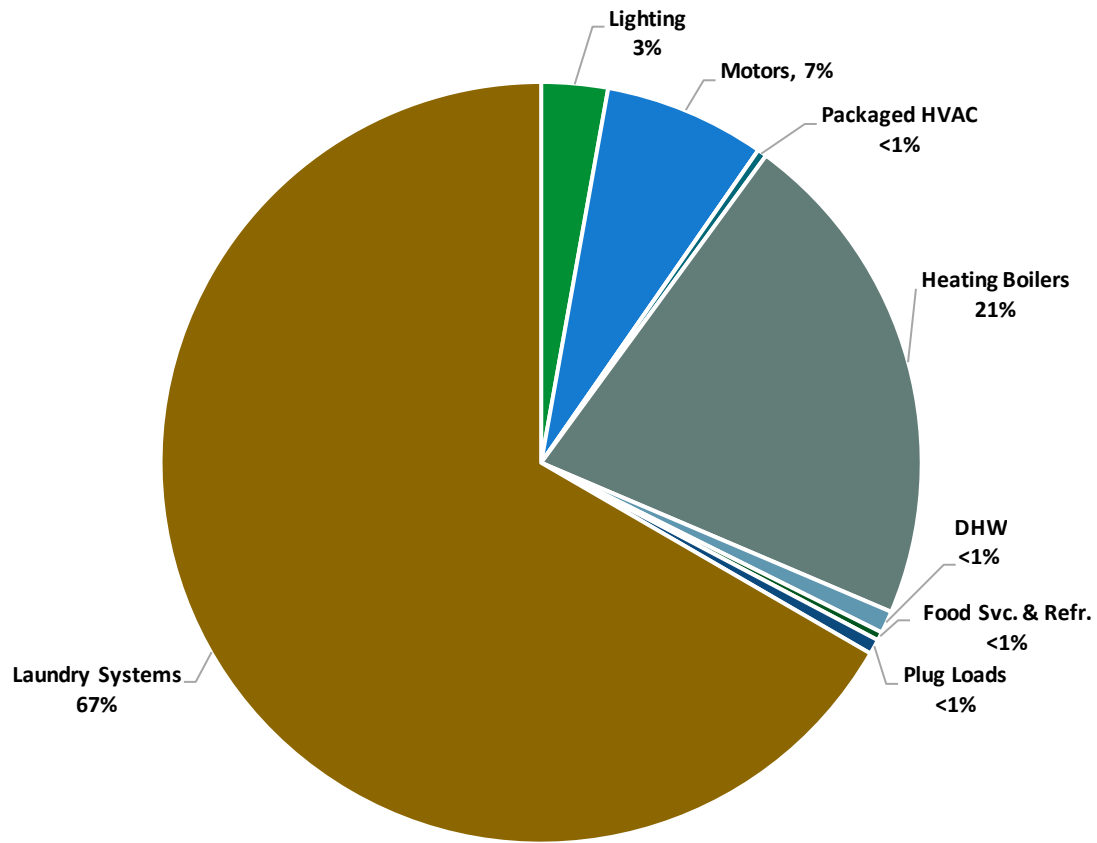
### 3 ENERGY USE AND COSTS

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



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

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

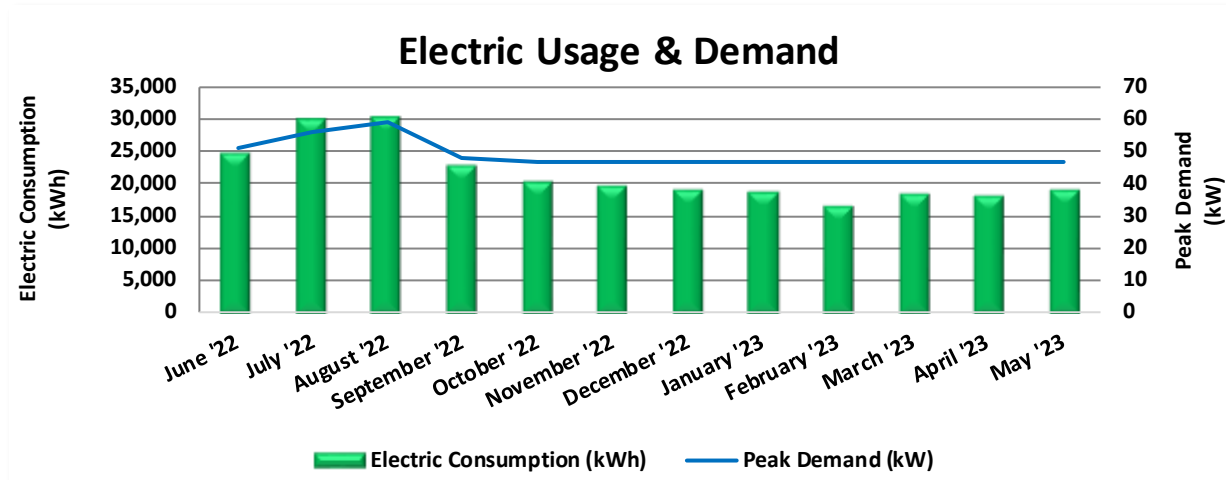


*Energy Balance by System*



### 3.1 Electricity

Atlantic City Electric delivers electricity under rate class Annual General Service Primary (GSP), with electric production provided by Constellation, a third-party supplier.



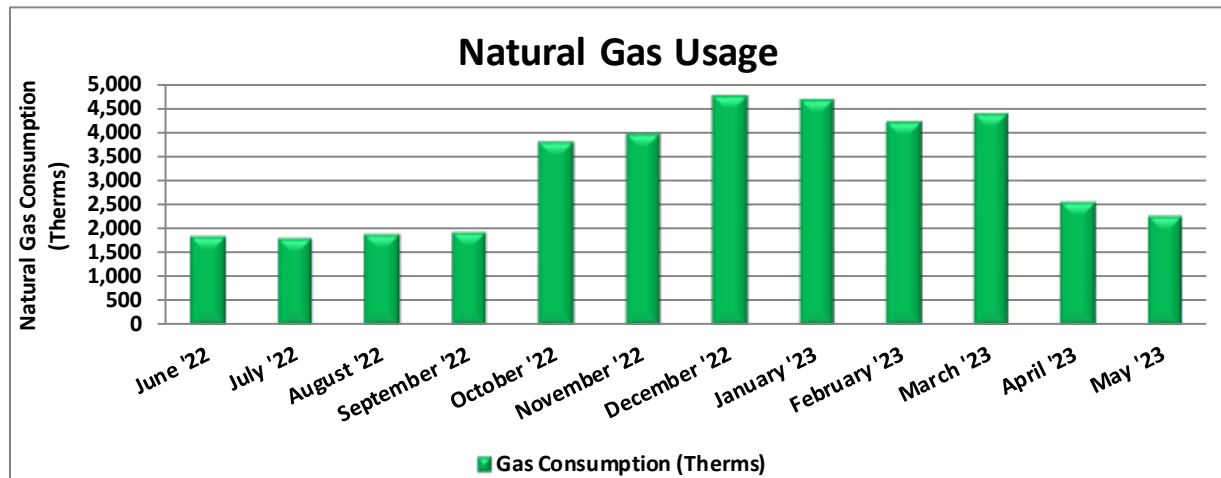
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
6/30/22	30	24,524	51	\$505	\$3,529
7/31/22	31	30,051	56	\$579	\$4,287
8/31/22	31	30,138	59	\$611	\$4,326
9/30/22	30	22,642	48	\$479	\$3,292
10/31/22	31	20,250	47	\$490	\$2,996
11/30/22	30	19,586	47	\$474	\$2,896
12/31/22	31	18,939	47	\$490	\$2,955
1/31/23	31	18,697	47	\$490	\$2,919
2/28/23	28	16,569	47	\$443	\$2,609
3/31/23	31	18,340	47	\$490	\$2,875
4/30/23	30	18,245	47	\$474	\$2,845
5/31/23	31	19,200	47	\$490	\$2,995
<b>Totals</b>	<b>365</b>	<b>257,181</b>	<b>59</b>	<b>\$6,015</b>	<b>\$38,524</b>
<b>Annual</b>	<b>365</b>	<b>257,181</b>	<b>59</b>	<b>\$6,015</b>	<b>\$38,524</b>

Notes:

- An estimated peak of 59 kW occurred in August '22.
- The estimated average demand over the past 12 months was 49 kW.
- This building is served from the main campus electric meter along with several others. Energy usage (kWh) and demand (kW) was apportioned among those buildings using a formula that accounts for building area (sf), usage, and the energy intensity of the equipment.
- 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.

## 3.2 Natural Gas

South Jersey Gas delivers natural gas under rate class Comprehensive Transportation Services (SJ-CTS), with natural gas supply provided by UGI, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
6/30/22	30	1,816	\$2,235
7/31/22	31	1,769	\$2,225
8/31/22	31	1,845	\$2,241
9/30/22	30	1,892	\$2,276
10/31/22	31	3,760	\$3,686
11/30/22	30	3,958	\$3,881
12/31/22	31	4,728	\$3,268
1/31/23	31	4,650	\$5,471
2/28/23	28	4,178	\$5,192
3/31/23	31	4,368	\$5,220
4/30/23	30	2,520	\$3,407
5/31/23	31	2,239	\$3,118
<b>Totals</b>	<b>365</b>	<b>37,723</b>	<b>\$42,220</b>
<b>Annual</b>	<b>365</b>	<b>37,723</b>	<b>\$42,220</b>

### Notes:

- The average gas cost for the past 12 months is \$1.119/therm, which is the blended rate used throughout the analysis.
- Heating hot water and domestic hot water for this building is converted from steam provided by the central plant. Also, steam is used directly in the laundry. Central plant natural gas use has been apportioned among the buildings served with steam using a formula that accounts for building area (sf), usage, and the energy intensity of the equipment.

### 3.3 Benchmarking

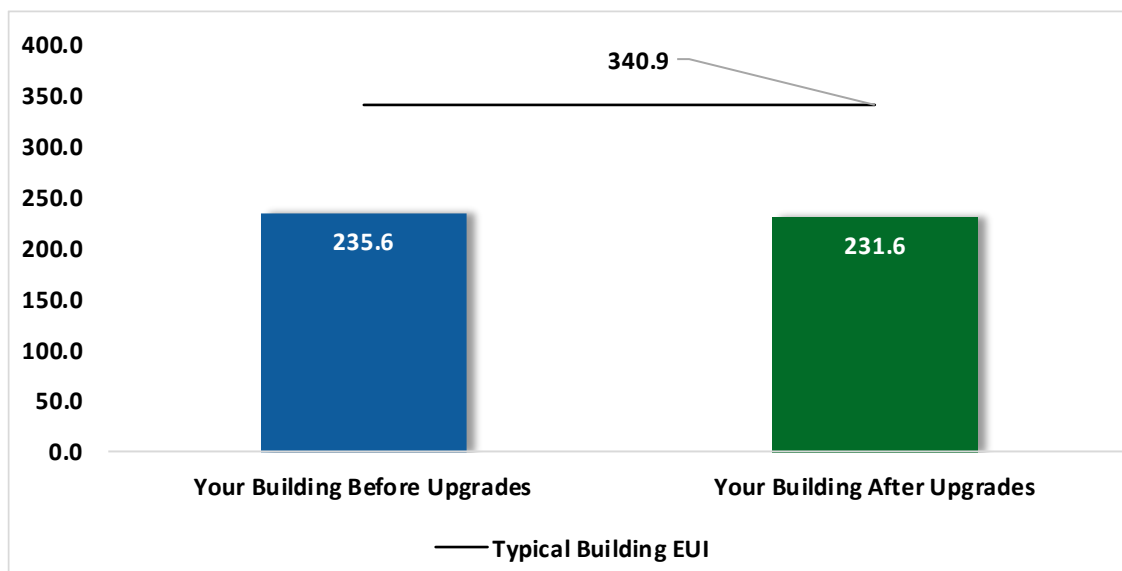
Your building was benchmarked using the United States Environmental Protection Agency's (EPA) Portfolio Manager® software. Benchmarking compares your building's energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy, and operating hours. Some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



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

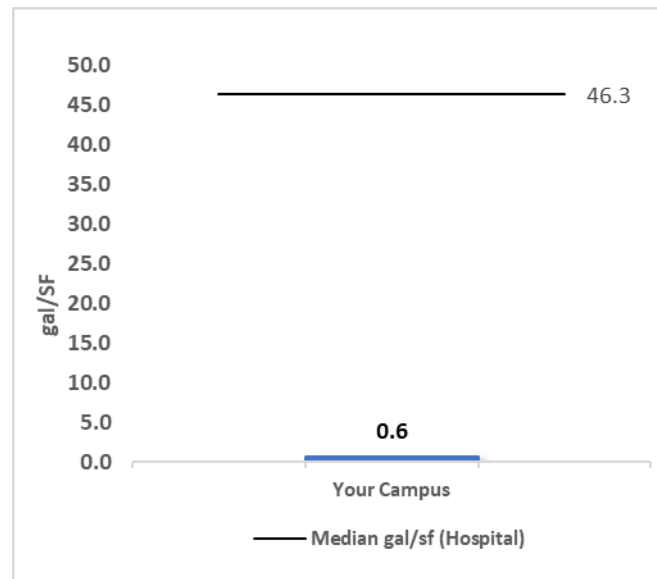
Energy use intensity (EUI) measures energy consumption per square foot and is the standard metric for comparing buildings' energy performance. A lower EUI means better performance and less energy consumed. Several factors can cause a building to vary from typical energy usage. Local weather conditions,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

Note that the typical building EUI used in this report refers to the national median energy use intensity for a "specialty hospital" and does not correlate with the energy use intensity of a particular building. Specifically, buildings with lower occupancy periods or less equipment typically use less energy.

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



## Campus Water Benchmarking



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

New Jersey American Water supplies water to the campus. This building, along with several others, shares the main campus water meter. The water bill is not divided among these buildings, so it covers the metered water usage for multiple buildings on campus. This information has been included in the report for the Main Hospital. Additional use of unmetered well water may contribute slightly to overall water consumption. Water use varies considerably depending mainly on the extent of indoor water use and whether process water is used, such as for laundry equipment. Sanitary fixtures may use varying amounts of water.

### **Tracking your Energy Performance**

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

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

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

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

### 3.4 Understanding Your Utility Bills

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

Sample bills, with annotation, may be viewed at:

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

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

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

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

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

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

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

## 4 ENERGY CONSERVATION MEASURES

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
Lighting Upgrades			19,118	4.1	-4	\$2,820	\$11,580	\$1,230	\$10,350	3.7	18,798
ECM 1	Install LED Fixtures	Yes	9,133	1.9	-2	\$1,347	\$6,450	\$220	\$6,230	4.6	8,975
ECM 2	Retrofit Fixtures with LED Lamps	Yes	9,985	2.1	-2	\$1,474	\$5,130	\$1,010	\$4,120	2.8	9,823
Lighting Control Measures			4,142	1.0	-1	\$610	\$10,250	\$1,280	\$8,970	14.7	4,059
ECM 3	Install Occupancy Sensor Lighting Controls	No	4,142	1.0	-1	\$610	\$10,250	\$1,280	\$8,970	14.7	4,059
Unitary HVAC Measures			530	0.4	0	\$79	\$3,800	\$0	\$3,800	47.9	534
ECM 4	Install High Efficiency Air Conditioning Units	No	530	0.4	0	\$79	\$3,800	\$0	\$3,800	47.9	534
Domestic Water Heating Upgrade			0	0.0	3	\$32	\$60	\$20	\$40	1.3	333
ECM 5	Install Low-Flow DHW Devices	Yes	0	0.0	3	\$32	\$60	\$20	\$40	1.3	333
TOTALS			23,789	5.4	-2	\$3,541	\$25,690	\$2,530	\$23,160	6.5	23,724

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

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

*All Evaluated ECMs*

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
Lighting Upgrades		19,118	4.1	-4	\$2,820	\$11,580	\$1,230	\$10,350	3.7	18,798
ECM 1	Install LED Fixtures	9,133	1.9	-2	\$1,347	\$6,450	\$220	\$6,230	4.6	8,975
ECM 2	Retrofit Fixtures with LED Lamps	9,985	2.1	-2	\$1,474	\$5,130	\$1,010	\$4,120	2.8	9,823
Domestic Water Heating Upgrade		0	0.0	3	\$32	\$60	\$20	\$40	1.3	333
ECM 5	Install Low-Flow DHW Devices	0	0.0	3	\$32	\$60	\$20	\$40	1.3	333
TOTALS		19,118	4.1	-1	\$2,852	\$11,640	\$1,250	\$10,390	3.6	19,131

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

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

Cost Effective ECMs

## 4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>19,118</b>	<b>4.1</b>	<b>-4</b>	<b>\$2,820</b>	<b>\$11,580</b>	<b>\$1,230</b>	<b>\$10,350</b>	<b>3.7</b>	<b>18,798</b>
ECM 1	Install LED Fixtures	9,133	1.9	-2	\$1,347	\$6,450	\$220	\$6,230	4.6	8,975
ECM 2	Retrofit Fixtures with LED Lamps	9,985	2.1	-2	\$1,474	\$5,130	\$1,010	\$4,120	2.8	9,823

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:** laundry conveyor belt room, laundry main, laundry personnel clothing, mechanical basement and exterior fixtures

### **ECM 2: Retrofit Fixtures with LED Lamps**

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

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

**Affected Building Areas:** all areas with fluorescent fixtures with T8 tubes; CFLs: restroom, chemical storage, restroom storage, exterior fixtures; incandescent lamps: mechanical compressor room, and exterior fixtures

## 4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Control Measures</b>		<b>4,142</b>	<b>1.0</b>	<b>-1</b>	<b>\$610</b>	<b>\$10,250</b>	<b>\$1,280</b>	<b>\$8,970</b>	<b>14.7</b>	<b>4,059</b>
ECM 3	Install Occupancy Sensor Lighting Controls	4,142	1.0	-1	\$610	\$10,250	\$1,280	\$8,970	14.7	4,059

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

We evaluated installing 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, laundry rooms, lounge area restrooms, workshop, and mechanical room

## 4.3 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Unitary HVAC Measures</b>		<b>530</b>	<b>0.4</b>	<b>0</b>	<b>\$79</b>	<b>\$3,800</b>	<b>\$0</b>	<b>\$3,800</b>	<b>47.9</b>	<b>534</b>
ECM 4	Install High Efficiency Air Conditioning Units	530	0.4	0	\$79	\$3,800	\$0	\$3,800	47.9	534

Replacing the unitary HVAC units has a long payback period and may not be justifiable based simply on energy considerations. However, most of the units are nearing or have reached the end of their normal useful life. Typically, the marginal cost of purchasing a high efficiency unit can be justified by the marginal savings from the improved efficiency. When the air conditioners are eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

### ECM 4: Install High Efficiency Air Conditioning Units

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

**Affected Units:** main office #1 and # 2-split AC

## 4.4 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
	<b>Domestic Water Heating Upgrade</b>	<b>0</b>	<b>0.0</b>	<b>3</b>	<b>\$32</b>	<b>\$60</b>	<b>\$20</b>	<b>\$40</b>	<b>1.3</b>	<b>333</b>
ECM 5	Install Low-Flow DHW Devices	0	0.0	3	\$32	\$60	\$20	\$40	1.3	333

### **ECM 5: 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.

## 4.5 Measures for Future Consideration

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

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

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

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



### **Electric Sub Metering**

Electricity use varies in different facilities, and plant operators need to perform their own investigations and analyses to understand how their facilities consume energy. Utility bills indicate how much energy a facility uses across the entire facility, but submetering provides more detailed data on the energy consumption of specific systems and even on individual pieces of equipment, depending on how extensively meters are installed. Electric submeters alone do not save energy, but they are a useful tool under the right circumstances. Electric sub-meters can provide facility staff with real-time energy use data for specific buildings and equipment, information that enhances the potential for greater energy management activities. Revenue grade submeters are a tool that allow operators to better understand how and where electricity is used at the facility. Better resolution of system energy use can lead to operational changes or even equipment modifications or replacement, which often result in reduced energy use, which often result in reduced energy use.

### **Ozone Laundry System**

This facility includes a laundry room with commercial clothes washers, dryers, and other laundry equipment. These systems are energy intensive and account for a significant portion of the buildings' overall energy use. Laundry equipment and system upgrade design is a specialty area that requires consideration of laundry throughput requirements, available space, existing equipment condition, available energy sources, ventilation, noise, safety, and other factors. We recommend that the services of an experienced specialty contractor be retained when considering major commercial laundry upgrades.

There may be an opportunity for energy savings by installing an ozone laundry system. An ozone system utilizes ozone and cold water to purify and clean clothes. Cleaning clothes without the use of hot water reduces energy consumption, water use, and detergent used, and it increases the life of the clothes being cleaned. The actual frequency and use of the laundry machines should be investigated further to determine the cost effectiveness and feasibility of this measure.

Please also refer to Section 6 Laundry Equipment for information on water saving upgrades for commercial laundry systems.

## 5 ENERGY EFFICIENT BEST PRACTICES

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

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

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

### **Energy Tracking with ENERGY STAR Portfolio Manager**



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

### **Weatherization**

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

### **Doors and Windows**

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

### **Window Treatments/Coverings**

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

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

## **Lighting Maintenance**



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

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

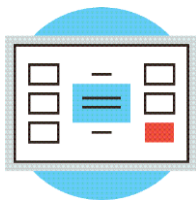
## **Motor Controls**

Electric motors often run unnecessarily, and this is an overlooked opportunity to save energy. These motors should be identified and turned off when appropriate. For example, exhaust fans often run unnecessarily when ventilation requirements are already met. Whenever possible, use automatic devices such as twist timers or occupancy sensors to turn off motors when they are not needed.

## **Motor Maintenance**

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

## **Thermostat Schedules and Temperature Resets**



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

## **AC System Evaporator/Condenser Coil Cleaning**

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

## **HVAC Filter Cleaning and Replacement**

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

## **Steam Trap Repair and Replacement**

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

## **Boiler Maintenance**

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

## **Optimize HVAC Equipment Schedules**

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

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

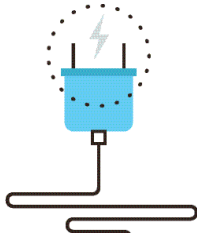
## **Compressed Air System Maintenance**

Compressed air systems require periodic maintenance to operate at peak efficiency. A maintenance plan for compressed air systems should include:

- Inspection, cleaning, and replacement of inlet filter cartridges.
- Cleaning of drain traps.
- Daily inspection of lubricant levels to reduce unwanted friction.
- Inspection of belt condition and tension.
- Check for leaks and adjust loose connections.
- Overall system cleaning.
- Reduce pressure setting to minimum needed for air operated equipment.
- Turn off compressor if not routinely needed.
- Use low pressure blower air rather than high pressure compressed air.

Contact a qualified technician for help with setting up periodic maintenance schedule.

## **Plug Load Controls**



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

## **Procurement Strategies**

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

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

## 6 WATER BEST PRACTICES

### **Getting Started**



The commercial and institutional sector is the second largest consumer of publicly supplied water in the United States, accounting for 17% of the withdrawals from public water supplies<sup>7</sup>. In New Jersey, excluding water used for power generation, approximately 80% of total water use was attributed to potable supply during the period of 2009 to 2018. Water withdrawals for potable supply have not changed noticeably during the period from 1990 to 2018<sup>8</sup>.

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

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

For more information regarding water conservation or additional details regarding the practices shown below go to the EPA's WaterSense website<sup>9</sup> or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"<sup>10</sup> to get ideas for creating a water management plan and best practices for a wide range of water using systems.

### **Water Metering and Submetering**

Tracking a facility's total water use, as well as specific end uses, is a key component of a facility's water-efficiency efforts. Accurately measuring water use can help facility managers identify areas for targeted reductions and track progress from water-efficiency upgrades. If possible, install meters to measure all water conveyed to the facility, regardless of the source. Each source should be metered separately. Consider developing a metering plan and installing separate submeters to measure specific end uses. There are many types and sizes of meters intended for different uses. Installing the correct type and size of meter are critical to accurate water measurement. Sub-metering applications may include:

<sup>7</sup> Estimated from analyzing data in: [Solley, Wayne B., et al, "Estimated Use of Water in the United States in 1995", U.S Geological Survey Circular 1200, \(1998\)](#)

<sup>8</sup> <https://dep.nj.gov/wp-content/uploads/dsr/trends-water-supply.pdf>

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

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

- Individual tenant spaces
- Cooling tower make-up and blowdown water supply
- Water lines serving other HVAC systems including water circulating loops
- Make up water supply for steam boiler plants with a capacity of 500,000 Btu/hr. or greater
- Systems or equipment that use single pass cooling water
- Irrigation systems
- Roof spray systems (for irrigating vegetated roofs or thermal conditioning)
- Ornamental water features
- Indoor and outdoor pools and spas
- Industrial water using processes

### **Leak Detection and Repair**

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

### **Toilets and Urinals**

Toilets and urinals are considered sanitary fixtures and are found in most facilities. High efficiency fixtures are at least 20% more efficient than available standard products. Leaking or damaged equipment is a substantial source of water waste. Train users to report continuously flushing, leaking, or otherwise improperly operating equipment to the appropriate personnel. Depending on the age of the equipment and the frequency of use, it may be cost effective to replace older inefficient fixtures with current generation WaterSense labeled equipment.

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

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

### **Faucets and Showerheads**

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



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

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

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

### **Laundry Equipment**

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 detergents 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.

## 7 ON-SITE GENERATION

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

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

## 7.1 Solar Photovoltaic

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

A campus wide screening based on the facility's demand, combined available spaces, and shading elements has been included in the report for Boiler House.

### **Successor Solar Incentive Program (SuSI)**

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

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

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

## 7.2 Combined Heat and Power

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

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

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

A preliminary screening based on heating and electrical demand, siting, and interconnection has been included in the report for the Boiler House.

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

## 8 PROJECT FUNDING AND INCENTIVES

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

### NJBPU and NJCEP Administered Programs



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

### Utility Administered Programs



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

## 8.1 New Jersey's Clean Energy Program

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

### Large Energy Users

The Large Energy Users Program (LEUP) is designed to foster self-directed investment in energy projects. This program is offered to New Jersey's largest energy customers. To qualify entities must have incurred at least \$5 million in total energy costs in the prior fiscal year.

#### **Incentives**

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

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

#### **How to Participate**

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

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

## Combined Heat and Power

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

### Incentives<sup>11</sup>

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

<sup>11</sup>

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

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

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

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

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





### **How to Participate**

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

## Successor Solar Incentive Program (SuSI)

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

### **Administratively Determined Incentive (ADI) Program**

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

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

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

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

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

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

### **Competitive Solar Incentive (CSI) Program**

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

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

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

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

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

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

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

## **Energy Savings Improvement Program**

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

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

### **How to Participate**

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

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

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

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

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

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

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

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

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

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

The first step toward participation in a DR program is to contact a curtailment service provider. A list of these providers is available on the website of the independent system operator, PJM, and it includes contact information for each company, as well as the states where they have active business<sup>12</sup>. PJM also posts training materials for program members interested in specific rules and requirements regarding DR activity along with a variety of other DR program information<sup>13</sup>.

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

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<sup>12</sup> <http://www.pjm.com/markets-and-operations/demand-response.aspx>.

<sup>13</sup> <http://www.pjm.com/training/training-events.aspx>.

## 8.2 Utility Energy Efficiency Programs

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

### **Prescriptive and Custom**

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

#### **Equipment Examples**

*Lighting*

*Lighting Controls*

*HVAC Equipment*

*Refrigeration*

*Gas Heating*

*Gas Cooling*

*Commercial Kitchen Equipment*

*Food Service Equipment*

*Variable Frequency Drives*

*Electronically Commutate Motors*

*Variable Frequency Drives*

*Plug Loads Controls*

*Washers and Dryers*

*Agricultural*

*Water Heating*

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

### **Direct Install**

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

#### **Incentives**

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

#### **How to Participate**

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



## **Engineered Solutions**

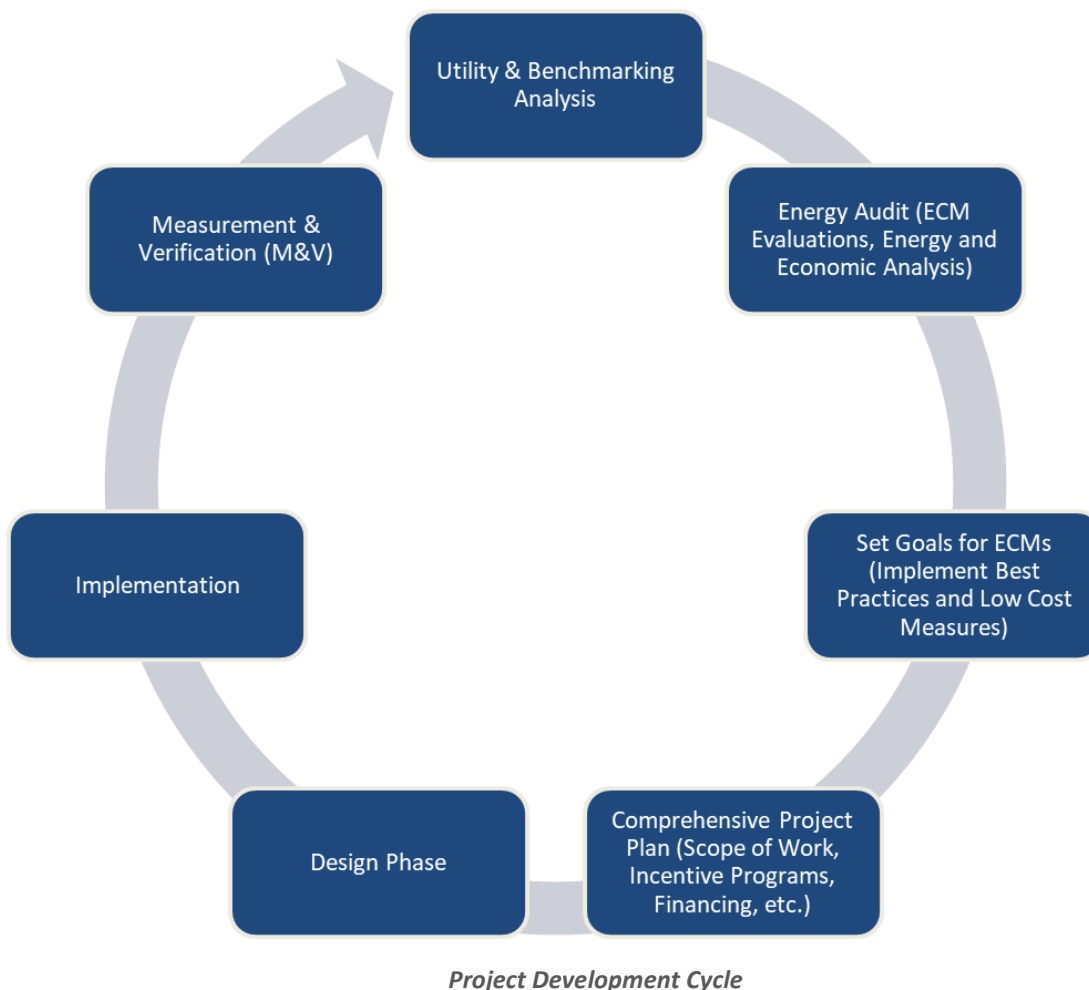
The Engineered Solutions Program provides tailored energy-efficiency assistance and services to municipalities, universities, schools, hospitals, and healthcare facilities (MUSH), non-profit entities, and multifamily buildings. Customers receive expert guided services, including investment-grade energy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

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

## 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.



## 10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

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

### 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<sup>15</sup>.

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

<sup>15</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html)



APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Corridor - Offices	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Corridor - Offices	3	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	S	12	4,380		None	No	3	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	12	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Janitorial Closet	1	LED - Fixtures: Ceiling Mount	Wall Switch	S	20	500		None	No	1	LED - Fixtures: Ceiling Mount	Wall Switch	20	500	0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Conveyor Belt Room	4	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	S	12	2,808	3	None	Yes	4	LED Lamps: (1) 12W A19 Screw-In Lamp	Occupancy Sensor	12	1,938	0.0	42	0	\$6	\$0	\$0	0.0
Laundry - Conveyor Belt Room	1	LED Lamps: (1) 50W Corn Bulb Screw-In Lamp	Wall Switch	S	50	2,808	3	None	Yes	1	LED Lamps: (1) 50W Corn Bulb Screw-In Lamp	Occupancy Sensor	50	1,938	0.0	44	0	\$6	\$0	\$0	0.0
Laundry - Conveyor Belt Room	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,808	2, 3	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,938	0.6	2,493	-1	\$367	\$1,720	\$310	3.8
Laundry - Conveyor Belt Room	2	Metal Halide: (1) 150W Lamp	Wall Switch	S	190	2,808	1, 3	Fixture Replacement	Yes	2	LED - Fixtures: Downlight Surface Mount	Occupancy Sensor	57	1,938	0.2	846	0	\$125	\$1,050	\$80	7.8
Laundry - Main	16	LED Lamps: (1) 50W Corn Bulb Screw-In Lamp	Wall Switch	S	50	2,808	3	None	Yes	16	LED Lamps: (1) 50W Corn Bulb Screw-In Lamp	Occupancy Sensor	50	1,938	0.2	696	0	\$103	\$660	\$70	5.8
Laundry - Main	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,808	2, 3	Relamp	Yes	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,938	0.6	2,594	-1	\$382	\$1,770	\$290	3.9
Laundry - Main	17	Metal Halide: (1) 150W Lamp	Wall Switch	S	190	2,808	1, 3	Fixture Replacement	Yes	17	LED - Fixtures: Downlight Surface Mount	Occupancy Sensor	57	1,938	1.7	7,192	-2	\$1,059	\$8,880	\$690	7.7
Laundry - Personal Clothing	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,808	2, 3	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,938	0.2	1,061	0	\$156	\$790	\$130	4.2
Laundry - Personal Clothing	2	Metal Halide: (1) 150W Lamp	Wall Switch	S	190	2,808	1, 3	Fixture Replacement	Yes	2	LED - Fixtures: Downlight Surface Mount	Occupancy Sensor	57	1,938	0.2	846	0	\$125	\$1,050	\$80	7.8
Lounge - Break Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,808	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,938	0.1	415	0	\$61	\$330	\$60	4.4
Lounge - Intake Break Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,808	2, 3	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,938	0.0	118	0	\$17	\$50	\$10	2.3
Lounge - Intake Break Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,808	2, 3	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,938	0.1	623	0	\$92	\$420	\$80	3.7
Mechanical - Compressor Room	2	Incandescent: (1) 75W A19 Screw-In Lamp	Wall Switch	S	75	2,808	2, 3	Relamp	Yes	2	LED Lamps: A19 Lamps	Occupancy Sensor	12	1,938	0.1	375	0	\$55	\$200	\$20	3.3
Office - #3	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,496	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,722	0.1	369	0	\$54	\$510	\$80	7.9
Office - Main #1	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,496	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,496	0.0	140	0	\$21	\$90	\$20	3.4
Office - Main #2	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,496	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,496	0.0	140	0	\$21	\$90	\$20	3.4
Office - Mechanics	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,496	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,722	0.1	369	0	\$54	\$330	\$60	5.0
Restroom - Female	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	1,600	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,104	0.1	237	0	\$35	\$330	\$60	7.7
Restroom - Male	4	Compact Fluorescent: (1) 32W Circline/T9 Plug-In Lamp	Wall Switch	S	32	1,600	2, 3	Relamp	Yes	4	LED Lamps: Downlight Surface Mount	Occupancy Sensor	23	1,104	0.0	103	0	\$15	\$430	\$40	25.7
Stairs	2	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch		12	8,760		None	No	2	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	12	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Storage - Chemicals	1	Compact Fluorescent: (1) 13W Spiral Plug-In Lamp	Occupancy Sensor	S	13	1,000	2	Relamp	No	1	LED Lamps: Downlight Surface Mount	Occupancy Sensor	10	1,000	0.0	3	0	\$0	\$30	\$0	67.9
Storage - Chemicals 121	1	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	S	12	1,000		None	No	1	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	12	1,000	0.0	0	0	\$0	\$0	\$0	0.0



Existing Conditions							Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Storage - Chemicals 121	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	1,000	2	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,000	0.0	66	0	\$10	\$100	\$20	8.2
Storage - Restroom	1	Compact Fluorescent: (1) 32W Circline/T9 Plug-In Lamp	Wall Switch	S	32	1,000	2	Relamp	No	1	LED Lamps: Downlight Surface Mount	Wall Switch	23	1,000	0.0	9	0	\$1	\$30	\$0	22.6
Storage - Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	1,000	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,000	0.0	33	0	\$5	\$50	\$10	8.2
Work Shop	1	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	S	12	2,808		None	No	1	LED Lamps: (1) 12W A19 Screw-In Lamp	Wall Switch	12	2,808	0.0	0	0	\$0	\$0	\$0	0.0
Work Shop	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,808	2, 3	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,938	0.3	1,415	0	\$208	\$940	\$160	3.7
Mechanical - Basement	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,808	2	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,808	0.1	314	0	\$46	\$180	\$40	3.0
Mechanical - Basement	2	Metal Halide: (1) 70W Lamp	Wall Switch	S	95	2,808	1, 3	Fixture Replacement	Yes	2	LED - Fixtures: Downlight Surface Mount	Occupancy Sensor	26	1,938	0.1	433	0	\$64	\$1,050	\$80	15.2
Exterior	2	Compact Fluorescent: (1) 42W Triple Biaxial Plug-In Lamp	Wall Switch		42	5,000	2	Relamp	No	2	LED Lamps: PL-L (Bi-ax) Lamps	Wall Switch	30	5,000	0.0	120	0	\$18	\$30	\$0	1.7
Exterior	4	Incandescent: (1) 75W A19 Screw-In Lamp	Wall Switch		75	5,000	2	Relamp	No	4	LED Lamps: A19 Lamps	Wall Switch	12	5,000	0.0	1,260	0	\$189	\$100	\$0	0.5
Exterior	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	PhotoCell		20	4,380		None	No	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	PhotoCell	20	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior	1	Metal Halide: (1) 250W Lamp	PhotoCell		295	4,380	1	Fixture Replacement	No	1	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	PhotoCell	89	4,380	0.0	902	0	\$135	\$620	\$100	3.8



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
Laundry - Personal Clothing	Compressed Air Dryer	1	Other	6.00	85.0%	No	CompAir	CNC200	W	400		No	85.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Compressor Room	Air Compressor	1	Air Compressor	40.00	92.4%	No	Atlas Copco	GA30	W	400		No	92.4%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Main	Condensate Pump	2	Condensate Pump	0.50	73.0%	No	Century	ST1052	W	1,800		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Basement	Condensate Pump	2	Condensate Pump	0.75	75.0%	No	Century	ST1053	W	1,800		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Conveyor Belt Room	Exhaust Fan	1	Exhaust Fan	0.50	73.0%	No			W	1,784		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Main	Exhaust Fan	4	Exhaust Fan	0.75	75.0%	No			W	1,784		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Personal Clothing	Exhaust Fan	2	Exhaust Fan	0.25	65.0%	No			W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Compressor Room	Exhaust Fan	1	Exhaust Fan	0.25	65.0%	No			W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Basement	Heating Hot Water Pump	2	Heating Hot Water Pump	0.50	73.0%	No	Weg		W	1,800		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Conveyor Belt Room	Conveyor Belt	1	Other	2.00	84.0%	No			W	1,800		No	84.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Main	Conveyor Belt	4	Other	0.50	73.0%	No	Baldor		W	1,800		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Basement	Sump Pump	2	Other	2.00	88.5%	No			W	1,200		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Conveyor Belt Room	Supply Fan	1	Supply Fan	0.75	75.0%	No	Dayton		W	1,784		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical - Basement	Water Supply Pump	2	Water Supply Pump	7.50	88.5%	No	Baldor		W	3,391		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage - Chemicals	Storage - Chemicals	1	Exhaust Fan	0.50	73.0%	No			W	1,784		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Conveyor Belt Room	Laundry - Conveyor Belt Room	2	Supply Fan	1.00	75.0%	No	Mars		W	1,784		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Exterior	Air Curtains	12	Supply Fan	1.00	73.0%	No			W	1,784		No	73.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Corridor - Offices	Corridor - Offices	1	Supply Fan	0.25	65.0%	No			W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Laundry - Main	Laundry - Main	2	Supply Fan	0.25	65.0%	No			W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Male	Restroom - Male	2	Supply Fan	0.25	65.0%	No			W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0





		Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Office - Main #1 and #2	Office - Main #1 and #2	2	Supply Fan	0.06	65.0%	No	Samsung	AM18A1C09	W	1,784		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0

Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Lounge - Break Room	Lounge - Break Room	1	Window AC	1.00		10.00		Frigidaire		W		No							0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Female	Restroom - Female	1	Window AC	0.67		11.94		Frigidaire	FHWW083WB1	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior	Office - Main #1 and #2	1	Ductless Mini-Split AC	1.50		10.47		Samsung	UM18A1C2	B	4	Yes	1	Ductless Mini-Split AC	1.50		18.00		0.4	530	0	\$79	\$3,800	\$0	47.9
Exterior	Cooling - Split Unit	1	Ductless Mini-Split HP	1.50	19.00	12.50	10.5 HSPF	Sea Breeze	SMZ18H422Z0GB	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
Central Power Plant	Building Heat	1	Forced Draft Steam Boiler	905	Proxy Boiler		W		No						0.0	0	0	\$0	\$0	\$0	0.0

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Central Power Plant	DHW Through Heat Exchnager	1	Boiler	Proxy Boiler		W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Restroom - Female	5	3	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	1	\$16	\$30	\$10	1.3
Restroom - Male	5	3	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	1	\$16	\$30	\$10	1.3



Commercial Ice Maker Inventory & Recommendations

Location	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
	Quantity	Ice Maker Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Lounge - Intake Break Room	1	Self-Contained Unit (<175 lbs/day), Batch	Manitowoc		No		No	0.0	0	0	\$0	\$0	\$0	0.0



Plug Load Inventory

Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified ?	Manufacturer	Model
Lounge - Break Room	1	Coffee Machine	900	No		
Lounge - Intake Break Room	1	Coffee Machine	900	No		
Office - #3	2	Coffee Machine	900	No		
Laundry - Conveyor Belt Room	1	Desktop	150	No		
Laundry - Main	1	Desktop	150	No		
Lounge - Break Room	1	Desktop	150	No		
Office - #3	1	Desktop	150	No		
Office - Main #1	1	Desktop	150	No		
Office - Main #2	1	Desktop	150	No		
Office - Mechanics	1	Desktop	150	No		
Storage - Chemicals 121	1	Fan (Large)	250	No		
Lounge - Break Room	1	Microwave	1,000	No		
Lounge - Intake Break Room	1	Microwave	1,000	No		
Office - #3	1	Microwave	1,000	No		
Lounge - Break Room	1	Printer (Medium/Small)	200	No		
Office - Main #1	1	Printer (Medium/Small)	200	No		
Office - Main #2	1	Printer (Medium/Small)	200	No		
Office - Mechanics	1	Printer (Medium/Small)	200	No		
Office - Mechanics	1	Printer/Copier (Large)	600	No		
Office - Main #1	1	Refrigerator (Mini)	153	No		
Lounge - Break Room	1	Refrigerator (Residential)	218	No		
Lounge - Intake Break Room	1	Refrigerator (Residential)	218	No		
Office - #3	1	Refrigerator (Residential)	218	No		
Lounge - Intake Break Room	1	Television	190	No		
Lounge - Break Room	2	Toaster	850	No		




Miscellaneous Fuel Inventory


Existing Conditions						
Location	Quantity	Equipment Description	Input Capacity per Unit (MBh)	ENERGY STAR Qualified ?	Manufacturer	Model
Laundry Room	8	Commercial Laundry System	153.0	No	Huebsch	HT075SREF6K2W01
Laundry - Main	2	Clothes Dryer	71.2	No	Pellerin Milnor	6458TSIL
Laundry - Personal Clothing	8	Clothes Dryer	0.9	No	Huebsch	HT075SREF6K2W01
Laundry - Main	1	Clothes Washer	1.9	No	Pellerin Milnor	Flowspli
Laundry - Personal Clothing	6	Clothes Washer	12.7	No	Pellerin Milnor	30022V6J
Laundry - Main	1	Clothes Automatic Feeder	6.4	No	Chicago Dryer Company	EDGE CT
Laundry - Main	1	Clothes Automatic Feeder	7.6	No	Chicago Dryer Company	Cascade CT
Laundry - Main	1	Clothes Automatic Folder	9.7	No	Chicago Dryer Company	S- Mini - TP Play
Laundry - Main	1	Clothes Flatwork Folder	8.9	No	Chicago Dryer Company	0
Laundry - Main	1	Clothes Flatwork Feeder	6.0	No	Chicago Dryer Company	Blanket
Laundry - Main	1	Clothes Ironer	61.1	No	Chicago Dryer Company	CEN-11 52- 57
Laundry - Main	1	Clothes Dryer	71.2	No	Pellerin Milnor	6458TSIR
Laundry - Main	3	Clothes Washer	3.8	No	Pellerin Milnor	G3 Surge
Laundry - Main	1	Clothes Washer	3.8	No	Pellerin Milnor	MP1603R
Laundry - Main	1	Clothes Washer	2.5	No	0	0
Laundry - Main	1	Clothes Washer	3.8	No	0	0
Laundry - Personal Clothing	1	Clothes Washer	12.7	No	Pellerin Milnor	4230V6J

## APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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



# ENERGY STAR® Statement of Energy Performance



**ENERGY STAR®  
Score<sup>1</sup>**

**DHS - Ancora Psychiatric Hospital (APH Campus)**

Primary Property Type: Other - Specialty Hospital  
 Gross Floor Area (ft²): 833,680  
 Built: 1953

For Year Ending: April 30, 2023  
 Date Generated: August 05, 2024

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

Property & Contact Information			
<b>Property Address</b> DHS - Ancora Psychiatric Hospital (APH Campus) 301 Spring Garden Road Hammonton, New Jersey 08037	<b>Property Owner</b> State of New Jersey 428 East State Street Trenton, NJ 08625 (609) 940-4129	<b>Primary Contact</b> New Jersey Board of Public Utilities State Energy Services 44 South Clinton Ave Trenton, NJ 08625 (609) 633-9886 BPU.EnergyServices@bpu.nj.gov	
<b>Property ID:</b> 298865004 <b>Unique Building Identifier (UBID):</b> 87F7M4MQ+39R-448-488-439-512			

Energy Consumption and Energy Use Intensity (EUI)			
<b>Site EUI</b>	<b>Annual Energy by Fuel</b>	<b>National Median Comparison</b>	
212.3 kBtu/ft²	Natural Gas (kBtu)	National Median Site EUI (kBtu/ft²)	340.9
	Electric - Grid (kBtu)	National Median Source EUI (kBtu/ft²)	433.9
	% Diff from National Median Source EUI	-38%	
<b>Source EUI</b>		<b>Annual Emissions</b>	
270.2 kBtu/ft²		Total (Location-Based) GHG Emissions (Metric Tons CO2e/year)	10,229

### Signature & Stamp of Verifying Professional

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

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

Licensed Professional

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



Professional Engineer or Registered Architect Stamp (if applicable)

## APPENDIX C: GLOSSARY

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



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

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