Local Government Energy Audit Report

Office of Weights & Measures

October 16, 2023

Prepared for:

State of NJ - Dept of Law & PS

1261 Route 1 & 9 South

Avenel, New Jersey 07001

Prepared by:

TRC

317 George Street

New Brunswick, New Jersey 08901

Disclaimer

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

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

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

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

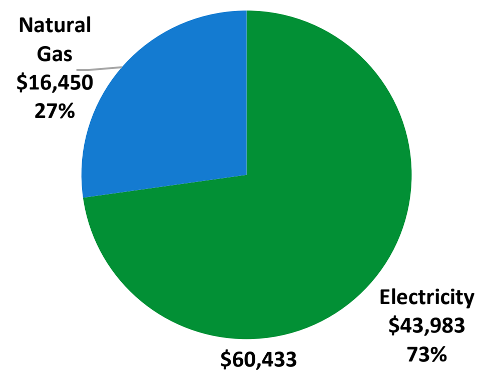
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state, and federal requirements.

Table of Contents

1 Executive Summary

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

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $60,433 Electricity: 278,000 kWh Natural Gas: 14,556 Therms	
ENERGY STAR® Benchmarking Score	45 *(1-100 scale)*	This building performs at or below the national average. This report contains suggestions about how to improve building performance and reduce energy costs.

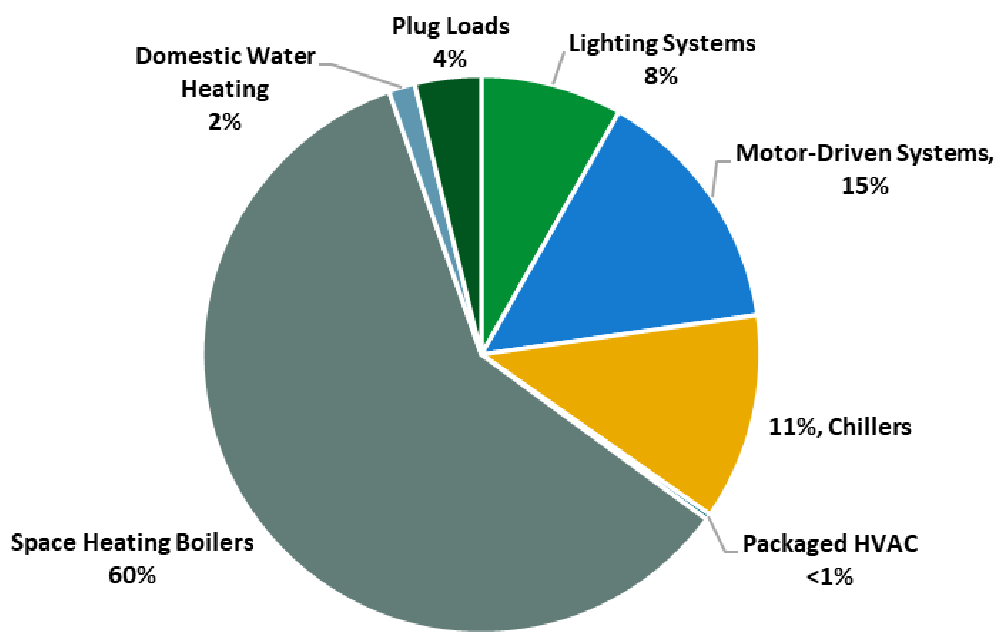


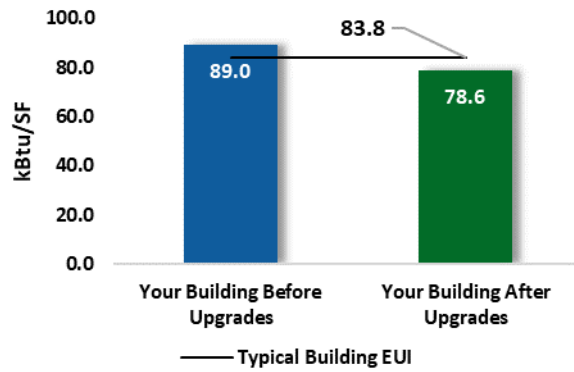
Figure 1 - Energy Use by System

POTENTIAL IMPROVEMENTS

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

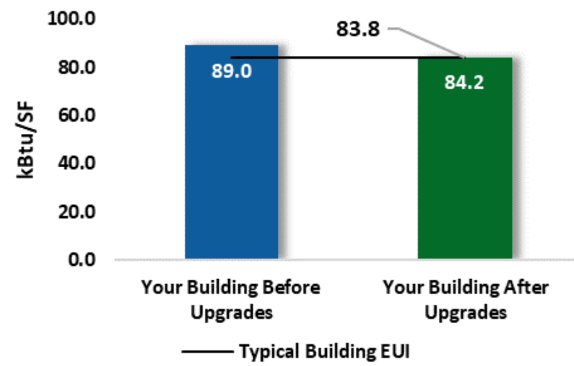
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	$208,480
Potential Rebates & Incentives[1]	$8,028
Annual Cost Savings	$10,631
Annual Energy Savings	Electricity: 62,255 kWh Natural Gas: 692 Therms
Greenhouse Gas Emission Savings	35 Tons
Simple Payback	18.9 Years
Site Energy Savings (All Utilities)	12%



Scenario 2: Cost Effective Package[2]

Installation Cost	$43,264
Potential Rebates & Incentives	$2,575
Annual Cost Savings	$5,983
Annual Energy Savings	Electricity: 37,595 kWh Natural Gas: 31 Therms
Greenhouse Gas Emission Savings	19 Tons
Simple Payback	6.8 Years
Site Energy Savings (all utilities)	5%



On-site Generation Potential

Photovoltaic	Medium
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures			**14,507**	**5.3**	**-3**	**$2,261**	**$8,636**	**$1,445**	**$7,191**	**3.2**	**14,253**
ECM 1	Install Occupancy Sensor Lighting Controls	Yes	13,908	5.1	-3	$2,168	$7,534	$815	$6,719	3.1	13,665
ECM 2	Install High/Low Lighting Controls	Yes	598	0.2	0	$93	$1,102	$630	$472	5.1	588
Variable Frequency Drive (VFD) Measures			**26,756**	**5.6**	**0**	**$4,233**	**$43,956**	**$1,300**	**$42,656**	**10.1**	**26,943**
ECM 3	Install VFDs on Constant Volume (CV) Fans	Yes	18,524	4.3	0	$2,931	$25,166	$900	$24,266	8.3	18,653
ECM 4	Install VFDs on Chilled Water Pumps	Yes	4,564	0.9	0	$722	$9,395	$200	$9,195	12.7	4,596
ECM 5	Install VFDs on Heating Water Pumps	No	3,667	0.4	0	$580	$9,395	$200	$9,195	15.8	3,693
Unitary HVAC Measures			**436**	**0.3**	**0**	**$69**	**$6,982**	**$368**	**$6,615**	**95.9**	**439**
ECM 6	Install High Efficiency Air Conditioning Units	No	436	0.3	0	$69	$6,982	$368	$6,615	95.9	439
Electric Chiller Replacement			**20,556**	**15.5**	**0**	**$3,252**	**$77,267**	**$1,200**	**$76,067**	**23.4**	**20,700**
ECM 7	Install High Efficiency Chillers	No	20,556	15.5	0	$3,252	$77,267	$1,200	$76,067	23.4	20,700
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**66**	**$747**	**$71,572**	**$3,686**	**$67,886**	**90.9**	**7,736**
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	66	$747	$71,572	$3,686	$67,886	90.9	7,736
Domestic Water Heating Upgrade			**0**	**0.0**	**6**	**$69**	**$67**	**$30**	**$37**	**0.5**	**719**
ECM 9	Install Low-Flow DHW Devices	Yes	0	0.0	6	$69	$67	$30	$37	0.5	719
TOTALS (COST EFFECTIVE MEASURES)			**37,595**	**10.5**	**3**	**$5,983**	**$43,264**	**$2,575**	**$40,689**	**6.8**	**38,221**
TOTALS (ALL MEASURES)			**62,255**	**26.7**	**69**	**$10,631**	**$208,480**	**$8,028**	**$200,452**	**18.9**	**70,790**

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

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

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

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

2 Existing Conditions

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Office of Weights & Measures. 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 June 22, 2023, TRC performed an energy audit at the Office of Weights & Measures located in Avenel, New Jersey. TRC met with David Donahue to review the facility operations and help focus our investigation on specific energy-using systems.

The Office of Weights & Measures is a 1-story, 27,000 square foot building built in 1984. Spaces include mechanical spaces, offices, restrooms, open areas, corridors, closets, and vestibule.

Recent improvements and Facility Concerns

The facility has replaced all its existing T12 and T8 fluorescents with LED. The site is interested in a BAS but has been unable to fund the project.

Facility concerns include acquiring a new chiller, as the current one is beyond its useful life, and implementing a BAS system.

2.2 Building Occupancy

The facility is occupied year-round, from Monday to Friday. Typical weekday occupancy is approximately 35 staff.

It should be noted that the energy and economic analysis for this building is based on the use of the building during the utility billing period, and that results will vary based on changes to building use patterns.

Building Name	Weekday/Weekend	Operating Schedule
Office of Weights & Measures - General Operating Hours	Weekday	8:00 AM - 5:00 PM
	Weekend	Closed

Figure 3 - Building Occupancy Schedule

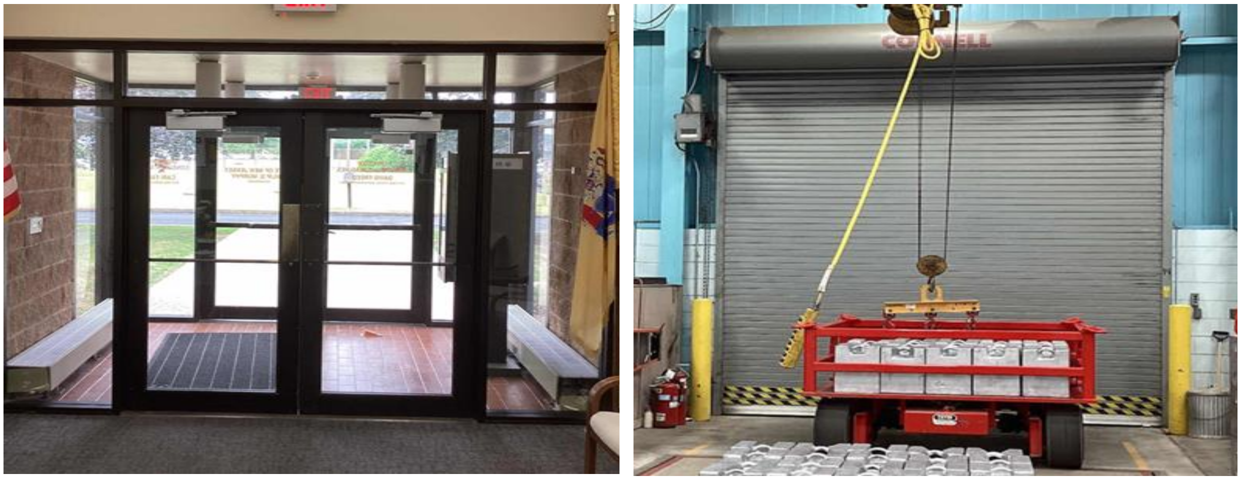
2.3 Building Envelope

Building walls are concrete block over structural steel with a brick façade. The roof is flat and is covered with a synthetic grey rubber membrane. It is in fair condition.

The windows are original to the building. They are single pane and have aluminum frames with thermal breaks. The glass-to-frame seals are in good condition. The operable window weather seals are in fair condition, showing some evidence of wear. Exterior doors utilize a combination of wooden-frames doors, which are in fair condition, metal frame doors, and roll up garage frame doors, which are in good condition. Degraded window and door seals increase drafts and outside air infiltration. Overall, the building envelope appears in fair condition.

Building Walls

Building Windows



Main Entrance & Roll-up Garage Doors

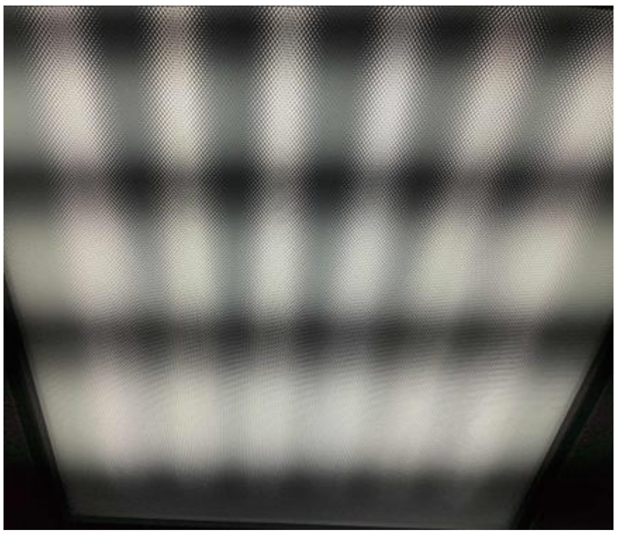
Flat Roof

2.4 Lighting Systems

The primary interior lighting system consist of LED Fixtures and LED linear tubes. Fixture types include 2- 6- or 8-lamp, 2-foot and 4-foot-long troffer, recessed, surface mounted, and LED fixtures with U-bend tube lamps.

Additionally, the remaining areas uses LED lamps. Exit signs use LED sources.

Interior light fixtures are manually controlled. All light fixtures are in good condition. Interior lighting levels were generally sufficient. Exterior fixtures use LED wall packs and LED poles. Exterior fixtures are controlled by timeclock, photocell, and wall switch.



6-Lamp LED Fixture & LED Linear Tubes

LED Fixtures

LED U-Bend Lamps & LED Exit Sign

Wall Switches & Wall Switch

LED Wall Pack & LED Poles

2.5 Air Handling Systems

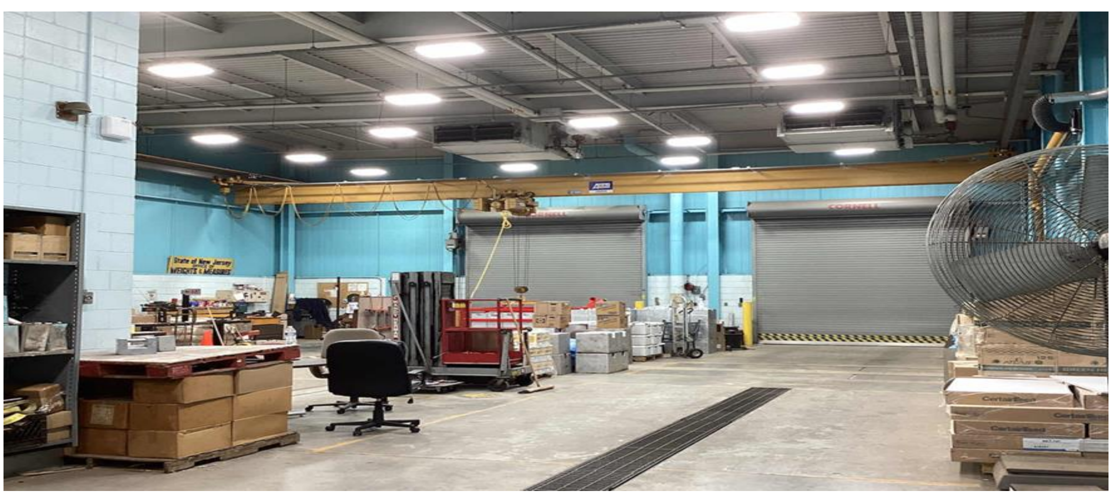
Unitary Electric HVAC Equipment

The small balance lab is conditioned by a DAY & NIGHT split system AC unit with a cooling capacity of 3.5 tons. At the time of the audit the unit, the unit was non-operational. The unit has been evaluated for replacement.

Rooftop Condensing Unit

Unitary Heating Equipment

The truck bay is heated by 3 suspended Heating and Ventilation (HVs) units. They are equipped with 3 hp supply fan motors and fan coils with valves connected to the hot water distribution system. Two 0.5 hp hot water pumps distribute hot water to the units. The units are in good operating condition and are controlled by local thermostats.



Truck Bay Ceiling Unit Vents

Unit Vent Heating Hot Water Pumps

Air Handling Units (AHUs)

The metrology lab, offices and other areas are conditioned by two air handling units (AHUs) located in the upper mechanical room: AHU-1 & AHU-2. The AHUs are equipped with chilled water coils supplied by an air-cooled reciprocating chiller located in the upper mechanical room. The AHUs are equipped with constant speed supply fan motors. The units are original to the building.

AHU-1

AHU-2

Supply Fan

2.6 Building Exhaust Air Systems

The building's restroom, provers, offices, and other areas are ventilated with motor driven exhaust fans. Equipment is in good condition, controlled by manual switches.

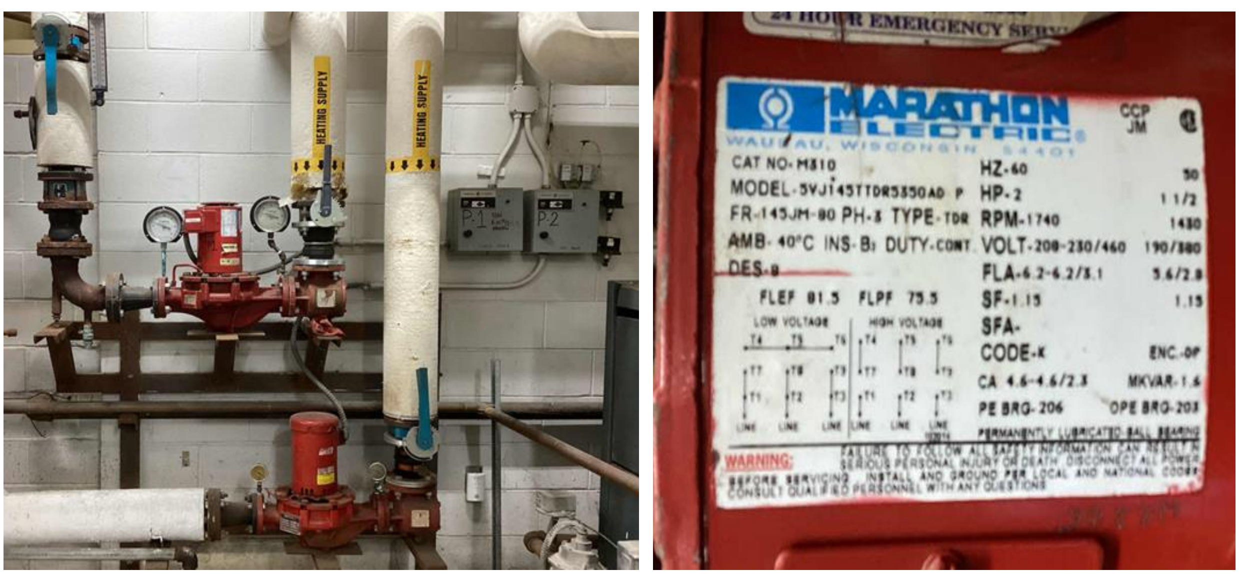
Exhaust Fans

2.7 Heating Hot Water Systems

Two WEIL-McLAIN 1,053 MBh gas-fired hot water boilers serve the building heating load. The burners are non-modulating. The boilers are configured in manual control scheme. Installed in 1984, they are in poor condition and have been evaluated for replacement.

The hydronic distribution system is a 2-pipe heating only system. Two 2.0 hp constant flow pumps (P-1 & P-2) distribute heating hot water to AHUs and radiators. The boilers and the hot water loop are controlled by a pneumatic system using 1 hp air compressor located in upper mechanical room.

Heating Hot Water Boilers



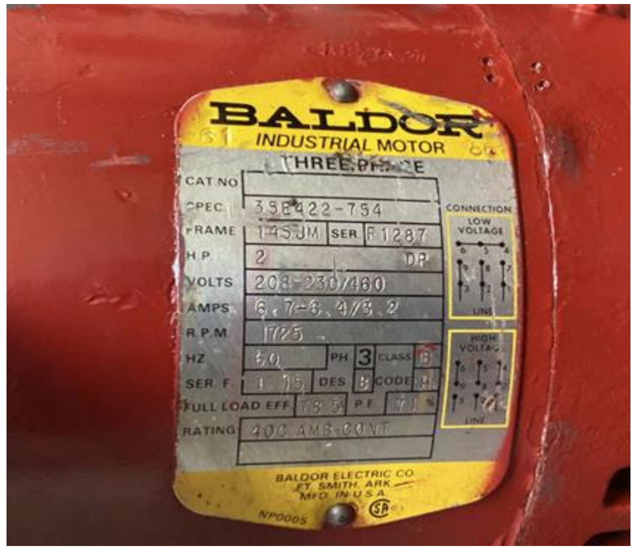
Heating Hot Water Pumps

P-1 & P-2 Control Panel

2.8 Chilled Water Systems

The chilled water system consists of a 60-ton McQuay R-22 air-cooled reciprocating chiller, which is original to the building and beyond its useful life. The chiller has been evaluated for replacement and is situated in the upper mechanical room. Two 2 hp constant-flow chilled water circulation pumps, also located in the mechanical room, circulate water to the air handling units AHU 1- and 2-.

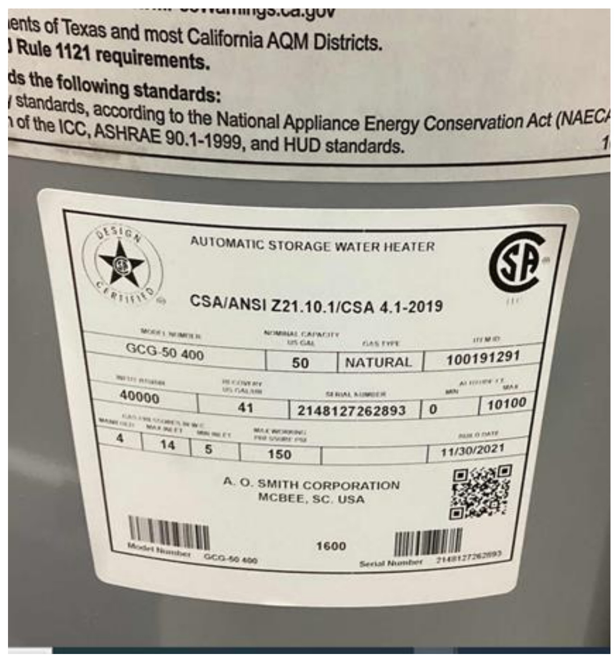
Water-Cooled Reciprocating Chiller



Chilled Water Pumps & Tag

2.9 Domestic Hot Water

Hot water is produced by a dedicated 50-gallon gas-fired storage tank water heater with an input capacity of 40 MBh and an efficiency of 80%. Installed in 2021, the unit is in good condition. The domestic hot water pipes are insulated, and the insulation appears in fair condition.



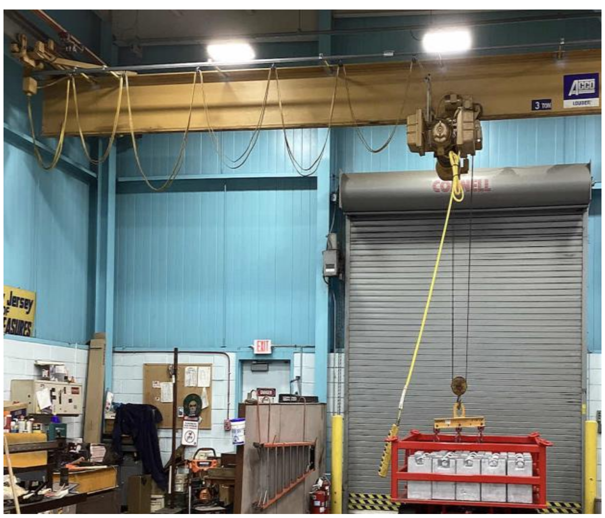
Domestic Hot Water

2.10 Plug Load and Vending Machines

There are approximately 32 computer workstations throughout the facility. Plug loads include general cafe and office equipment as well as hydraulic press, electric forklift, and various specialized plug load devices.

There are two residential style refrigerators in the building that are used to store food. These vary in condition and efficiency.

Printer/Scanner & Residential Style Refrigerator



Overhead Chain Fall & Scale

2.11 Water-Using Systems

There are several restrooms with toilets, urinals, and sinks. Faucet flows are rated as high. Toilets are rated at 2.0 gallons per flush (gpf) and urinals are rated at 2.5 gpf.

Typical Restroom Sink

2.12 Process Equipment

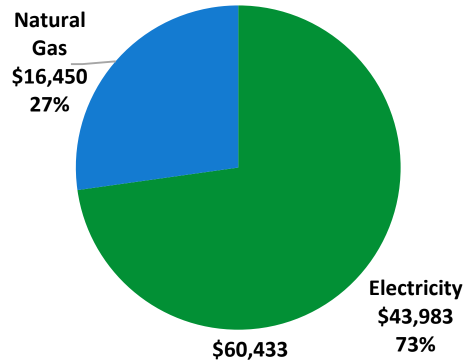
The site has numerous fuel provers that are used to verify the accuracy of fuel dispensing systems. They ensure that the amount of fuel dispensed matches what the system records. Fuel provers incorporate pumps to facilitate controlled flow during the testing processes.

Prover & Tag

3 Energy Use and Costs

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

Utility Summary		
Fuel	**Usage**	**Cost**
Electricity	278,000 kWh	$43,983
Natural Gas	14,556 Therms	$16,450
Total		**$60,433**



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

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

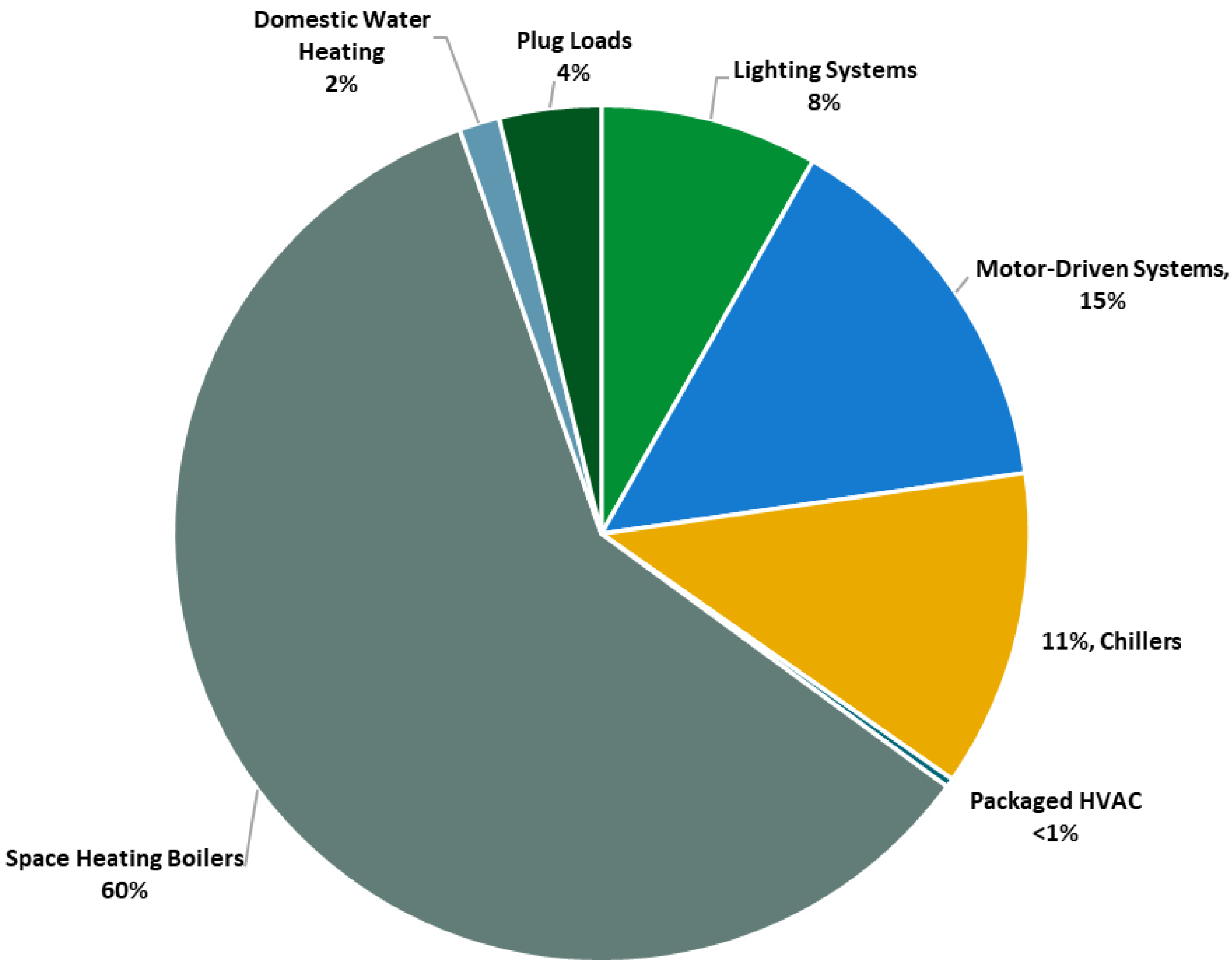
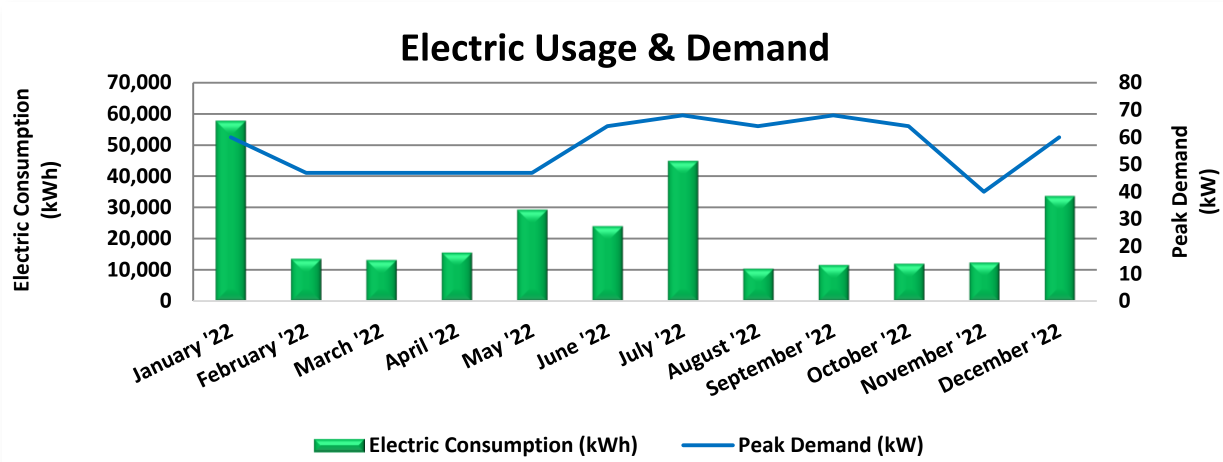


Figure 4 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class GLP, with electric production provided by Direct Energy, a third-party supplier.



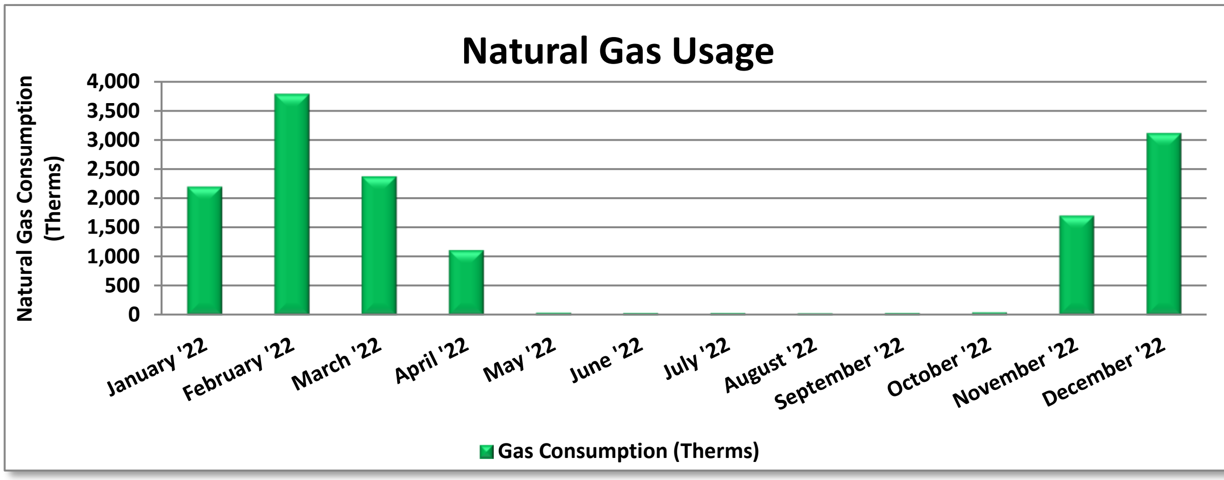
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
2/8/22	29	57,600	60	$237	$8,223
3/10/22	30	13,600	47	$315	$2,047
4/8/22	29	13,200	47	$315	$2,008
5/11/22	33	15,600	47	$315	$2,420
6/9/22	29	29,200	47	$315	$4,581
7/11/22	32	24,000	64	$930	$4,156
8/9/22	29	44,800	68	$996	$7,019
9/8/22	30	10,400	64	$937	$2,339
10/10/22	32	11,600	68	$317	$1,942
11/9/22	30	12,000	64	$298	$1,985
12/9/22	30	12,400	40	$186	$1,929
1/10/23	32	33,600	60	$280	$5,334
Totals	**365**	**278,000**	**68**	**$5,442**	**$43,983**
Annual	**365**	**278,000**	**68**	**$5,442**	**$43,983**

Notes:

- Peak demand of 68 kW occurred in July '22.
- Average demand over the past 12 months was 56 kW.
- The average electric cost over the past 12 months was $0.158/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

Elizabethtown Gas delivers natural gas under rate class GDSADDQFT(General Delivery Service - Transportation), with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
1/27/22	30	2,198	$2,246
2/23/22	27	3,781	$3,796
3/29/22	34	2,375	$2,452
4/25/22	27	1,111	$1,232
5/25/22	30	41	$234
6/24/22	30	40	$233
7/25/22	31	40	$233
8/25/22	31	33	$226
9/25/22	31	37	$251
10/25/22	30	49	$337
11/28/22	34	1,700	$1,897
12/27/22	29	3,109	$3,268
Totals	**364**	**14,516**	**$16,405**
Annual	**365**	**14,556**	**$16,450**

Notes:

- The average gas cost for the past 12 months is $1.130/therm, which is the blended rate used throughout the analysis.

3.3 Benchmarking

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

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

Benchmarking Score	45

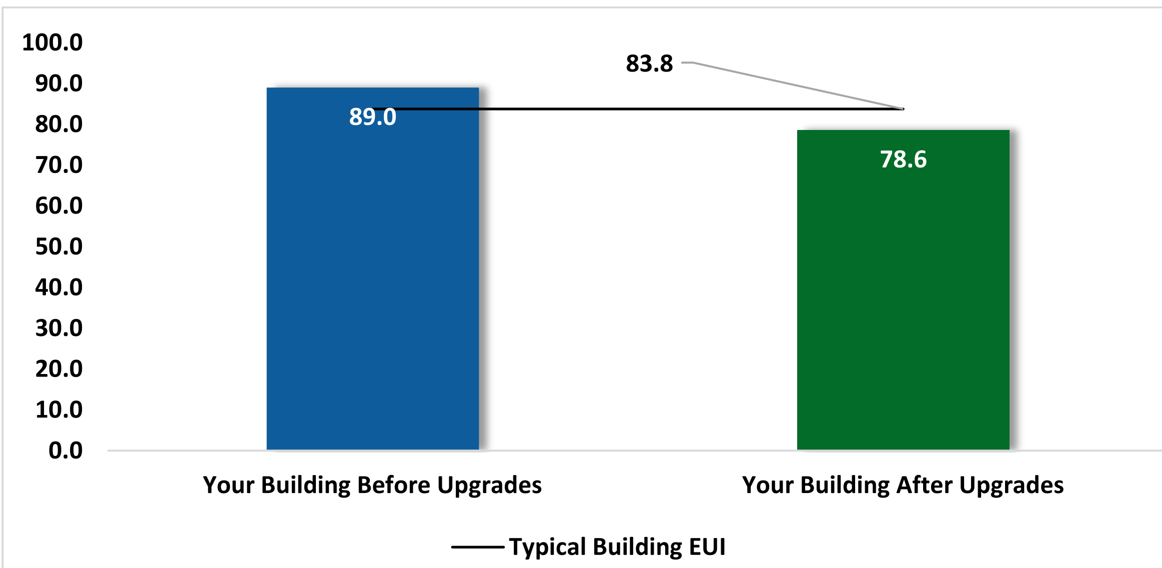


Figure 5 - Energy Use Intensity Comparison[3]

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

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

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

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

4 Energy Conservation Measures

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures			**14,507**	**5.3**	**-3**	**$2,261**	**$8,636**	**$1,445**	**$7,191**	**3.2**	**14,253**
ECM 1	Install Occupancy Sensor Lighting Controls	Yes	13,908	5.1	-3	$2,168	$7,534	$815	$6,719	3.1	13,665
ECM 2	Install High/Low Lighting Controls	Yes	598	0.2	0	$93	$1,102	$630	$472	5.1	588
Variable Frequency Drive (VFD) Measures			**26,756**	**5.6**	**0**	**$4,233**	**$43,956**	**$1,300**	**$42,656**	**10.1**	**26,943**
ECM 3	Install VFDs on Constant Volume (CV) Fans	Yes	18,524	4.3	0	$2,931	$25,166	$900	$24,266	8.3	18,653
ECM 4	Install VFDs on Chilled Water Pumps	Yes	4,564	0.9	0	$722	$9,395	$200	$9,195	12.7	4,596
ECM 5	Install VFDs on Heating Water Pumps	No	3,667	0.4	0	$580	$9,395	$200	$9,195	15.8	3,693
Unitary HVAC Measures			**436**	**0.3**	**0**	**$69**	**$6,982**	**$368**	**$6,615**	**95.9**	**439**
ECM 6	Install High Efficiency Air Conditioning Units	No	436	0.3	0	$69	$6,982	$368	$6,615	95.9	439
Electric Chiller Replacement			**20,556**	**15.5**	**0**	**$3,252**	**$77,267**	**$1,200**	**$76,067**	**23.4**	**20,700**
ECM 7	Install High Efficiency Chillers	No	20,556	15.5	0	$3,252	$77,267	$1,200	$76,067	23.4	20,700
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**66**	**$747**	**$71,572**	**$3,686**	**$67,886**	**90.9**	**7,736**
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	66	$747	$71,572	$3,686	$67,886	90.9	7,736
Domestic Water Heating Upgrade			**0**	**0.0**	**6**	**$69**	**$67**	**$30**	**$37**	**0.5**	**719**
ECM 9	Install Low-Flow DHW Devices	Yes	0	0.0	6	$69	$67	$30	$37	0.5	719
TOTALS			**62,255**	**26.7**	**69**	**$10,631**	**$208,480**	**$8,028**	**$200,452**	**18.9**	**70,790**

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

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

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**14,507**	**5.3**	**-3**	**$2,261**	**$8,636**	**$1,445**	**$7,191**	**3.2**	**14,253**
ECM 1	Install Occupancy Sensor Lighting Controls	13,908	5.1	-3	$2,168	$7,534	$815	$6,719	3.1	13,665
ECM 2	Install High/Low Lighting Controls	598	0.2	0	$93	$1,102	$630	$472	5.1	588
Variable Frequency Drive (VFD) Measures		**23,088**	**5.2**	**0**	**$3,653**	**$34,561**	**$1,100**	**$33,461**	**9.2**	**23,250**
ECM 3	Install VFDs on Constant Volume (CV) Fans	18,524	4.3	0	$2,931	$25,166	$900	$24,266	8.3	18,653
ECM 4	Install VFDs on Chilled Water Pumps	4,564	0.9	0	$722	$9,395	$200	$9,195	12.7	4,596
Domestic Water Heating Upgrade		**0**	**0.0**	**6**	**$69**	**$67**	**$30**	**$37**	**0.5**	**719**
ECM 9	Install Low-Flow DHW Devices	0	0.0	6	$69	$67	$30	$37	0.5	719
TOTALS		**37,595**	**10.5**	**3**	**$5,983**	**$43,264**	**$2,575**	**$40,689**	**6.8**	**38,221**

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**14,507**	**5.3**	**-3**	**$2,261**	**$8,636**	**$1,445**	**$7,191**	**3.2**	**14,253**
ECM 1	Install Occupancy Sensor Lighting Controls	13,908	5.1	-3	$2,168	$7,534	$815	$6,719	3.1	13,665
ECM 2	Install High/Low Lighting Controls	598	0.2	0	$93	$1,102	$630	$472	5.1	588

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 1: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, conference room, and closets

ECM 2: Install High/Low Lighting Controls

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

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

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

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

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

Affected Building Areas: corridor and entrance

4.2 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**26,756**	**5.6**	**0**	**$4,233**	**$43,956**	**$1,300**	**$42,656**	**10.1**	**26,943**
ECM 3	Install VFDs on Constant Volume (CV) Fans	18,524	4.3	0	$2,931	$25,166	$900	$24,266	8.3	18,653
ECM 4	Install VFDs on Chilled Water Pumps	4,564	0.9	0	$722	$9,395	$200	$9,195	12.7	4,596
ECM 5	Install VFDs on Heating Water Pumps	3,667	0.4	0	$580	$9,395	$200	$9,195	15.8	3,693

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

ECM 3: Install VFDs on Constant Volume (CV) Fans

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

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

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

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

Affected Air Handlers: AHU-1 & AHU-2

ECM 4: Install VFDs on Chilled Water Pumps

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

For systems with variable chilled water flow through the chiller, the minimum flow to prevent the chiller from tripping off will need to be determined during the final project design. The control system should be programmed to maintain the minimum flow through the chiller and to prevent pump cavitation.

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

Affected Pumps: upper mechanical room chilled water pumps (2)

ECM 5: Install VFDs on Heating Water Pumps

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

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

Affected Pumps: boiler room P-1 & P-2

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_2e Emissions Reduction (lbs)
Unitary HVAC Measures		**436**	**0.3**	**0**	**$69**	**$6,982**	**$368**	**$6,615**	**95.9**	**439**
ECM 6	Install High Efficiency Air Conditioning Units	436	0.3	0	$69	$6,982	$368	$6,615	95.9	439

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 unitary HVAC is eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

ECM 6: Install High Efficiency Air Conditioning Units

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

Affected Units: split-system condensing unit located in the lower roof serving small balance room & lab

4.4 Electric Chillers

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Electric Chiller Replacement		**20,556**	**15.5**	**0**	**$3,252**	**$77,267**	**$1,200**	**$76,067**	**23.4**	**20,700**
ECM 7	Install High Efficiency Chillers	20,556	15.5	0	$3,252	$77,267	$1,200	$76,067	23.4	20,700

ECM 7: Install High Efficiency Chillers

Replace older inefficient electric chillers with new high efficiency chillers. The type of chiller to be installed depends on the magnitude of the cooling load and variability of the cooling load profile, for example:

- Positive displacement chillers are usually under 600 tons of cooling capacity, and centrifugal chillers generally start at 150 tons of cooling capacity.
- Constant speed chillers should be used to meet cooling loads with little or no variation, while variable speed chillers are more efficient for variable cooling load profiles.
- Water cooled chillers are more efficient than air cooled chillers but require cooling towers and additional pumps to circulate the cooling water.
- In any given size range, variable speed chillers tend to have better partial load efficiency, but worse full load efficiency, than constant speed chillers.

Energy savings result from the improvement in chiller efficiency and matching the right type of chiller to the cooling load. The energy savings are calculated based on the cooling capacity of the new chiller, the improvement in efficiency compared with the base case equipment, the cooling load profile, and the estimated annual operating hours of the chiller before and after the upgrade.

For the purposes of this analysis, we evaluated the replacement of chillers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your design team to select chillers that are sized appropriately for the cooling load. In some cases, the plant energy use can be reduced by selecting multiple chillers that match the facility load profile, rather than one or two large chillers. This can also improve the chiller plant reliability through increased redundancy. Energy savings are maximized by proper selection of new equipment based on the cooling load profile.

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

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**66**	**$747**	**$71,572**	**$3,686**	**$67,886**	**90.9**	**7,736**
ECM 8	Install High Efficiency Hot Water Boilers	0	0.0	66	$747	$71,572	$3,686	$67,886	90.9	7,736

ECM 8: Install High Efficiency Hot Water Boilers

Replace older inefficient hot water boilers with high efficiency hot water boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

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

Replacing the boilers has a long payback and may not be justifiable based simply on energy considerations. However, the boilers [are nearing, have reached] the end of their normal useful life. Typically, the marginal cost of purchasing high efficiency boilers can be justified by the marginal savings from the improved efficiency. When the boiler is eventually replaced, consider purchasing boilers that exceed the minimum efficiency required by building codes. We also recommend working with your mechanical design team to determine whether the heating system can operate with return water temperatures below 130°F, which would allow the use of condensing boilers.

4.6 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**0**	**0.0**	**6**	**$69**	**$67**	**$30**	**$37**	**0.5**	**719**
ECM 9	Install Low-Flow DHW Devices	0	0.0	6	$69	$67	$30	$37	0.5	719

ECM 9: Install Low-Flow DHW Devices

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

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

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

4.7 Measures for Future Consideration

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

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

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

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

Installation of a Building Automation System

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

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

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

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

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

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

Upgrade to a Heat Pump System

An electric furnace or boiler has no flue loss through a chimney. The AFUE rating for an all-electric furnace or boiler is between 95% and 100%. The lower values are for units installed outdoors because they have greater jacket heat loss. However, despite their high efficiency, the higher cost of electricity in most parts of the country makes all-electric furnaces or boilers an uneconomic choice. If you are interested in electric heating, consider installing a heat pump system.

Electric resistance heat, including electric furnaces and baseboard heaters, can be inexpensive to install but often expensive to run. Facilities with these systems can save substantial energy at a moderate cost by installing a heat pump when they replace a central air conditioner. Even in buildings without central air-conditioning, there are opportunities to save energy when an existing electric furnace needs to be replaced, as well as opportunities to install ductless electric heat pumps in buildings with baseboard electric heaters. Electric heat pumps have high coefficient of performance (COP) ratings and are substantially more efficient than traditional electric heating systems. Further investigation is required to determine whether installing a heat pump system is a cost-effective solution when replacing existing electrical heating systems.

Replacing vs. Repairing a Built-up Air Handler

The facility staff asked for guidance regarding replacing versus continuing to repair the old built-up air handling units (AHUs) at this site.

All equipment will eventually reach the end of its useful life (EUL) at which time it will need to be replaced. The difficulty is determining when a built-up AHU, which is basically multiple independent components in one housing, has reached its EUL. Three indications that an AHU has reached its EUL are:

- Replacement parts are no longer available or require custom orders.
- Critical parts of the AHU can no longer be repaired.
- If there is significant corrosion in the frames or walls of the AHU. Indications may be visible holes in pressurized portions of the AHU, difficulty repairing structural members due to physical degradation, or corrosion is impacting the quality of the airstream.

Some external factors that may weigh in favor of replacing an AHU rather than repairing or replacing the components are:

- Conditions within the space or the use of the space served by the AHU have changed and the AHU can no longer meet the ventilation or thermal requirements.
- The AHU can longer meet current code requirements, particularly for indoor air quality.
- The life cycle cost of replacing the AHU is less than the life cycle cost of continuing to repair and replace components of the AHU.

Replacing an AHU often involves more than just the physical unit. Some potential complications of replacing an AHU include:

- Required electrical infrastructure upgrades.
- Control system upgrades to fully utilize expanded onboard features.
- Structural supports if the new unit is heavier.
- For roof mounted units, reconfiguration of roof penetrations and associated roof repairs if the new unit footprint differs from the original.

- For interior units, difficulties in physically removing and/or installing the units due to space constraints.
- Duct testing may be required for new units. New transitional ductwork may be required and additional repairs to existing ductwork may be warranted.
- Replacing an AHU typically requires a longer shut-down period than just repairing or replacing components of an AHU.

Repair Strategies

If the decision is made to replace AHU components, we recommend considering the following:

- If fans need to be replaced, consider using a plenum style fan array which consists of multiple fans in the cross section of the AHU. A fan array provides built in redundancy since there are multiple fans rather than a single fan and can provide more even flow across heating and cooling coils which will improve the effectiveness of the coils. Fan arrays also typically use direct drive fans with sealed bearings, greatly diminishing fan maintenance requirements.
- Consider replacing coils with more effective coils and drip pans.
- Where possible improve access to the components to facilitate maintenance.
- While making repairs, consider replacing other components which are at or beyond their useful life.

Code Compliance

New Jersey uses the ASHRAE Standard 90.1-2016 as the state energy code for commercial buildings (https://www.energycodes.gov/status/states/new-jersey). Section 6.1.1.3.1 of Standard 90.1-2016 addresses replacement of HVAC equipment and incorporates key electrical safety and air quality elements. Additional federal, state, and local codes may apply. In summary, ASHRAE compliance requirements are notable with expanded requirements for controls and fan efficiency as compared to prior code versions. While many of the unit code requirements are met at the point of purchase, expanded external controls may be required to fully meet code performance metrics.

The Standard excludes code compliance requirements for repairs or modifications as noted:

> "1. for *equipment* that is being modified or repaired but not replaced, provided that such modifications and/or *repairs* will not result in an increase in the annual *energy* consumption of
>
> the *equipment* using the same *energy* type;
>
> 2. where a replacement or *alteration* of *equipment* requires extensive revisions to other *systems*, *equipment*, or elements of a *building*, and such replaced or altered *equipment* is a
>
> like-for-like replacement;
>
> 3. for a refrigerant change of *existing equipment*;
>
> 4. for the relocation of *existing equipment*; or
>
> 5. for ducts and *piping* where there is insufficient *space* or access to meet these requirements."

Therefore, in general if an air handler or a component of an air handler is being replaced it must meet the current energy code. Regarding air handlers Standard 90.1-16 specifically addresses fans, fan control, motors, economizers, furnaces, duct furnaces, exhaust air energy recovery, controls, ductwork and piping but does not specifically address coils or control valves.

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[4] . 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.

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

Lighting Maintenance

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

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

Lighting Controls

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

Motor 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 5-10°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.

Chiller Maintenance

Service chillers regularly to keep them operating properly. Chillers are responsible for a substantial portion of a commercial building's overall energy usage, and when they do not work well, there is usually a noticeable increase in energy bills and increased occupant complaints. Regular diagnostics and service can save five to ten percent of the cost of operating your chiller. If you already have a maintenance contract in place, your existing service company should be able to provide these services.

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Boiler Maintenance

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

Label HVAC Equipment

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

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

Optimize HVAC Equipment Schedules

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

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

Water Heater Maintenance

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

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

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

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.

Computer Power Management Software

Many computers consume power during nights, weekends, and holidays. Screen savers are commonly confused as a power management strategy. This contributes to avoidable, excessive electrical energy consumption. There are innovative power management software packages available that are designed to deliver significant energy saving and provide ongoing tracking measurements. A central power management platform helps enforce energy savings policies as well as identify and eliminate underutilized devices.

Water Conservation

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

For more information regarding water conservation go to the EPA's WaterSense website[5] or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"[6] to get ideas for creating a water management plan and best practices for a wide range of water using systems.

Water conservation devices that do not reduce hot water consumption will not provide energy savings at the site level, but they may significantly affect your water and sewer usage costs. Any reduction in water

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

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

use does however ultimately reduce grid-level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users.

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

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

Procurement Strategies

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

6 ON-SITE GENERATION

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

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

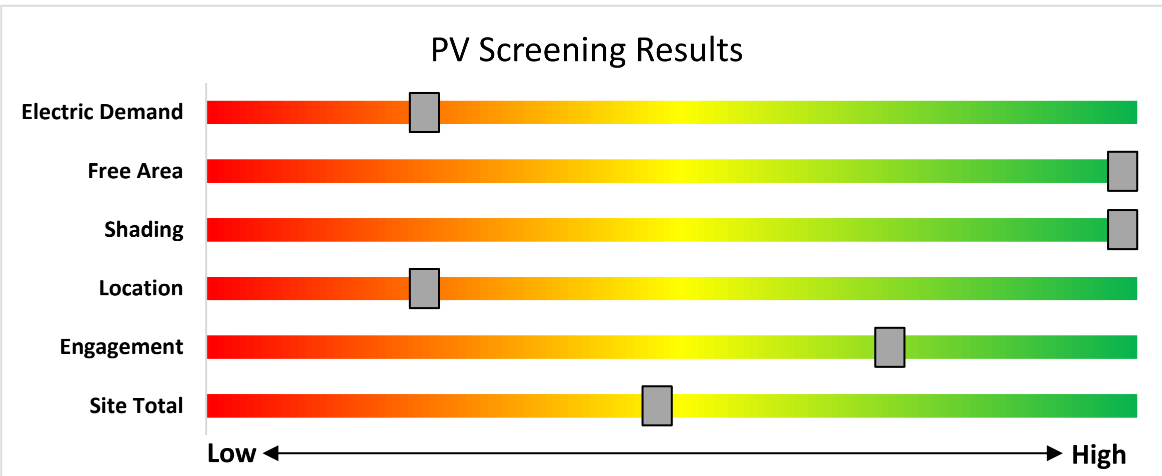
6.1 Solar Photovoltaic

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

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has medium potential for installing a PV array.

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the medium potential. A PV array located in the parking lot be feasible. If you are interested in pursuing the installation of PV, we recommend conducting a full feasibility study.

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



Potential	Medium	
System Potential	56	kW DC STC
Electric Generation	66,717	kWh/yr
Displaced Cost	$10,560	/yr
Installed Cost	$189,300	

Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

6.2 Combined Heat and Power

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

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

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

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

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

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

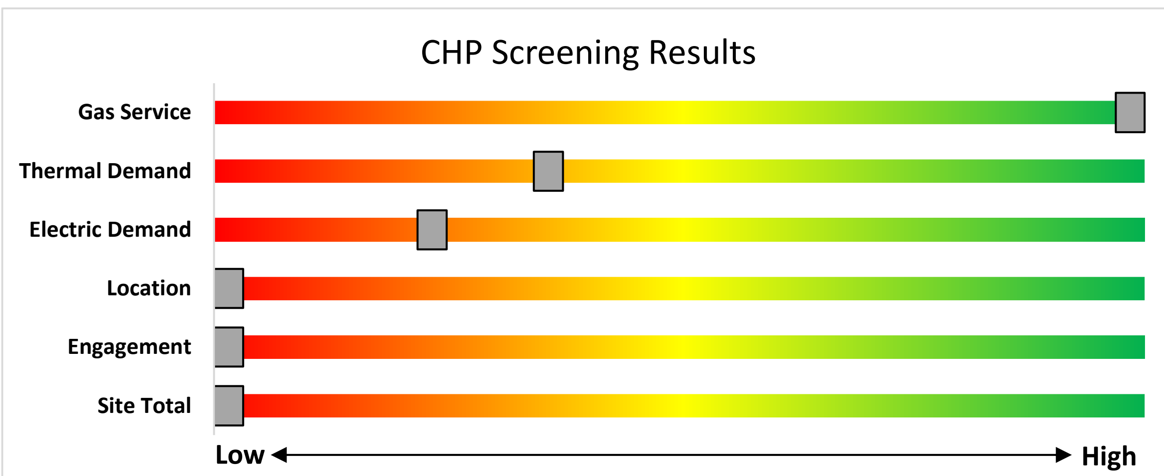


Figure 9 - Combined Heat and Power Screening

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

7 ELECTRIC VEHICLES (EV)

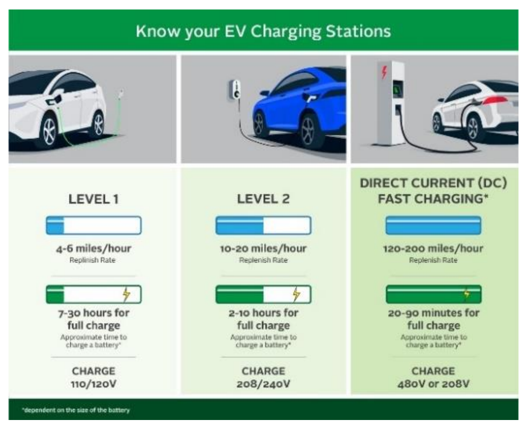
All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes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

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

7.1 Electric Vehicle Charging

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

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



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

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

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

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

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

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

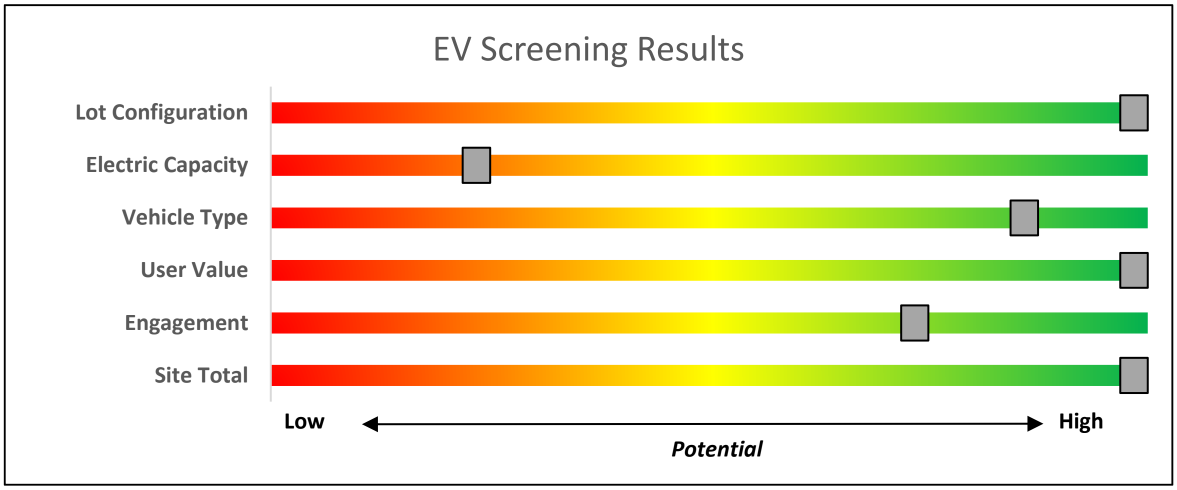


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 Project Funding and Incentives

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

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

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

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

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

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

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

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

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

9 PROJECT DEVELOPMENT

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

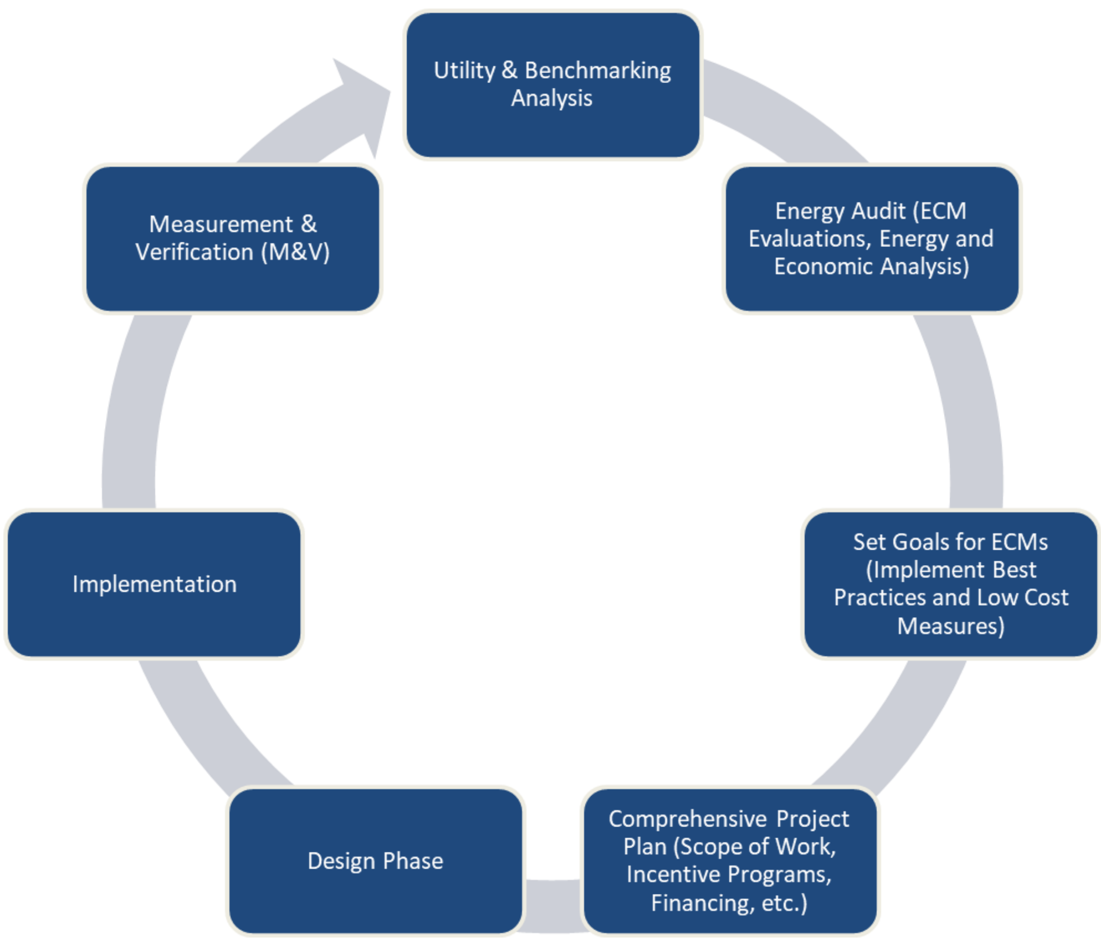


Figure 11 – Project Development Cycle

10 Energy Purchasing and Procurement Strategies

10.1 Retail Electric Supply Options

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

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

A list of licensed third-party electric suppliers is available at the NJBPU website[7].

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[8].

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

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Boiler Room	6	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	S	72	2,340	1	None	Yes	6	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	1,615	0.1	345	0	$54	$331	$35	5.5
Break Room	4	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	4	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.1	230	0	$36	$331	$35	8.3
Conference Room	4	LED - Linear Tubes: (6) 4' Lamps	Wall Switch	S	87	2,340	1	None	Yes	4	LED - Linear Tubes: (6) 4' Lamps	Occupancy Sensor	87	1,615	0.1	278	0	$43	$331	$35	6.8
Corridor	4	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	4	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor	14	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340	2	None	Yes	14	LED - Fixtures: Ambient 2x2 Fixture	High/Low Control	45	1,615	0.2	503	0	$78	$827	$490	4.3
David's Office	3	LED - Linear Tubes: (6) 4' Lamps	Wall Switch	S	87	2,340	1	None	Yes	3	LED - Linear Tubes: (6) 4' Lamps	Occupancy Sensor	87	1,615	0.1	208	0	$32	$142	$20	3.8
Entrance	4	LED Lamps: (1) 30W PAR30 Screw-In Lamp	Wall Switch	S	30	2,340	2	None	Yes	4	LED Lamps: (1) 30W PAR30 Screw-In Lamp	High/Low Control	30	1,615	0.0	96	0	$15	$276	$140	9.1
Exterior Flag Poles	2	LED - Fixtures: Decorative: Other	Timeclock		26	2,250		None	No	2	LED - Fixtures: Decorative: Other	Timeclock	26	2,250	0.0	0	0	$0	$0	$0	0.0
Exterior Poles	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell		200	4,380		None	No	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell	200	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior Poles	20	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell		100	4,380		None	No	20	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell	100	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior Shed	1	LED - Linear Tubes: (2) 8' Lamps	Wall Switch		72	2,340		None	No	1	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	72	2,340	0.0	0	0	$0	$0	$0	0.0
Exterior Short Poles	9	LED - Fixtures: Outdoor Post-Mount	Timeclock		24	2,250		None	No	9	LED - Fixtures: Outdoor Post-Mount	Timeclock	24	2,250	0.0	0	0	$0	$0	$0	0.0
Exterior Wall Pack	5	LED - Fixtures: Wall Pack	Timeclock		55	2,250		None	No	5	LED - Fixtures: Wall Pack	Timeclock	55	2,250	0.0	0	0	$0	$0	$0	0.0
Exterior Wall Pack #2	6	LED - Fixtures: Wall Pack	Timeclock		13	2,250		None	No	6	LED - Fixtures: Wall Pack	Timeclock	13	2,250	0.0	0	0	$0	$0	$0	0.0
Jason Flint's Office	6	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	6	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.1	345	0	$54	$331	$35	5.5
Lower Roof	3	LED - Fixtures: Wall Pack	Timeclock		60	2,250		None	No	3	LED - Fixtures: Wall Pack	Timeclock	60	2,250	0.0	0	0	$0	$0	$0	0.0
Men Restroom	5	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340	1	None	Yes	5	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	45	1,615	0.1	180	0	$28	$331	$35	10.6
Men Restroom	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,340	0.0	0	0	$0	$0	$0	0.0
Metrology Lab	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Metrology Lab	29	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	29	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.6	1,666	0	$260	$661	$70	2.3
Metrology Lab Part 2	2	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	2	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Metrology Lab Part 2	15	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	15	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.3	862	0	$134	$331	$35	2.2
Mezzanine	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Mezzanine	3	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	S	72	2,340	1	None	Yes	3	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	1,615	0.1	172	0	$27	$331	$35	11.0

	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
Noreen's Office	3	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	3	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.1	172	0	$27	$142	$20	4.5
Open Office Area	4	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	4	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Open Office Area	36	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	36	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.8	2,068	0	$322	$992	$105	2.8
Open Office Area	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340	1	None	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,615	0.1	139	0	$22	$0	$0	0.0
Ray's Office	6	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	6	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.1	345	0	$54	$331	$35	5.5
Restroom in David's Office	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	45	2,340	0.0	0	0	$0	$0	$0	0.0
Server Room / Supply Closet	2	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	2	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.0	115	0	$18	$142	$20	6.8
Small Balance Room	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Small Balance Room	10	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	10	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.2	575	0	$90	$331	$35	3.3
Stairs Leading to Upper Mechanical Room	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Stairs Leading to Upper Mechanical Room	2	LED - Linear Tubes: U T8 (32W) - 2L	Wall Switch	S	45	2,340	1	None	Yes	2	LED - Linear Tubes: U T8 (32W) - 2L	Occupancy Sensor	45	1,615	0.0	72	0	$11	$142	$20	10.9
Stairs Leading to Upper Mechanical Room	1	LED - Linear Tubes: U T8 (32W) - 2L	Wall Switch	S	45	2,340		None	No	1	LED - Linear Tubes: U T8 (32W) - 2L	Wall Switch	45	2,340	0.0	0	0	$0	$0	$0	0.0
Steel Tape Room	3	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	3	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Steel Tape Room	14	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	14	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.3	804	0	$125	$331	$35	2.4
Supervisor Office	1	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340		None	No	1	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	72	2,340	0.0	0	0	$0	$0	$0	0.0
Supply Closet	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340	1	None	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,615	0.0	69	0	$11	$142	$0	13.1
Technical Services Office	6	LED - Fixtures: Ambient 2x4 Fixture	Wall Switch	S	72	2,340	1	None	Yes	6	LED - Fixtures: Ambient 2x4 Fixture	Occupancy Sensor	72	1,615	0.1	345	0	$54	$331	$35	5.5
Training Room	9	LED - Linear Tubes: (8) 4' Lamps	Wall Switch	S	116	2,340	1	None	Yes	9	LED - Linear Tubes: (8) 4' Lamps	Occupancy Sensor	116	1,615	0.3	833	0	$130	$331	$35	2.3
Training Room Closet #1	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	45	2,340	0.0	0	0	$0	$0	$0	0.0
Training Room Closet #2	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	45	2,340	0.0	0	0	$0	$0	$0	0.0
Truck Bay	3	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	3	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Truck Bay	29	LED - Fixtures: High-Bay	Wall Switch	S	160	2,340	1	None	Yes	29	LED - Fixtures: High-Bay	Occupancy Sensor	160	1,615	1.4	3,702	-1	$577	$539	$70	0.8
Upper Mechanical Room	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Upper Mechanical Room	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340	1	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,615	0.0	46	0	$7	$0	$0	0.0
Upper Mechanical Room	4	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	S	72	2,340	1	None	Yes	4	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	1,615	0.1	230	0	$36	$331	$35	8.3

	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
Upper Roof	1	LED - Fixtures: Wall Pack	Timeclock		13	2,250		None	No	1	LED - Fixtures: Wall Pack	Timeclock	13	2,250	0.0	0	0	$0	$0	$0	0.0
Upper Roof	3	LED - Fixtures: Wall Pack	Timeclock		60	2,250		None	No	3	LED - Fixtures: Wall Pack	Timeclock	60	2,250	0.0	0	0	$0	$0	$0	0.0
Vestibule	1	Exit Signs: LED - 2W Lamp	None		2	8,760		None	No	1	Exit Signs: LED - 2W Lamp	None	2	8,760	0.0	0	0	$0	$0	$0	0.0
Vestibule	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	45	2,340	0.0	0	0	$0	$0	$0	0.0
Weights and measures closet	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,340	0.0	0	0	$0	$0	$0	0.0
Women Restroom	3	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	45	2,340	1	None	Yes	3	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	45	1,615	0.0	108	0	$17	$331	$35	17.6
Women Restroom	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,340		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,340	0.0	0	0	$0	$0	$0	0.0

Motor Inventory & Recommendations

		Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Truck Bay	Truck Bay	1	Air Compressor	3.0	86.5%	No	BALDOR	L1408T	W	2,000		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Upper Mechanical Room	Office of Weights & Measures	2	Chilled Water Pump	2.0	78.5%	No	BALDOR		W	2,745	4	No	86.5%	Yes	2	0.9	4,564	0	$722	$9,395	$200	12.7
Exterior Prover	Gasoline & Diesel Prover	1	Other	5.0	87.5%	No	Marathon Motors	XH184TTGN65	W	1,500		No	87.5%	No		0.0	0	0	$0	$0	$0	0.0
Exterior Prover	Sump Pump - Gasoline & Diesel	1	Other	5.0	87.5%	No			W	2,745		No	87.5%	No		0.0	0	0	$0	$0	$0	0.0
Exterior Propane Cage	Exterior Propane Cage - Prover	1	Other	3.0	87.5%	No	Underwriters Laboratories	Y124336	W	1,500		No	87.5%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	Mezzanine Prover	1	Other	2.0	86.5%	No	Marathon Electric		W	1,500		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	HV 1, 2, & 3	3	Heating Hot Water Pump	0.5	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	Truck Bay - Wright Hoist	1	Other	5.0	87.5%	No			W	1,800		No	87.5%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	Truck Bay Gates	3	Other	0.5	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	Enerpac Press	1	Other	1.0	82.5%	No			W	2,745		No	82.5%	No		0.0	0	0	$0	$0	$0	0.0
Upper Mechanical Room	AHU-1 Metrology	1	Supply Fan	3.0	81.5%	No	Magnetek Century		W	5,500	3	No	89.5%	Yes	1	1.0	6,575	0	$1,040	$5,117	$200	4.7
Upper Mechanical Room	AHU-2 Offices & All Other Areas	1	Supply Fan	2.0	88.5%	No	BALDOR		W	5,500	3	No	88.5%	Yes	1	0.6	3,477	0	$550	$4,698	$100	8.4
Exterior Proover	Exterior Prover	1	Exhaust Fan	0.5	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Lower Roof	Hallway	1	Exhaust Fan	0.2	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Lower Roof	Corner Office / Restroom	1	Exhaust Fan	0.2	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Lower Roof	Office	1	Exhaust Fan	0.2	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Lower Roof	Lab	1	Exhaust Fan	0.2	65.0%	No	GREENHECK	G-098-B	W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Upper Roof	Truck Bay	1	Exhaust Fan	0.5	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Upper Roof	Office of Weights & Measures	1	Exhaust Fan	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Upper Roof	Trucks	1	Exhaust Fan	0.2	65.0%	No			W	2,745		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
Upper Roof	Mezzanine	1	Exhaust Fan	0.2	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Boiler Room	P-1 & P-2 - Office of Weights & Measures	2	Heating Hot Water Pump	2.0	85.5%	No	Marathon Electric	5VJ145TTDR	W	2,745	5	No	86.5%	Yes	2	0.4	3,667	0	$580	$9,395	$200	15.8
Mezzanine	Provers	5	Other	0.5	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Upper Mechanical Room	Office of Weights & Measures	1	Air Compressor	1.0	84.0%	No	Nema Premium	FC89	W	2,000		No	84.0%	No		0.0	0	0	$0	$0	$0	0.0
Truck Bay	HV 1, 2 & 3 - Truck Bay	3	Supply Fan	3.0	86.5%	No			W	2,745	3	No	89.5%	Yes	3	2.7	8,472	0	$1,340	$15,351	$600	11.0
Small Balance Rm.	Small Balance Rm.	1	Supply Fan	0.8	82.6%	0				2,745		No	82.6%	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
Lower Roof	Small Balance Room & Lab	1	Split-System	3.50		13.00		DAY & NIGHT	N4A342GHA300	B	6	Yes	1	Split-System	3.50		16.00		0.3	436	0	$69	$6,982	$368	95.9

Electric Chiller Inventory & Recommendations

		Existing Conditions						Proposed Conditions									Energy Impact & Financial Analysis				
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/ Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)
Upper Mechanical Room	Office of Weights & Measures	1	Air-Cooled Reciprocating Chiller	60.00	McQuay	WHR060DA	B	7	Yes	1	Air-Cooled Centrifugal Chiller	Constant	60.00	1.17	0.88	15.5	20,556	0	$3,252	$77,267

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
Boiler Room	Office of Weights & Measures	2	Non-Condensing Hot Water Boiler	1,053	WEIL-McLAIN	LGB-11	B	8	Yes	2	Non-Condensing Hot Water Boiler	1,053	85.00%	Et	0.0	0	66	$747	$71,572	$3,686	90.9

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
Boiler Room	Office of Weights & Measures	1	Storage Tank Water Heater (≤ 50 Gal)	A.O. Smith Corporation	GCG-50 400	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

	Recommedation 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
Break Room	9	1	Faucet Aerator (Kitchen)	2.00	1.50	0.0	0	0	$3	$8	$2	2.0
Men Restroom	9	3	Faucet Aerator (Lavatory)	2.00	0.50	0.0	0	3	$28	$25	$12	0.5
Restoom in David's Office	9	1	Faucet Aerator (Lavatory)	2.00	0.50	0.0	0	1	$9	$8	$4	0.5
Women Restroom	9	3	Faucet Aerator (Lavatory)	2.00	0.50	0.0	0	3	$28	$25	$12	0.5

Plug Load Inventory

	Existing Conditions					
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Break Room	2	Coffee Machine	900	No		
Various Spaces	32	Desktop	270	No		
Break Room	2	Microwave	1,000	No		
Various Spaces	6	Printer (Medium/Small)	240	No		
Open Office Area	1	Printer (Large)	600	No		
Break Room	1	Refrigerator (Residential)	200	No		
Truck Bay	1	Refrigerator (Residential)	200	No		
Break Room	1	Water Cooler	92	No		
Truck Bay	1	Water Cooler	92	No		
Metrology Lab	1	Miscellaneous	800	No		
Truck Bay	1	Miscellaneous	5,000	No		

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.

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ENERGY STAR® Statement of Energy Performance

45

ENERGY STAR® Score[1]

LPS - Office of Weights and Measures (OWM)

Primary Property Type: Office
Gross Floor Area (ft²): 27,000
Built: 1984

For Year Ending: December 31, 2022
Date Generated: July 06, 2023

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

Property & Contact Information

Property Address
LPS - Office of Weights and Measures (OWM)
1261 Route 1 & 9 South
Avenal, New Jersey 07001

Property Owner
State of New Jersey
428 East State Street
Trenton, NJ 08625
(609) 940-4129

Primary Contact
New Jersey Board of Public Utilities State Energy Services
44 South Clinton Ave
Trenton, NJ 08625
(609) 633-9666
BPU.EnergyServices@bpu.nj.gov

Property ID: 26935645

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
88.6 kBtu/ft²

Source EUI
153.3 kBtu/ft²

Annual Energy by Fuel

Natural Gas (kBtu)	1,462,266 (61%)
Electric - Grid (kBtu)	929,692 (39%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	83.8
National Median Source EUI (kBtu/ft²)	145
% Diff from National Median Source EUI	6%

Annual Emissions

Total (Location-Based) GHG Emissions (Metric Tons CO2e/year)	159

Signature & Stamp of Verifying Professional

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

LP Signature: ______________________Date: ___________

Licensed Professional

____ ________
,
(____)____-______
____

Professional Engineer or Registered Architect Stamp (if applicable)

Appendix C: Glossary

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

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

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