



Local Government Energy Audit Report

Food Service

March 28, 2025

Prepared for:

NJ DHS - Woodbine DC

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Disclaimer

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

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

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

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

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

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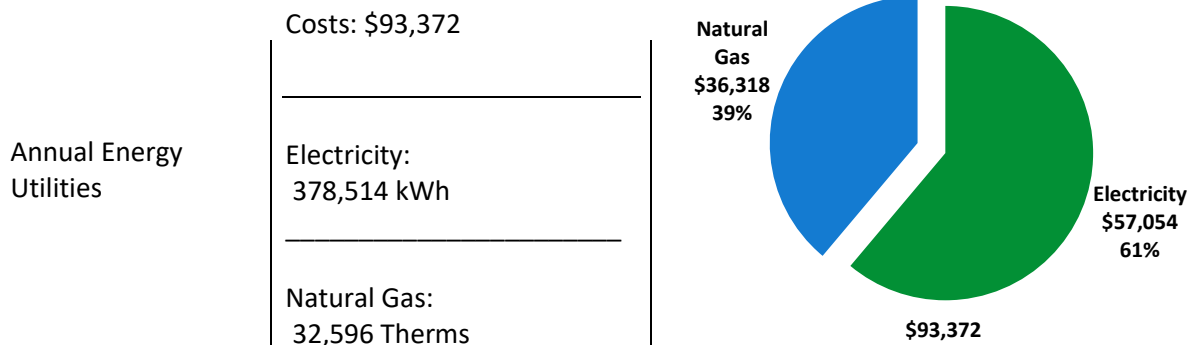
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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Food Service. 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.

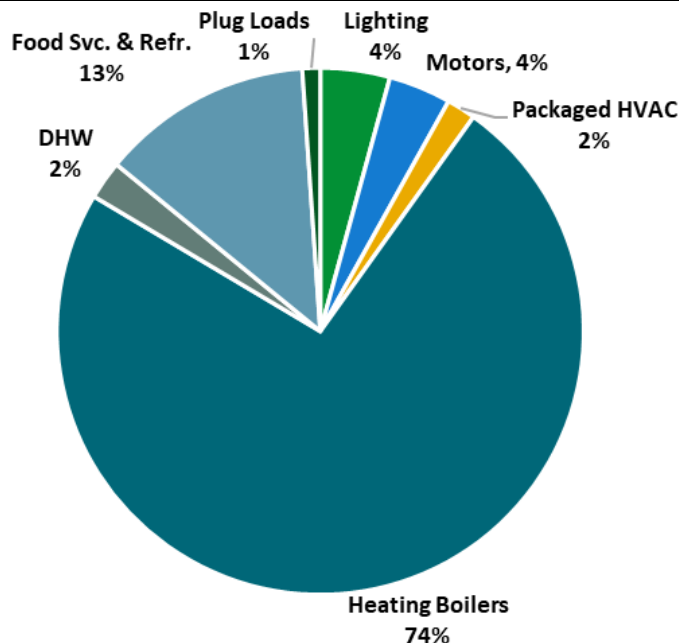
BUILDING PERFORMANCE REPORT



ENERGY STAR®
Benchmarking Score

N/A
(1-100 scale)

A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.



Energy Use by System

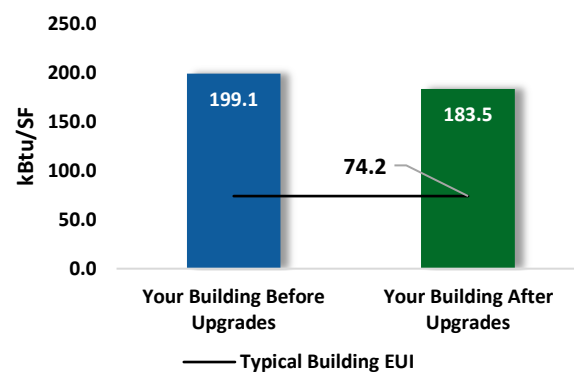
POTENTIAL IMPROVEMENTS



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

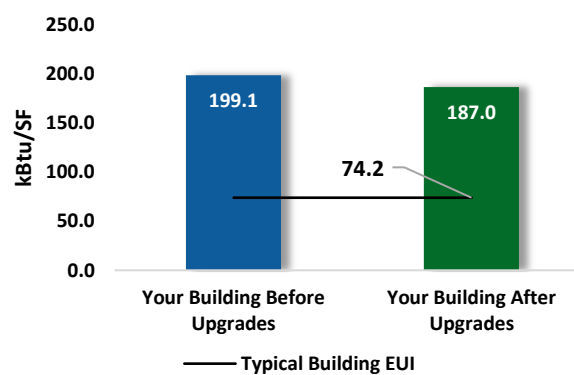
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$182,380	250.0
Potential Rebates & Incentives ¹	\$9,210	200.0
Annual Cost Savings	\$16,025	150.0
Annual Energy Savings	Electricity: 106,899 kWh Natural Gas: -79 Therms	100.0
Greenhouse Gas Emission Savings	53 Tons	50.0
Simple Payback	10.8 Years	0.0
Site Energy Savings (All Utilities)	8%	



Scenario 2: Cost Effective Package²

Installation Cost	\$63,930	250.0
Potential Rebates & Incentives	\$5,140	200.0
Annual Cost Savings	\$12,434	150.0
Annual Energy Savings	Electricity: 83,070 kWh Natural Gas: -79 Therms	100.0
Greenhouse Gas Emission Savings	41 Tons	50.0
Simple Payback	4.7 Years	0.0
Site Energy Savings (all utilities)	6%	



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			31,609	7.5	-6	\$4,696	\$16,320	\$2,980	\$13,340	2.8	31,108
ECM 1	Install LED Fixtures	Yes	1,905	0.0	0	\$287	\$1,330	\$150	\$1,180	4.1	1,919
ECM 2	Retrofit Fixtures with LED Lamps	Yes	26,298	7.2	-5	\$3,903	\$13,650	\$2,830	\$10,820	2.8	25,845
ECM 3	Install LED Exit Signs	Yes	3,406	0.3	-1	\$505	\$1,340	\$0	\$1,340	2.7	3,345
Lighting Control Measures			7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
Variable Frequency Drive (VFD) Measures			11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
ECM 5	Install VFDs on Constant Volume (CV) Fans	Yes	11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
HVAC System Improvements			2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
ECM 6	Install Pipe Insulation	Yes	2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
Domestic Water Heating Upgrade			957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
ECM 7	Install Low-Flow DHW Devices	Yes	957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
Food Service & Refrigeration Measures			34,030	5.3	0	\$5,129	\$126,750	\$4,550	\$122,200	23.8	34,268
ECM 8	Dishwasher Replacement	No	17,465	4.0	0	\$2,632	\$91,800	\$3,000	\$88,800	33.7	17,587
ECM 9	Refrigerator/Freezer Case Electrically Commutated Motors	Yes	3,146	0.4	0	\$474	\$4,500	\$480	\$4,020	8.5	3,168
ECM 10	Refrigeration Controls	No	6,364	0.1	0	\$959	\$26,650	\$1,070	\$25,580	26.7	6,409
ECM 11	Replace Refrigeration Equipment	Yes	7,055	0.8	0	\$1,063	\$3,800	\$0	\$3,800	3.6	7,105
Custom Measures			18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
ECM 12	Replace Electric Water Heater with Heat Pump Water Heater	Yes	18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
TOTALS (COST EFFECTIVE MEASURES)			83,070	14.0	-8	\$12,434	\$63,930	\$5,140	\$58,790	4.7	82,731
TOTALS (ALL MEASURES)			106,899	18.1	-8	\$16,025	\$182,380	\$9,210	\$173,170	10.8	106,727

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

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

All Evaluated Energy Improvements³

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

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

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



2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Food Service. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs.

TRC conducted this study as part of a comprehensive effort to assist New Jersey educational and local government facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

2.1 Site Overview

On November 15, 2023, TRC performed an energy audit at Food Service located in Woodbine, New Jersey. TRC met with Juan Perez to review the facility operations and help focus our investigation on specific energy-using systems.

Woodbine Developmental Center (WDC), founded in 1921, is located on 250 acres of land in Woodbine, Cape May County. WDC provides a wide range of habilitation, behavioral and medical services and supports to people with developmental disabilities. The food service building is a two-story, 22,858 square foot building built in 1934. Spaces include offices, corridors, stairwells, restrooms, storage spaces, a commercial kitchen, and basement mechanical space.

2.2 Building Occupancy

The facility is occupied 24 hours a day, seven days a week.

Building Name	Weekday/Weekend	Operating Schedule
Food Service	Weekday	24/7
	Weekend	

Building Occupancy Schedule

2.3 Building Envelope

The walls are made with brick with a painted CMU interior finish. Steel trusses support a mostly pitched roof with a metal deck covered with clay tiles. Roof encloses semi conditioned space (e.g., a space that is not intentionally heated but escaping heat from HVAC equipment causes the space to be conditioned). The thermal barrier is between this space and the conditioned space below.

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



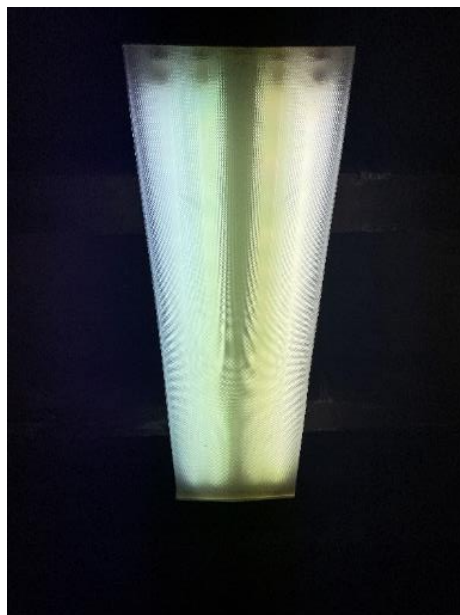
Back of Building



Exterior Door

2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. Fixture types include 2-lamp or 4-lamp, 2-foot or 4-foot long recessed and surface mounted fixtures. Additionally, there are some general LED lamps. Most exit signs are incandescent units with some being LED. Most fixtures are in good condition. Interior lighting levels were generally sufficient. Light fixtures are controlled by wall switches.



Linear Fluorescent Fixture



LED A-Lamp

Exterior fixtures include floodlights and canopy lights with high intensity discharge (HID) lamps, LED lamps, and fluorescent fixtures. Exterior fixtures are timer controlled except for the fluorescent canopy fixtures which are controlled by a manual switch.



LED A-Lamp



Canopy Linear Fluorescent Fixture

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

Many areas in the food service building are cooled using window air conditioning (AC) units. These vary in capacity between 1 and 2 tons. The units are in fair condition. They range in efficiency between 10 to 11 EER. They are not ENERGY STAR labeled.

Other areas are cooled by ductless mini-split AC units. These are all operating within their useful life, are in fair condition, and are high efficiency. Their cooling capacities range between 0.5 tons and 1 ton with energy efficiency ratings (EER) ranging between 12 and 13. These systems are controlled by remote control units located within the space.



Window AC Unit



Ductless Mini-Split Condensing Unit

Unitary Heating Equipment

Some areas are heated by unit heaters supplied by hot water. The units are in fair condition. This equipment is controlled by manual dial thermostat.



Unit Heater

Air Handling Units (AHUs)

Some areas of the building are conditioned by air handling units. Each unit is equipped with a supply fan motor, hot water heating coil, and refrigerant coil for cooling. The supply fan motors were not visible during the inspection. They are assumed to be standard efficiency units that operate at constant speed. The smaller units are assumed to range between 1 hp and 2 hp.

These systems are connected to outdoor condensing units that have cooling capacities between 5 tons and 7 tons. They are relatively efficient with an energy efficiency ratio of 11 EER; and are in good condition. This is a split air-conditioning (AC) system configuration. The heating coil is supplied by hot water, described in the following section.



Condensing Unit

2.6 Steam to Hot Water

This building is supplied by steam produced by the boilers located at the power house. Steam is converted to hot water in the food service building with the help of a heat exchanger. Hot water is distributed to heating and domestic hot water end uses. The hydronic distribution system is a heating-only system. The hot water end uses are for unit heaters and air handling units.



Heat Exchanger

2.7 Domestic Hot Water

Hot water is also produced by an 80-gallon, 9 kW electric storage water heater if needed. The domestic hot water pipes are not insulated.



Hot Water Storage Unit

2.8 Food Service Equipment

The kitchen has all-electric equipment that is used to prepare meals for residents. Bulk prepared foods are held in several electric holding cabinets. Equipment is not high efficiency and is in good condition.

There are two Hobart dishwashers; they are non-ENERGY STAR, low temperature, multi-tank conveyor units.

Visit https://www.energystar.gov/products/commercial_food_service_equipment for the latest information on high efficiency food service equipment.



Electric Stove

2.9 Refrigeration

The kitchen has a stand-up refrigerator with solid doors. There are also several energy efficient stand-up solid door freezers. There is a freezer chest. Most of the equipment is high efficiency and in good condition.

The walk-in refrigerators each have an estimated 0.75-ton compressor located in the kitchen with two evaporator fans. The walk-in medium temperature freezers each have an estimated 1.5-ton compressor located in the kitchen with two evaporator fans.

There is one Ice-O-Matic ice making machine in the kitchen that is estimated to have a harvest rate of about 50 lbs./day.

Visit https://www.energystar.gov/products/commercial_food_service_equipment for the latest information on high efficiency food service equipment.



Solid Door Refrigerator



Ice Making Machine

2.10 Plug Load and Vending Machines

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

There are 14 computer workstations throughout the facility. Plug loads include general office equipment such as printers, and café equipment including microwaves and mini refrigerators.



Large Printer



Residential Refrigerator

2.11 Water-Using Systems

Water is provided by the Borough of Woodbine Water Department. Billing and usage data specific to this building was not available.

Water leaks were not observed/reported. There are three restrooms with toilets, urinals, and sinks. Faucet flow rates are at 2.2 gallons per minute (gpm) or higher. Toilets are rated at 2.0 gallons per flush (gpf) and urinals are rated at 0.5 gpf.

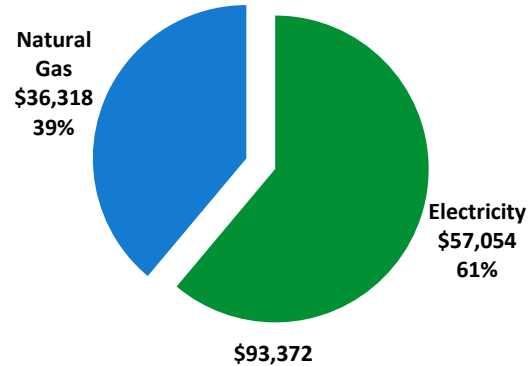


Restroom Faucet

3 ENERGY AND WATER USE AND COSTS

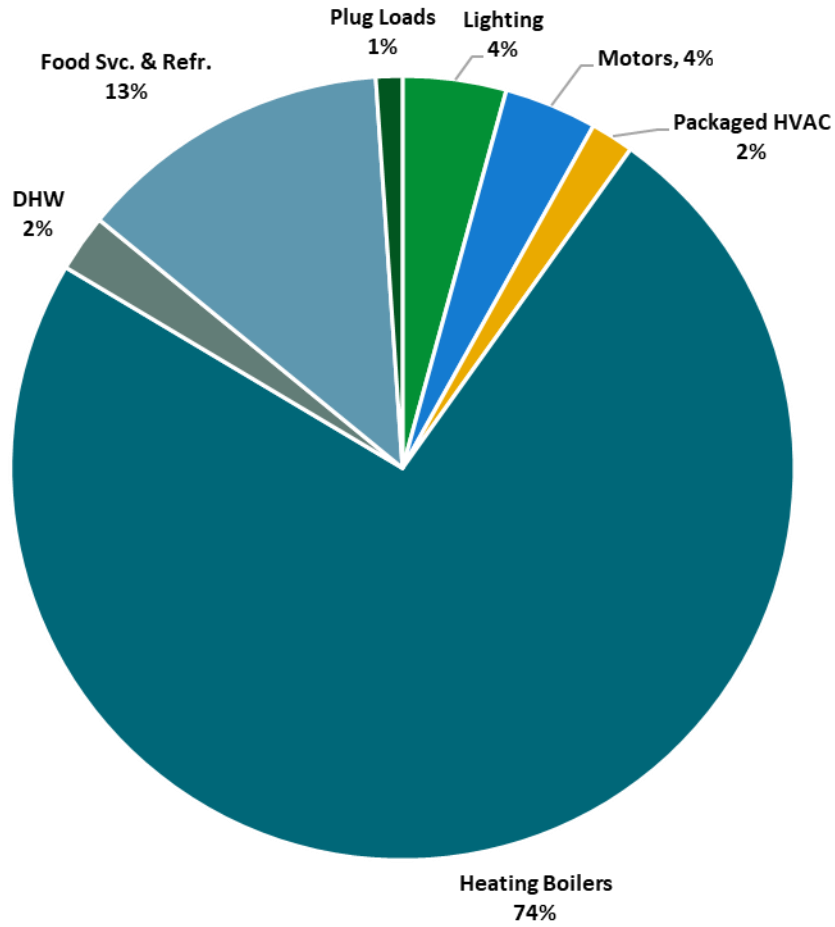
Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

Utility Summary		
Fuel	Usage	Cost
Electricity	378,514 kWh	\$57,054
Natural Gas	32,596 Therms	\$36,318
Total		\$93,372



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

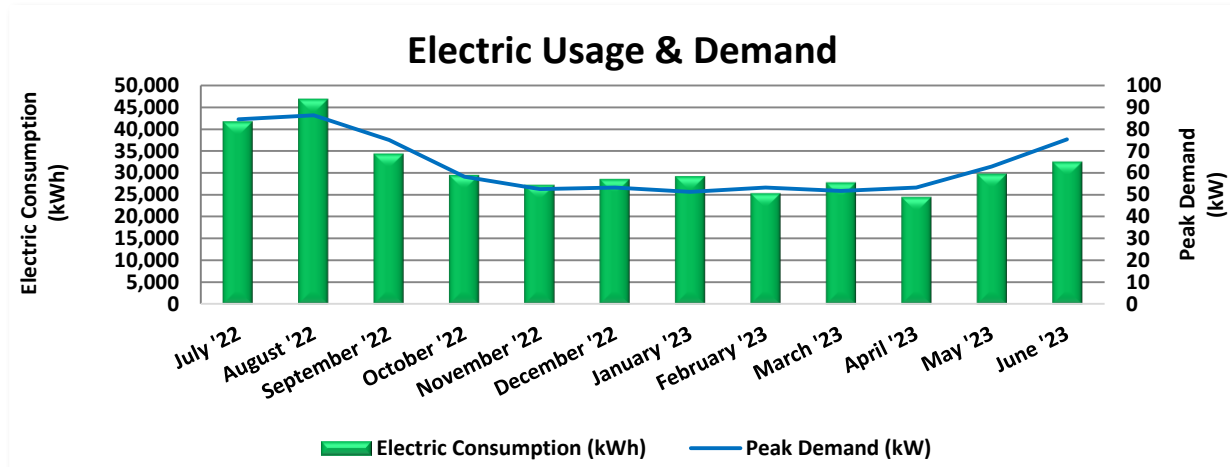
The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated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



Energy Balance by System

3.1 Electricity

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



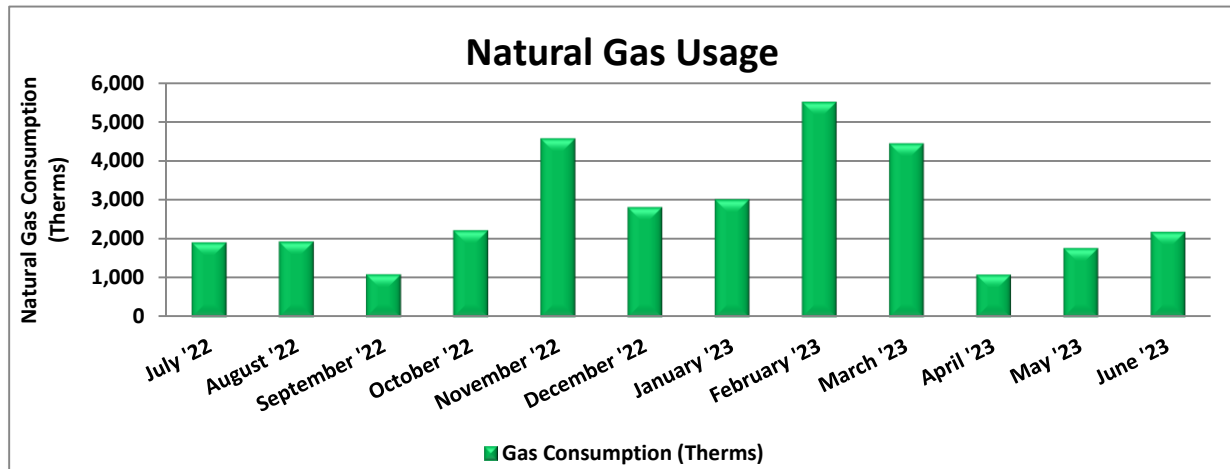
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
7/28/22	29	41,798	85		\$5,972
8/30/22	33	46,983	86		\$6,743
9/29/22	30	34,473	75		\$5,085
10/30/22	31	29,606	58		\$4,384
11/29/22	30	27,320	53		\$4,080
12/29/22	30	28,680	53		\$4,238
1/30/23	32	29,318	51		\$4,555
2/27/23	28	25,412	53		\$3,973
3/30/23	31	27,906	52		\$4,353
4/27/23	28	24,557	53		\$3,843
5/30/23	33	29,850	63		\$4,663
6/29/23	30	32,611	75		\$5,165
Totals	365	378,514	86	\$0	\$57,054
Annual	365	378,514	86	\$0	\$57,054

Notes:

- An estimated peak demand of 86 kW occurred in August '22.
- An estimated average demand over the past 12 months was 63 kW.
- This building is served from the main campus electric meter along with several others. Energy usage (kWh) and demand (kW) was apportioned among those buildings using a formula that accounts for building area (sf), usage, and the energy intensity of the equipment.
- The estimated average electric cost over the past 12 months was \$0.151/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

South Jersey Gas delivers natural gas under rate class LVFT(SJ-GSGLV), with natural gas supply provided by UGI Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
8/15/22	32	1,914	\$1,835
9/16/22	32	1,939	\$2,159
10/13/22	27	1,102	\$1,250
11/11/22	29	2,230	\$2,730
12/12/22	31	4,573	\$4,796
1/13/23	32	2,817	\$3,639
2/11/23	29	3,016	\$3,834
3/15/23	32	5,505	\$6,678
4/14/23	30	4,446	\$4,827
5/11/23	27	1,094	\$1,608
6/12/23	32	1,773	\$1,665
7/14/23	32	2,187	\$1,297
Totals	365	32,596	\$36,318
Annual	365	32,596	\$36,318

Notes:

- The estimated average gas cost for the past 12 months is \$1.114/therm, which is the blended rate used throughout the analysis.
- Heating hot water for this building is converted from steam provided by the central plant. Central plant natural gas use has been apportioned among the buildings served with steam using a formula that accounts for building area (sf), usage, and the energy intensity of the equipment.

3.3 Benchmarking

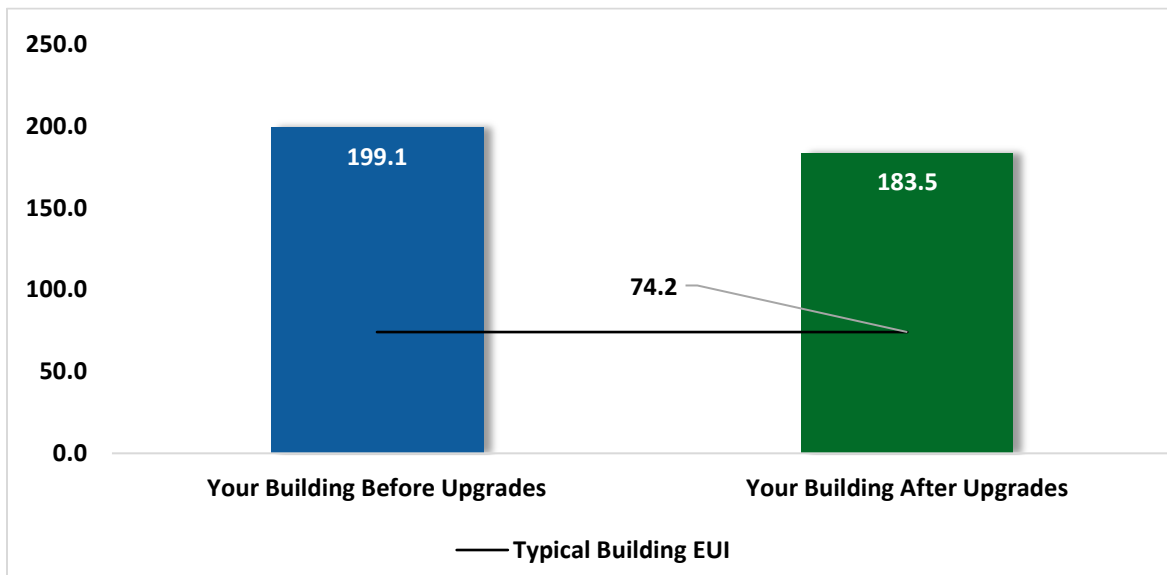
Your building was benchmarked using the United States Environmental Protection Agency's (EPA) Portfolio Manager® software. Benchmarking compares your building's energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy, and operating hours. Some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

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

Benchmarking Score

N/A

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



Energy Use Intensity Comparison⁴

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.

⁴ Based on all evaluated ECMs

Tracking your Energy Performance

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

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

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

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

3.4 Understanding Your Utility Bills

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

Sample bills, with annotation, may be viewed at:

https://www.nj.gov/rpa/docs/Understanding_Electric_Bill.pdf

https://www.nj.gov/rpa/docs/Understanding_Gas_Bill.pdf

Why Utility Bills Vary

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

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

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

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

4 ENERGY CONSERVATION MEASURES

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			31,609	7.5	-6	\$4,696	\$16,320	\$2,980	\$13,340	2.8	31,108
ECM 1	Install LED Fixtures	Yes	1,905	0.0	0	\$287	\$1,330	\$150	\$1,180	4.1	1,919
ECM 2	Retrofit Fixtures with LED Lamps	Yes	26,298	7.2	-5	\$3,903	\$13,650	\$2,830	\$10,820	2.8	25,845
ECM 3	Install LED Exit Signs	Yes	3,406	0.3	-1	\$505	\$1,340	\$0	\$1,340	2.7	3,345
Lighting Control Measures			7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
Variable Frequency Drive (VFD) Measures			11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
ECM 5	Install VFDs on Constant Volume (CV) Fans	Yes	11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
HVAC System Improvements			2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
ECM 6	Install Pipe Insulation	Yes	2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
Domestic Water Heating Upgrade			957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
ECM 7	Install Low-Flow DHW Devices	Yes	957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
Food Service & Refrigeration Measures			34,030	5.3	0	\$5,129	\$126,750	\$4,550	\$122,200	23.8	34,268
ECM 8	Dishwasher Replacement	No	17,465	4.0	0	\$2,632	\$91,800	\$3,000	\$88,800	33.7	17,587
ECM 9	Refrigerator/Freezer Case Electrically Commutated Motors	Yes	3,146	0.4	0	\$474	\$4,500	\$480	\$4,020	8.5	3,168
ECM 10	Refrigeration Controls	No	6,364	0.1	0	\$959	\$26,650	\$1,070	\$25,580	26.7	6,409
ECM 11	Replace Refrigeration Equipment	Yes	7,055	0.8	0	\$1,063	\$3,800	\$0	\$3,800	3.6	7,105
Custom Measures			18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
ECM 12	Replace Electric Water Heater with Heat Pump Water Heater	Yes	18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
TOTALS			106,899	18.1	-8	\$16,025	\$182,380	\$9,210	\$173,170	10.8	106,727

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

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

All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		31,609	7.5	-6	\$4,696	\$16,320	\$2,980	\$13,340	2.8	31,108
ECM 1	Install LED Fixtures	1,905	0.0	0	\$287	\$1,330	\$150	\$1,180	4.1	1,919
ECM 2	Retrofit Fixtures with LED Lamps	26,298	7.2	-5	\$3,903	\$13,650	\$2,830	\$10,820	2.8	25,845
ECM 3	Install LED Exit Signs	3,406	0.3	-1	\$505	\$1,340	\$0	\$1,340	2.7	3,345
Lighting Control Measures		7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
ECM 4	Install Occupancy Sensor Lighting Controls	7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
Variable Frequency Drive (VFD) Measures		11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
ECM 5	Install VFDs on Constant Volume (CV) Fans	11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
HVAC System Improvements		2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
ECM 6	Install Pipe Insulation	2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
Domestic Water Heating Upgrade		957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
ECM 7	Install Low-Flow DHW Devices	957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
Food Service & Refrigeration Measures		10,201	1.2	0	\$1,538	\$8,300	\$480	\$7,820	5.1	10,272
ECM 9	Refrigerator/Freezer Case Electrically Commutated Motors	3,146	0.4	0	\$474	\$4,500	\$480	\$4,020	8.5	3,168
ECM 11	Replace Refrigeration Equipment	7,055	0.8	0	\$1,063	\$3,800	\$0	\$3,800	3.6	7,105
Custom Measures		18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
ECM 12	Replace Electric Water Heater with Heat Pump Water Heater	18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
TOTALS		83,070	14.0	-8	\$12,434	\$63,930	\$5,140	\$58,790	4.7	82,731

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

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

Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		31,609	7.5	-6	\$4,696	\$16,320	\$2,980	\$13,340	2.8	31,108
ECM 1	Install LED Fixtures	1,905	0.0	0	\$287	\$1,330	\$150	\$1,180	4.1	1,919
ECM 2	Retrofit Fixtures with LED Lamps	26,298	7.2	-5	\$3,903	\$13,650	\$2,830	\$10,820	2.8	25,845
ECM 3	Install LED Exit Signs	3,406	0.3	-1	\$505	\$1,340	\$0	\$1,340	2.7	3,345

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

ECM 1: Install LED Fixtures

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

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

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

Affected Building Areas: exterior HID fixtures

ECM 2: Retrofit Fixtures with LED Lamps

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

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

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

ECM 3: Install LED Exit Signs

Replace incandescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output. Maintenance savings and improved reliability may also be achieved, as the longer-lasting LED lamps will not need to be replaced as often as the existing lamps.

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771
ECM 4	Install Occupancy Sensor Lighting Controls	7,913	2.2	-2	\$1,174	\$7,040	\$910	\$6,130	5.2	7,771

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 4: 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, restrooms, kitchen, and storage rooms

4.3 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 ₂ e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758
ECM 5	Install VFDs on Constant Volume (CV) Fans	11,676	3.0	0	\$1,760	\$27,800	\$700	\$27,100	15.4	11,758

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 5: 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 Systems: MUA 1-4; AHUs serving food storage areas

4.4 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
HVAC System Improvements		2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266
ECM 6	Install Pipe Insulation	2,251	0.0	0	\$339	\$380	\$40	\$340	1.0	2,266

ECM 6: Install Pipe Insulation

Install insulation on domestic hot water system piping. Distribution system thermal losses are dependent on system fluid temperature, the size of the distribution system, and the extent and condition of piping insulation. When the insulation has been damaged due to exposure to water, when the insulation has been removed from some areas of the pipe, or when valves have not been properly insulated, system thermal efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

Affected Systems: domestic hot water piping

4.5 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		957	0.0	0	\$144	\$90	\$30	\$60	0.4	963
ECM 7	Install Low-Flow DHW Devices	957	0.0	0	\$144	\$90	\$30	\$60	0.4	963

ECM 7: 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

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

4.6 Food Service and Refrigeration Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Food Service & Refrigeration Measures		34,030	5.3	0	\$5,129	\$126,750	\$4,550	\$122,200	23.8	34,268
ECM 8	Dishwasher Replacement	17,465	4.0	0	\$2,632	\$91,800	\$3,000	\$88,800	33.7	17,587
ECM 9	Refrigerator/Freezer Case Electrically Commutated Motors	3,146	0.4	0	\$474	\$4,500	\$480	\$4,020	8.5	3,168
ECM 10	Refrigeration Controls	6,364	0.1	0	\$959	\$26,650	\$1,070	\$25,580	26.7	6,409
ECM 11	Replace Refrigeration Equipment	7,055	0.8	0	\$1,063	\$3,800	\$0	\$3,800	3.6	7,105

ECM 8: Dishwasher Replacement

We evaluated replacing existing dishwashers with new energy-efficient multi-rack conveyor dishwashers. New high efficiency models often use an average of 40% less energy and water, compared to current standard efficiency equipment.

ECM 9: Refrigerator/Freezer Case Electrically Commutated Motors

Replace shaded pole or permanent split capacitor (PSC) motors with electronically commutated (EC) motors in walk-in refrigerators and freezers. Fractional horsepower EC motors are significantly more efficient than mechanically commutated, brushed motors, particularly at low speeds or partial load. By using variable-speed technology, EC motors can optimize fan usage. Because these motors are brushless and use DC power, losses due to friction and phase shifting are eliminated.

Savings for this measure consider both the increased efficiency of the motor as well as the reduction in refrigeration load due to motor heat loss.

ECM 10: Refrigeration Controls

We evaluated installing additional controls to optimize the operation of walk-in coolers and freezers.

Many walk-in coolers and freezers have continuously operating electric heaters on the doors to prevent condensation formation. This measure adds a control system feature to shut off the door heaters when the humidity level is low enough that condensation will not occur if the heaters are off. This is done by measuring the ambient humidity and temperature of the store, comparing that to the dewpoint, and using pulse width modulation to control the anti-sweat door heaters.

Defrost controllers can be used to override defrost of evaporator fans when the defrost operation is not necessary, which reduces annual energy consumption. This measure is applicable to existing evaporator fans with a traditional electric de-frost mechanism.

Many walk-in coolers and freezers have evaporator fans that run continuously. The measure adds a control system feature to automatically shut off evaporator fans when not needed.

Energy savings for each of the control measures account for reduction in compressor and fan operating hours as well as reduction in the refrigeration heat load as appropriate.

ECM 11: Replace Refrigeration Equipment

Replace older existing commercial freezers with new ENERGY STAR rated equipment. The energy savings associated with this measure come from reduced energy usage, due to more efficient technology, and reduced run times.

Affected Units: freezer chest

4.7 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Custom Measures		18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593
ECM 12	Replace Electric Water Heater with Heat Pump Water Heater	18,464	0.0	0	\$2,783	\$4,000	\$0	\$4,000	1.4	18,593

ECM 12: Replace Electric Water Heater with Heat Pump Water Heater

Replace the existing electric water heater with a heat pump water heater (HPWH).

A typical electric water heater uses electric resistance coils to heat water at a coefficient of performance (COP) of 1. Air source heat pump water heaters use a refrigeration cycle to transfer heat from the surrounding air to the domestic water. The typical average COP for a HPWH is about 2.5, so they require significantly less electricity to produce the same amount of hot water as a traditional electric water heater. There are two types of HPWH, those integrated with the heat pump and storage tank in the same unit, and those that are split into two sections (with the storage tank separate from the heat pump). The following addresses integrated HPWH.

HPWH reject cold air. As such, they need to be installed in an unconditioned space of about 750 cubic feet with good ventilation. Ideal locations are garages, large enclosed, unconditioned storage areas, or areas with excess heat such as a furnace or boiler room.⁵ The HPWH will also produce condensate so accommodations for draining the condensate need to be provided.

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

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

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

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 emissions⁶. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

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

Doors and Windows

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

Window Treatments/Coverings

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

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

Lighting Maintenance



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

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

Motor Controls

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

Motor Maintenance

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

Fans to Reduce Cooling Load

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Steam Trap Repair and Replacement

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

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.

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.

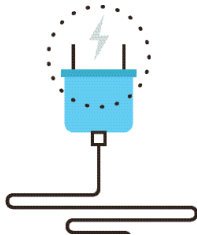
Refrigeration Equipment Maintenance

Preventative maintenance keeps commercial refrigeration equipment running reliably and efficiently. Commercial refrigerators and freezers are mission-critical equipment that can cost a fortune when they go down. Even when they appear to be working properly, refrigeration units can be consuming too much energy. Have walk-in refrigeration and freezer and other commercial systems serviced at least annually. This practice will allow systems to perform to their highest capabilities and will help identify system issues if they exist.

Maintaining your commercial refrigeration equipment can save between 5% and 10% on energy costs. When condenser coils are dirty, your commercial refrigerators and freezers work harder to maintain the temperature inside. Worn gaskets, hinges, door handles or faulty seals cause cold air to leak from the unit, forcing the unit to run longer and use more electricity.

Regular cleaning and maintenance also help your commercial refrigeration equipment to last longer.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips⁷. Your local utility may offer incentives or rebates for this equipment.

Procurement Strategies

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

⁷ For additional information refer to “Assessing and Reducing Plug and Process Loads in Office Buildings” <http://www.nrel.gov/docs/fy13osti/54175.pdf>, or “Plug Load Best Practices Guide” <http://www.advancedbuildings.net/plug-load-best-practices-guide-offices>.

6 WATER BEST PRACTICES

Getting Started



The commercial and institutional sector is the second largest consumer of publicly supplied water in the United States, accounting for 17% of the withdrawals from public water supplies⁸. In New Jersey, excluding water used for power generation, approximately 80% of total water use was attributed to potable supply during the period of 2009 to 2018. Water withdrawals for potable supply have not changed noticeably during the period from 1990 to 2018⁹.

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

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

For more information regarding water conservation or additional details regarding the practices shown below go to the EPA's WaterSense website¹⁰ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"¹¹ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

Water Metering and Submetering

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

- Individual tenant spaces
- Cooling tower make-up and blowdown water supply
- Water lines serving other HVAC systems including water circulating loops
- Make up water supply for steam boiler plants with a capacity of 500,000 Btu/hr. or greater
- Systems or equipment that use single pass cooling water
- Irrigation systems

⁸ Estimated from analyzing data in: [Solley, Wayne B., et al, "Estimated Use of Water in the United States in 1995", U.S Geological Survey Circular 1200, \(1998\)](#)

⁹ <https://dep.nj.gov/wp-content/uploads/dsr/trends-water-supply.pdf>

¹⁰ <https://www.epa.gov/watersense>

¹¹ <https://www.epa.gov/watersense/watersense-work-0>

- Roof spray systems (for irrigating vegetated roofs or thermal conditioning)
- Ornamental water features
- Indoor and outdoor pools and spas
- Industrial water using processes

Leak Detection and Repair

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

Toilets and Urinals

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

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

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

Commercial Kitchen Equipment

Commercial and institutional sectors, including hospitals, offices, and schools, have substantial kitchen water use. Water in food service is used for steam cooking, spray/flow cleaning, dish washing, and ice making. In most commercial kitchens, the commercial dishwasher and pre-rinse spray valve account for over two-thirds of the water use. Newer technologies and better practices are available that can significantly reduce commercial kitchen equipment water and energy use. For example, ENERGY STAR qualified dishwashers and steam cookers are at least 10% more water-efficient and 15% more energy-efficient than standard models. With some models saving significantly more.

Cooking equipment includes combination ovens, steam cookers, and steam kettles. For efficient steam cooking operation, fill vessels to capacity when possible, set temperatures optimally for the process, and keep doors and lids closed while cooking. Replace gaskets to ensure proper sealing and repair leaks. When

replacing combination ovens, select connectionless equipment; replace steam cookers with ENERGY STAR rated steam cookers.

Spray/flow cleaning equipment includes dipper wells, pre-rinse spray valves, food disposals, and wash down sprayers. Turn off water when service periods are slow and keep flow rates to minimum level. Train users to scrape food rather than rely on water pressure. Inspect for leaks and scaling. Test system pressure to ensure it is between 20 and 80 pounds per square inch (psi) for optimum flow and performance of spray equipment. For dipper wells, consider installing in-line flow restrictors to reduce flow. Pre-rinse spray valves can be replaced with new assemblies which use 1.3 gpm or less. Washdown sprayers can be equipped with self-closing nozzles or consider mopping/sweeping as an alternative.

Dishwashers range in type and include undercounter, stationary/hood, conveyor, and flight-type models. Only run dishwashers when they are full, and fill racks to maximum capacity. Be sure to replace damaged dishwasher racks. Educate staff to scrape dishes prior to loading. Ensure that final rinse pressure and water temperature are within the manufacturer's recommendations. Operate the dishwasher close to or at the minimum flow rate and set rinse cycle time to the manufacturer's minimum recommended settings. Make sure that manual fill valves close completely after the wash tank is filled. Find and repair any leaks. Inspect valves and rinse nozzles for proper operation and repair worn nozzles. Look for ENERGY STAR qualified models when purchasing or leasing a new commercial dishwasher or replacing an existing unit. Consider your kitchen throughput to select an appropriately sized commercial dishwasher since an oversized dishwasher will waste water if the machine is not loaded to capacity.

Ice Machines

Commercial ice machines use refrigeration units to freeze water into ice. Ice machines typically use water for two purposes: cooling the refrigeration unit and making ice. Because the ice-making process generates a significant amount of heat, either water or air is used to remove this waste heat from the ice machine's refrigeration unit.

Water-cooled ice machines generally pass water through the machine once to cool it and then dispose of the single-pass water down the drain. Water-cooled systems can use less water by recirculating the cooling water through a chiller or a cooling tower to lower the temperature, returning the water to the machine for reuse. To eliminate using water to cool the refrigeration unit altogether, air can be used to cool the unit. Air-cooled ice machines use motor-driven fans or centrifugal blowers to move air through the refrigeration unit to remove heat. In general, water-cooled units are more energy efficient than air-cooled units but use more water. Commercial ice machines that are ENERGY STAR qualified are, on average, 15% more energy-efficient and 10% more water-efficient than standard air-cooled models.

For optimal ice machine efficiency, consider the following:

- Clean the ice machine to remove lime and scale buildup; sanitize it to kill bacteria and fungi. Run the self-cleaning sequence if available. For machines without a self-cleaning mode, shut down the machine, empty the bin of ice, add cleaning or sanitizing solution to the machine, switch it to cleaning mode, and then switch it to ice production mode. For health and safety purposes, create and discard several batches of ice to remove residual cleaning solution.
- Keep the ice machine's coils clean to ensure the heat exchange process is running efficiently.
- Keep the lid closed to preserve cool air and maintain the appropriate temperature.
- Install a timer to shift ice production to off-peak hours to decrease peak energy demand.
- Work with the manufacturer to ensure that the ice machine's rinse cycle is set to the lowest possible frequency that still provides sufficient ice quality and meets local water quality and site requirements.
- Follow the manufacturer's use and care instructions for the specific ice machine model.

- Train users to report leaking or otherwise improperly operating ice machines to the appropriate personnel.

If the machine is cooled using single-pass water, modify the machine to operate on a closed loop that recirculates the cooling water through a cooling tower or heat exchanger, if possible.

When replacing an ice machine or installing a new one, ensure that the new model is sized appropriately to fit the facility's need. Choose an ice machine that is appropriate for the quality of ice needed. Producing ice of higher quality than required will use water unnecessarily. Look for ENERGY STAR qualified models, all of which are air-cooled. Also consider air- or water-cooled ice machines that meet the efficiency specifications outlined by the Consortium for Energy Efficiency. If feasible, consider selecting air-cooled flake or nugget ice machines, which use less water and energy than cubed ice machines.

7 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.

7.1 Solar Photovoltaic

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

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

Successor Solar Incentive Program (SuSI)

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

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

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

7.2 Combined Heat and Power

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

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

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

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

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

8 ELECTRIC VEHICLES

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.

8.1 EV Charging

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

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

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

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

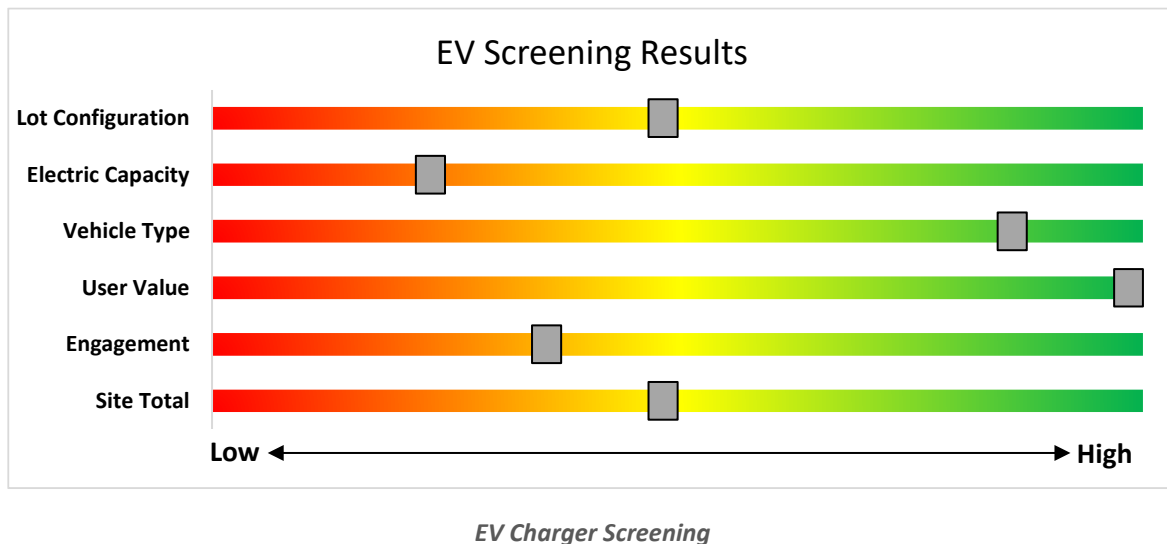
The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching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

The location and capacity of facility electric panels also impact charger installation costs. A Level 2 charger generally requires a dedicated 208V-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.



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), Public Service Electric and Gas Company (PSE&G) or Jersey Central Power and Light (JCP&L), 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, PSE&G or JCP&L, up to 90% of the combined charger purchase and installation costs. Please check ACE, PSE&G or JCP&L program eligibility requirements before purchasing EV charging equipment, as additional conditions on types of eligible chargers may apply for utility incentives.

EV Charging incentive information is available from Atlantic City Electric, PSE&G and JCP&L. 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>

9 PROJECT FUNDING AND INCENTIVES

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

NJBPU and NJCEP Administered Programs



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

*State facilities are also eligible for utility programs

Utility Administered Programs



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

9.1 New Jersey's Clean Energy Program

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

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

Combined Heat and Power

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

Incentives¹²

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

¹²

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

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

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

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

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



How to Participate

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

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

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

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

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

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

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

Competitive Solar Incentive (CSI) Program

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

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

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

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

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

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

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

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

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

Demand Response (DR) Energy Aggregator

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

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

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

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

The first step toward participation in a DR program is to contact a curtailment service provider. A list of these providers is available on the website of the independent system operator, PJM, and it includes contact information for each company, as well as the states where they have active business¹³. PJM also posts training materials for program members interested in specific rules and requirements regarding DR activity along with a variety of other DR program information¹⁴.

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

¹³ <http://www.pjm.com/markets-and-operations/demand-response.aspx>.

¹⁴ <http://www.pjm.com/training/training-events.aspx>.

9.2 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

Lighting
Lighting Controls
HVAC Equipment
Refrigeration
Gas Heating
Gas Cooling
Commercial Kitchen Equipment
Food Service Equipment

Variable Frequency Drives
Electronically Commutate Motors
Variable Frequency Drives
Plug Loads Controls
Washers and Dryers
Agricultural
Water Heating

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

Direct Install

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

Incentives

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

How to Participate

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

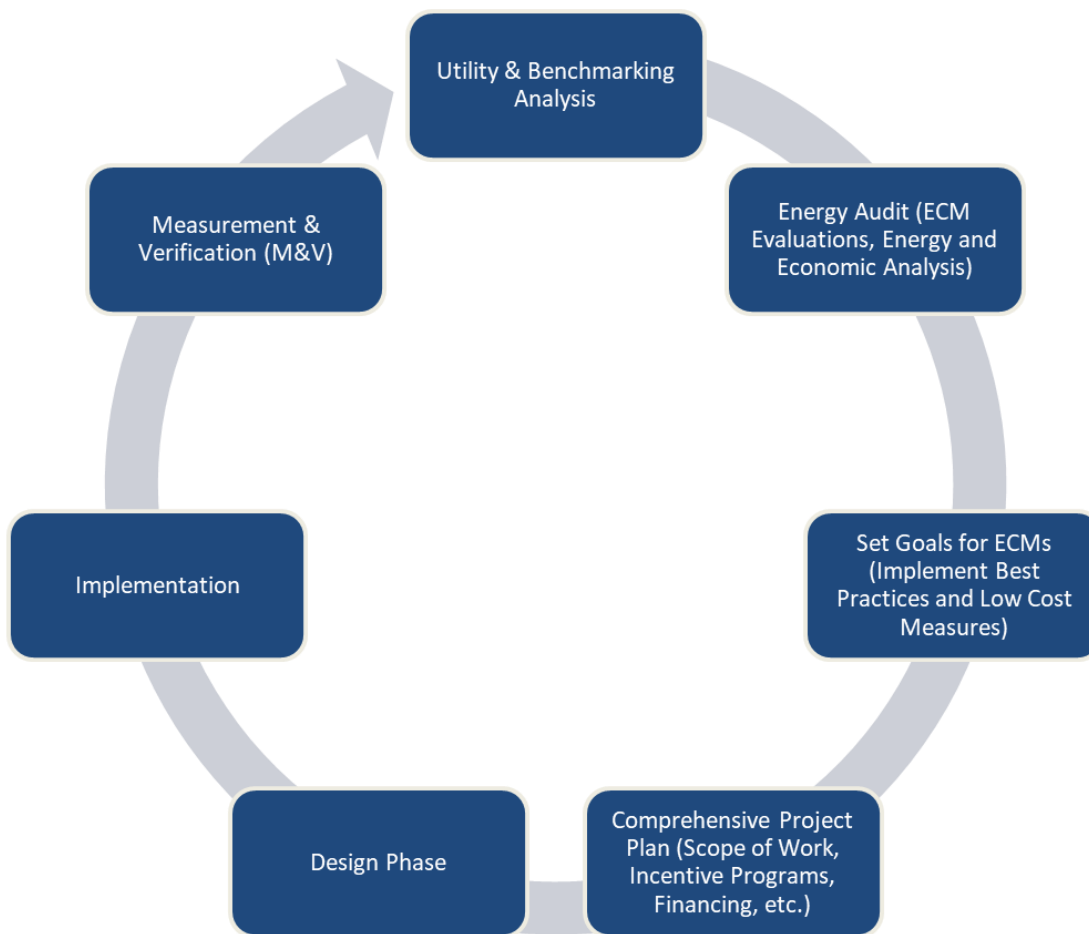
Engineered Solutions

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

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

10 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.



Project Development Cycle

11 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

11.1 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 website¹⁵.

11.2 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 website¹⁶.

¹⁵ www.state.nj.us/bpu/commercial/shopping.html

¹⁶ 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
Storage 1	3	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	3	LED Exit Signs: 2 W Lamp	None	6	8,760	0.1	681	0	\$101	\$270	\$0	2.7
Storage 1	3	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,912	4	None	Yes	3	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,009	0.0	29	0	\$4	\$150	\$20	30.0
Storage 1	26	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,912	2, 4	Relamp	Yes	26	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,009	1.7	6,049	-1	\$897	\$3,290	\$630	3.0
Exterior 1	4	LED Lamps: (1) 10W A19 Screw-In Lamp	Timeclock		10	4,380		None	No	4	LED Lamps: (1) 10W A19 Screw-In Lamp	Timeclock	10	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch		114	4,380	2	Relamp	No	3	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	4,380	0.0	736	0	\$111	\$270	\$60	1.9
Exterior 1	3	Metal Halide: (1) 150W Lamp	Timeclock		190	4,380	1	Fixture Replacement	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock	45	4,380	0.0	1,905	0	\$287	\$1,330	\$150	4.1
Lounge 1	2	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	454	0	\$67	\$180	\$0	2.7
Lounge 1	64	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	64	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	2.4	8,452	-2	\$1,254	\$4,270	\$780	2.8
Office - Enclosed 1	4	Linear Fluorescent - T8: 2' T8 (17W) - 4L	Wall Switch	S	63	2,912	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	2,009	0.1	497	0	\$74	\$500	\$70	5.8
Office - Open plan 1	1	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	227	0	\$34	\$90	\$0	2.7
Office - Open plan 1	12	Linear Fluorescent - T8: 2' T8 (17W) - 4L	Wall Switch	S	63	2,912	2, 4	Relamp	Yes	12	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	2,009	0.4	1,492	0	\$221	\$1,720	\$210	6.8
Restroom - Female 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.0	132	0	\$20	\$200	\$30	8.7
Restroom - Male 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.0	132	0	\$20	\$200	\$30	8.7
Restroom - Unisex 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.0	132	0	\$20	\$200	\$30	8.7
Stairs 1	1	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	227	0	\$34	\$90	\$0	2.7
Stairs 1	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,912	4	None	Yes	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,009	0.0	19	0	\$3	\$280	\$70	72.6
Stairs 2	1	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	227	0	\$34	\$90	\$0	2.7
Stairs 2	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,912	4	None	Yes	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,009	0.0	19	0	\$3	\$280	\$70	72.6
Storage 2	5	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	5	LED Exit Signs: 2 W Lamp	None	6	8,760	0.1	1,135	0	\$168	\$440	\$0	2.6
Storage 2	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Wall Switch	S	10	2,912	4	None	Yes	2	LED Lamps: (1) 10W A19 Screw-In Lamp	Occupancy Sensor	10	2,009	0.0	19	0	\$3	\$150	\$20	44.9
Storage 2	44	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,912	2, 4	Relamp	Yes	44	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,009	2.9	10,237	-2	\$1,519	\$5,540	\$1,060	2.9
Storage 3	1	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	227	0	\$34	\$90	\$0	2.7
Storage 3	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.6	2,113	0	\$313	\$1,100	\$200	2.9
Storage 4	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.1	528	0	\$78	\$350	\$60	3.7
Office - Open Plan 2	1	Exit Signs: Incandescent	None		30	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	227	0	\$34	\$90	\$0	2.7



	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Office - Open Plan 2	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Office - Open Plan 2	15	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,912	2, 4	Relamp	Yes	15	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,009	1.0	3,490	-1	\$518	\$1,990	\$370	3.1
Restroom - Unisex 2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,912	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,009	0.0	132	0	\$20	\$200	\$30	8.7

Motor Inventory & Recommendations

Existing Conditions											Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Exterior 1	Package AC unit	4	Supply Fan	1.00	82.0%	No	<not visible>	<not visible>	W	3,285	5	No	85.5%	Yes	4	1.2	4,813	0	\$725	\$17,600	\$300	23.8
Storage 2	Unit Heater	3	Supply Fan	0.30	65.0%	No	<not visible>	<not visible>	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 3	Unit Heater	2	Supply Fan	0.30	65.0%	No	<not visible>	<not visible>	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 4	Unit Heater	1	Supply Fan	0.30	65.0%	No	<not visible>	<not visible>	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Office - Open Plan 2	Unit Ventilator	3	Supply Fan	0.30	65.0%	No	<not visible>	<not visible>	W	2,745		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Food Storage	AHU	2	Supply Fan	3.00	86.0%	No	<not visible>	<not visible>	W	3,285	5	No	89.5%	Yes	2	1.8	6,863	0	\$1,034	\$10,200	\$400	9.5
Storage 1	Condensate Pump	2	Condensate Pump	1.00	70.0%	No	A.O. Smith	<not visible>	W	2,190		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 1	Exhaust Fan	1	Exhaust Fan	0.30	65.0%	No	Greenheck	CUBE-180H-20-6	W	3,285		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Exhaust Fan	5	Exhaust Fan	0.30	65.0%	No	Greenheck	CUBE-180H-20-6	W	3,285		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Exhaust Fan	1	Exhaust Fan	0.30	65.0%	No	Greenheck	CUBE-180H-20-6	W	3,285		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Female 1	Exhaust Fan	1	Exhaust Fan	0.30	65.0%	No	Greenheck	CUBE-180H-20-6	W	3,285		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 2	Exhaust Fan	6	Exhaust Fan	0.30	65.0%	No	Greenheck	CUBE-180H-20-6	W	3,285		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 1	Elevator	1	Other	25.00	70.0%	No	<not visible>	<not visible>	W	300		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 2	Garage door opener	1	Other	0.30	65.0%	No	<not visible>	<not visible>	W	300		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 1	Sprinkler system	1	Process Pump	1.00	82.0%	No	Marathon	SQL-56B1715524B	W	200		No	82.0%	No		0.0	0	0	\$0	\$0	\$0	0.0



Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Lounge 1	Window Air Conditioner	3	Window AC	1.00		11.00		Friedrich	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Office - Open plan 1	Window Air Conditioner	2	Window AC	1.00		11.00		Friedrich	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Storage 3	Window Air Conditioner	5	Window AC	1.00		11.00		Friedrich	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Mini-Split Unit	1	Ductless Mini-Split AC	0.75		12.00		Sanyo	C0911	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Mini-Split Unit	1	Ductless Mini-Split AC	0.75		12.00		Daikin	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Mini-Split Unit	1	Ductless Mini-Split AC	1.00		13.00		Haier	HSU12XC7-W	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	Condensing Unit/AHU	2	Split-System	6.92		11.20		ICP	RAS090H0CA0AAA AA	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior 1	MUA 1-4	0	Package Unit	16.00		12.00		Greenheck	MSX-109-H12-DB	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Storage 2	Unit Heater	3	Unit Heater		N/A			<not visible>	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Storage 3	Unit Heater	2	Unit Heater		N/A			<not visible>	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Storage 4	Unit Heater	1	Unit Heater		N/A			<not visible>	<not visible>	W		No							0.0	0	0	\$0	\$0	\$0	0.0

Space Heating Boiler Inventory & Recommendations

		Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Boiler	Space Heat	1	Natural Draft Steam Boiler	3,070	Proxy Boiler	<not visible>	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Pipe Insulation Recommendations

		Recommendation Inputs			Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Storage 1	DHW	6	20	1.00	0.0	2,251	0	\$339	\$380	\$40	1.0

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Storage 1	DHW	1	Storage Tank Water Heater (> 50 Gal)	A.O. Smith	DEN-80 110	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

Recommendation Inputs						Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Storage 2	7	7	Faucet Aerator (Kitchen)	2.20	1.50	0.0	401	0	\$60	\$60	\$10	0.8
Restrooms	7	4	Faucet Aerator (Lavatory)	2.20	0.50	0.0	556	0	\$84	\$30	\$20	0.1

Walk-In Cooler/Freezer Inventory & Recommendations

Existing Conditions					Proposed Conditions				Energy Impact & Financial Analysis						
Location	Cooler/Freezer Quantity	Case Type/Temperature	Manufacturer	Model	ECM #	Install EC Evaporator Fan Motors?	Install Electric Defrost Control?	Install Evaporator Fan Control?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Cooler (35F to 55F)	Trenton	<not visible>	9, 10	Yes	No	Yes	0.1	1,251	0	\$189	\$2,810	\$160	14.1
Kitchen	5	Cooler (35F to 55F)	Bohn	<not visible>	9, 10	Yes	No	Yes	0.1	1,251	0	\$189	\$11,060	\$460	56.2
Kitchen	2	Cooler (35F to 55F)	<not visible>	<not visible>	9, 10	Yes	No	Yes	0.1	1,251	0	\$189	\$4,870	\$230	24.6
Kitchen	1	Cooler (35F to 55F)	<not visible>	<not visible>	9, 10	Yes	No	Yes	0.1	1,251	0	\$189	\$2,810	\$160	14.1
Kitchen	1	Medium Temp Freezer (0F to 30F)	Bally	<not visible>	9, 10	Yes	Yes	Yes	0.1	2,254	0	\$340	\$3,450	\$210	9.5
Kitchen	2	Medium Temp Freezer (0F to 30F)	<not visible>	<not visible>	9, 10	Yes	Yes	Yes	0.1	2,254	0	\$340	\$6,150	\$330	17.1

Commercial Refrigerator/Freezer Inventory & Recommendations

Existing Conditions						Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Freezer Chest	<not visible>	<not visible>	No	11	Yes	0.8	7,055	0	\$1,063	\$3,800	\$0	3.6
Kitchen	1	Stand-Up Freezer, Solid Door (>50 cu. ft.)	Traulsen	G31310	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	1	Stand-Up Freezer, Solid Door (31 - 50 cu. ft.)	Continental	2FNSS	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	1	Stand-Up Refrigerator, Solid Door (>50 cu. ft.)	Continental	3RNSS	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0



Commercial Ice Maker Inventory & Recommendations

		Existing Conditions				Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Storage 2	1	Self-Contained Unit (<175 lbs/day), Batch	Ice-O-Matic	<not visible>	No		No	0.0	0	0	\$0	\$0	\$0	0.0

Cooking Equipment Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	Manufacturer	Model	High Efficiency Equipment?	ECM #	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Electric Convection Oven (Full Size)	Imperial	<not visible>	No		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	5	Insulated Food Holding Cabinet (Full Size)	Blodgett	<not visible>	No		No	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen	2	Electric Griddle (4 Feet Width)	Skittle Cooker	<not visible>	No		No	0.0	0	0	\$0	\$0	\$0	0.0

Dishwasher Inventory & Recommendations

		Existing Conditions						Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Dishwasher Type	Manufacturer	Model	Water Heater Fuel Type	Booster Heater Fuel Type	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Payback w/ Incentives in Years
Kitchen	1	Multi-Tank Conveyor (Low Temp)	Hobart	C-54A	Electric	None	No	8	Yes	2.0	8,732	0	\$1,316	\$45,900	\$1,500	33.7
Kitchen	1	Multi-Tank Conveyor (Low Temp)	Hobart	C-54A	Electric	None	No	8	Yes	2.0	8,732	0	\$1,316	\$45,900	\$1,500	33.7



Plug Load Inventory

Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Lounge 1	1	Coffee Machine	1,500	No		
Lounge 1	1	Desktop	145	No		
Office - Enclosed 1	1	Desktop	145	No		
Office - Open plan 1	3	Desktop	145	No		
Storage 2	1	Desktop	145	No		
Storage 3	4	Desktop	145	No		
Office - Open Plan 2	4	Desktop	145	No		
Storage 1	2	Fan (Portable)	75	No		
Storage 4	1	Fan (Portable)	75	No		
Storage 2	1	Microwave	900	No		
Storage 3	1	Microwave	900	No		
Office - Open Plan 2	1	Microwave	900	No		
Office - Enclosed 1	1	Printer (Medium/Small)	400	No		
Office - Open plan 1	3	Printer (Medium/Small)	400	No		
Storage 3	2	Printer (Medium/Small)	400	No		
Office - Open Plan 2	1	Printer (Medium/Small)	400	No		
Office - Open plan 1	1	Printer/Copier (Large)	400	No		
Lounge 1	1	Refrigerator (Mini)	400	No		
Office - Enclosed 1	1	Refrigerator (Mini)	400	No		
Office - Open plan 1	1	Refrigerator (Mini)	400	No		
Office - Open Plan 2	1	Refrigerator (Mini)	400	No		
Storage 3	1	Refrigerator (Residential)	400	No		
Lounge 1	1	Television	200	No		
Lounge 1	1	Toaster	1,800	No		
Storage 2	1	Water Cooler	400	No		
Office - Open Plan 2	1	Water Cooler	400	No		
Kitchen	1	Vertical Cutter/Food Mixer	500	No		



Custom (High Level) Measure Analysis


Electric Tank Water Heater to HPWH

NOTE: HPWH calculation should not be used for existing water heaters with a storage capacity greater than 120 gal or less than 30 gal.

Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis										
Description	Area(s)/System(s) Served	SF of Area Served	Fuel Type	Input Capacity per Unit (kW)	Tank Capacity per Unit (Gal)	Description	COP	Tank Capacity per Unit (Gal)	Estimated Unit Cost	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Base Incentives	Enhanced Incentives	Total Incentives	Total Net Cost	Payback w/o Incentives in Years	Payback w/ Incentives in Years
Storage Tank Water Heater (>50 Gal)	DHW	7,000	Electric	9.0	80	Heat Pump Water Heater	2.5	80	\$3,320.00	0.00	18,464	0	\$2,783	\$4,000	\$0	\$0	\$0	\$4,000	1.44	1.44
			Electric																	
			Electric																	

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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



ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

N/A

ENERGY STAR®
Score¹

DHS - Woodbine Developmental Center

Primary Property Type: Residential Care Facility
Gross Floor Area (ft²): 545,251
Built: 1921

For Year Ending: June 30, 2023
Date Generated: July 31, 2024

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

Property & Contact Information		
Property Address DHS - Woodbine Developmental Center (WDC Campus) 1175 DeHirsch Avenue Woodbine, New Jersey 08270	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: 29308036 Unique Building Identifier (UBID): 87F765MV+86J-171-167-182-182		

Energy Consumption and Energy Use Intensity (EUI)		
Site EUI 129.2 kBtu/ft²	Annual Energy by Fuel Fuel Oil (No. 2) (kBtu) 946,252 (1%) Natural Gas (kBtu) 52,433,294 (74%) Propane (kBtu) 545,238 (1%) Electric - Grid (kBtu) 16,098,148 (23%) Other: (kBtu) 420,600 (1%)	National Median Comparison National Median Site EUI (kBtu/ft²) 74.2 National Median Source EUI (kBtu/ft²) 107.5 % Diff from National Median Source EUI 74%
Source EUI 187.2 kBtu/ft²	Annual Emissions Total (Location-Based) GHG Emissions (Metric Tons CO2e/year) N/A	

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

() -

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Professional Engineer or Registered Architect Stamp
(if applicable)

APPENDIX C: GLOSSARY

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

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

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