



# Local Government Energy Audit Report

Hillwood Wellhouse

February 24, 2025

*Prepared for:*

Verona Township

10 Hillwood Road

Verona, New Jersey 07044

*Prepared by:*

TRC

317 George Street

New Brunswick, New Jersey 08901

## Disclaimer

---

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

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

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

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

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

Copyright ©2025 TRC. All rights reserved.

Reproduction or distribution of the whole, or any part of the contents of this document without written permission of TRC is prohibited. Neither TRC nor any of its employees makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any data, information, method, product or process disclosed in this document, or represents that its use will not infringe upon any privately-owned rights, including but not limited to, patents, trademarks or copyrights.

# Table of Contents

---

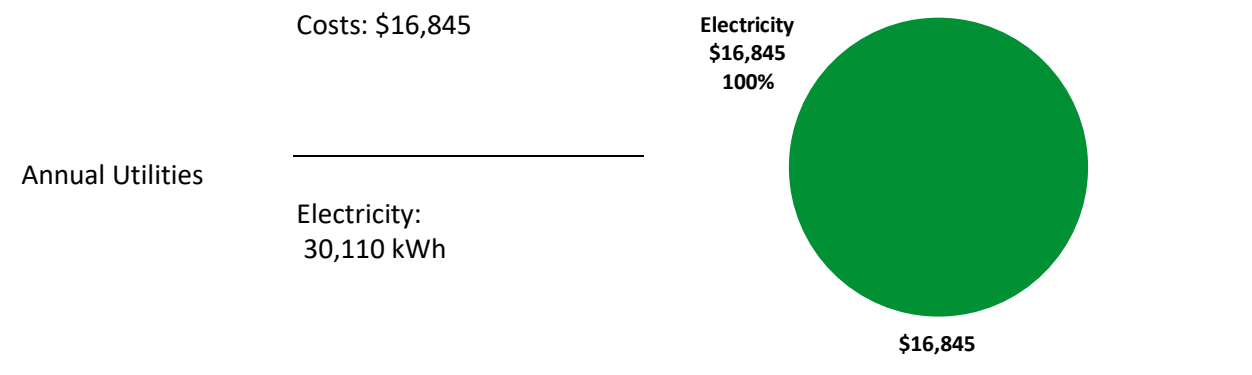
<b>1</b>	<b>Executive Summary</b> .....	<b>1</b>
1.1	<b>Planning Your Project</b> .....	4
	Pick Your Installation Approach .....	4
	Options from Your Utility Company .....	4
	<i>Prescriptive and Custom Rebates</i> .....	4
	<i>Direct Install</i> .....	4
	<i>Engineered Solutions</i> .....	4
	Options from New Jersey’s Clean Energy Program .....	5
<b>2</b>	<b>Existing Conditions</b> .....	<b>6</b>
2.1	Site Overview.....	6
	Recent improvements and Facility Concerns .....	6
2.2	Building Occupancy .....	6
2.3	Building Envelope .....	6
2.4	Lighting Systems .....	7
2.5	Air Handling Systems.....	8
	Unitary Heating Equipment.....	8
<b>3</b>	<b>Energy Use and Costs</b> .....	<b>10</b>
3.1	Electricity .....	12
3.2	Benchmarking.....	13
	Tracking Your Energy Performance .....	14
<b>4</b>	<b>Energy Conservation Measures</b> .....	<b>15</b>
4.1	Lighting .....	17
	ECM 1: Retrofit Fixtures with LED Lamps .....	17
4.2	Lighting Controls.....	17
	ECM 2: Install Occupancy Sensor Lighting Controls .....	17
<b>5</b>	<b>Energy Efficient Best Practices</b> .....	<b>19</b>
	Energy Tracking with ENERGY STAR Portfolio Manager.....	19
	Weatherization.....	19
	Doors and Windows .....	19
	Lighting Maintenance.....	20
	Lighting Controls .....	20
	Motor Controls.....	20
	Motor Short Cycling Reduction .....	20
	Motor Maintenance .....	20
	Optimize HVAC Equipment Schedules .....	20
	Procurement Strategies .....	21
<b>6</b>	<b>On-site Generation</b> .....	<b>22</b>
6.1	Solar Photovoltaic .....	23
6.2	Combined Heat and Power .....	25
<b>7</b>	<b>Electric Vehicles (EV)</b> .....	<b>26</b>

7.1	Electric Vehicle Charging .....	26
<b>8</b>	<b>Project Funding and Incentives.....</b>	<b>28</b>
8.1	Utility Energy Efficiency Programs .....	29
	Prescriptive and Custom .....	29
	Direct Install .....	29
	Engineered Solutions .....	30
8.2	New Jersey's Clean Energy Programs.....	31
	Large Energy Users .....	31
	Combined Heat and Power .....	32
	Successor Solar Incentive Program (SuSI) .....	33
	Energy Savings Improvement Program .....	34
	Demand Response (DR) Energy Aggregator .....	35
<b>9</b>	<b>Project Development .....</b>	<b>36</b>
<b>10</b>	<b>Energy Purchasing and Procurement Strategies .....</b>	<b>37</b>
10.1	Retail Electric Supply Options.....	37
10.2	Retail Natural Gas Supply Options .....	37
	<b>Appendix A: Equipment Inventory &amp; Recommendations .....</b>	<b>A-1</b>
	<b>Appendix B: ENERGY STAR Statement of Energy Performance .....</b>	<b>B-1</b>
	<b>Appendix C: Glossary .....</b>	<b>C-1</b>

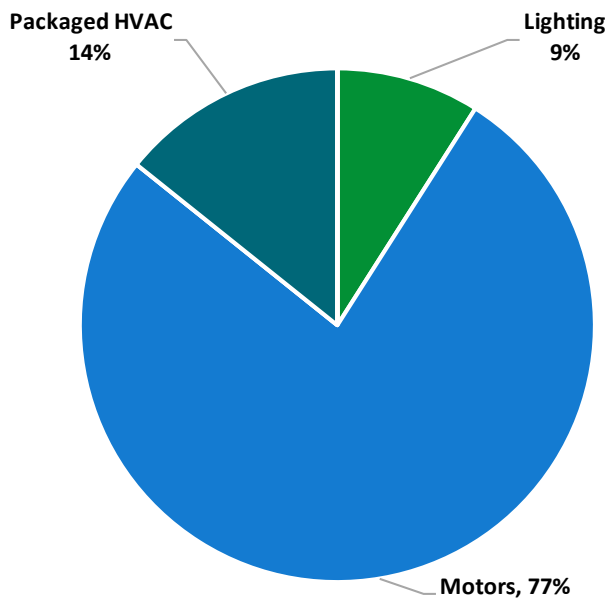
# 1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for Hillwood Wellhouse. 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 <i>(1-100 scale)</i>	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*

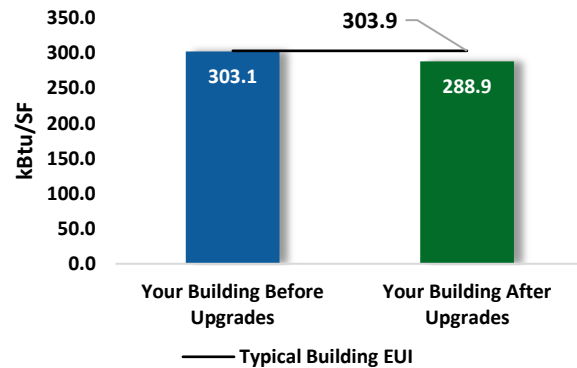
## POTENTIAL IMPROVEMENTS



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.

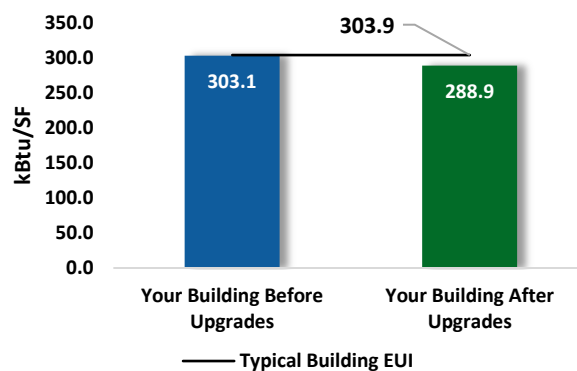
### Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$1,250
Potential Rebates & Incentives <sup>1</sup>	\$140
Annual Cost Savings	\$784
Annual Energy Savings	Electricity: 1,402 kWh
Greenhouse Gas Emission Savings	1 Tons
Simple Payback	1.4 Years
Site Energy Savings (All Utilities)	5%



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

Installation Cost	\$1,250
Potential Rebates & Incentives	\$140
Annual Cost Savings	\$784
Annual Energy Savings	Electricity: 1,402 kWh
Greenhouse Gas Emission Savings	1 Tons
Simple Payback	1.4 Years
Site Energy Savings (all utilities)	5%



### On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>1,192</b>	<b>0.2</b>	<b>0</b>	<b>\$667</b>	<b>\$590</b>	<b>\$60</b>	<b>\$530</b>	<b>0.8</b>	<b>1,201</b>
ECM 1	Retrofit Fixtures with LED Lamps	1,192	0.2	0	\$667	\$590	\$60	\$530	0.8	1,201
<b>Lighting Control Measures</b>		<b>209</b>	<b>0.0</b>	<b>0</b>	<b>\$117</b>	<b>\$660</b>	<b>\$80</b>	<b>\$580</b>	<b>5.0</b>	<b>211</b>
ECM 2	Install Occupancy Sensor Lighting Controls	209	0.0	0	\$117	\$660	\$80	\$580	5.0	211
<b>TOTALS</b>		<b>1,402</b>	<b>0.3</b>	<b>0</b>	<b>\$784</b>	<b>\$1,250</b>	<b>\$140</b>	<b>\$1,110</b>	<b>1.4</b>	<b>1,411</b>

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

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

*Evaluated Energy Improvements*

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

## 1.1 Planning Your Project

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

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

### Pick Your Installation Approach

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

### Options from Your Utility Company

#### *Prescriptive and Custom Rebates*

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

#### *Direct Install*

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

#### *Engineered Solutions*

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

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



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

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

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

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

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

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

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

### *Ongoing Electric Savings with Demand Response*

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

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

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

For more details on these programs please visit [New Jersey's Clean Energy Program website](#) .



## 2 EXISTING CONDITIONS

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

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

### 2.1 Site Overview

On June 14, 2024, TRC performed an energy audit at Hillwood Wellhouse located in Verona, New Jersey. TRC met with Lenny Waterman to review the facility operations and help focus our investigation on specific energy-using systems.

The Hillwood well house is a one-story, 339 square foot pump house used to pump and treat municipal well water. The facility is planning for renovations to expand the well house. Similar to the water treatment facility in the annex, the Hillwood well house is being upgraded to filter PFAS from the water supply. There are discussions to purchase additional land nearby to house the necessary equipment. The well house is illuminated by T5 linear fluorescents bulbs controlled by a wall switch. There are two electric resistance fan coil units controlled by a wall mounted manual dial thermostat, several pumps for water treatment, well pump, and two exhaust fans. Additionally, there is a large generator behind the building for back-up power.

#### **Recent improvements and Facility Concerns**

The facility is planning to renovate the pump house and expand capacity to accommodate more filtration equipment. They will be installing water treatment equipment to filter PFAS out of the water. There are discussions of expanding the facility to the land directly behind the building.

### 2.2 Building Occupancy

The facility is open 24/7 but is rarely occupied. The building is mostly vacant pending installation of the new filtration equipment.

Building Name	Weekday/Weekend	Operating Schedule
Hillwood Wellhouse	Weekday	24/7
	Weekend	24/7

*Building Occupancy Schedule*

### 2.3 Building Envelope

The building is concrete block over structural steel with a brick façade. There is a large exhaust tower on the south side of the building that has a single metal stack and a set of stairs. The door is metal with aluminum framing and in poor condition. A skylight is used to lift pumps into the building instead of bringing them through the door, otherwise there are no windows.

Degraded window and door seals increase drafts and outside air infiltration.



*Door*



*Skylight*

## 2.4 Lighting Systems

The primary interior lighting system uses 28-Watt linear fluorescent T8 lamps. There are six, 2-lamp, 4-foot-long surface mounted vapor tight fixtures in this building. Additionally, there are some incandescent bulbs illuminating the exhaust tower and compact fluorescent lamps (CFL) on the exterior building facade. Lighting systems in the exhaust tower and interior mechanical room are controlled by interior wall switches. The exterior lighting is on a photocell. There is one LED exit sign.

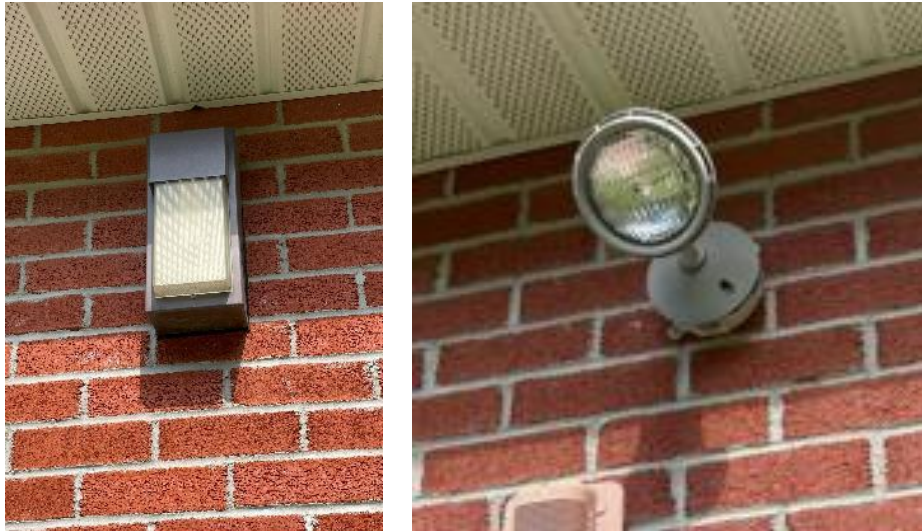
Most fixtures are in good condition and the interior lighting levels were sufficient.



*Incandescent*



*Linear Fluorescent T5*



*Exterior Lighting Fixtures*



*Wall Switch*

*Exit Sign*

## 2.5 Air Handling Systems

### **Unitary Heating Equipment**

The Hillwood well house is heated by two QMark electric resistance heaters. These units have a heating capacity of 3 kW and are in good condition. They are controlled by a manual dial thermostat.

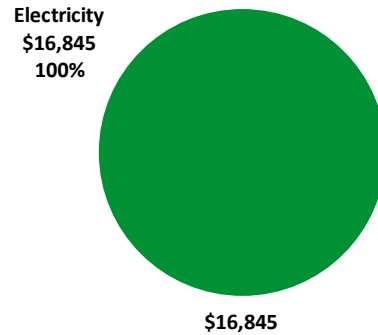


*QMark Electric Resistance Heaters*

### 3 ENERGY USE AND COSTS

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

Utility Summary		
Fuel	Usage	Cost
Electricity	30,110 kWh	\$16,845
<b>Total</b>		<b>\$16,845</b>



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

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

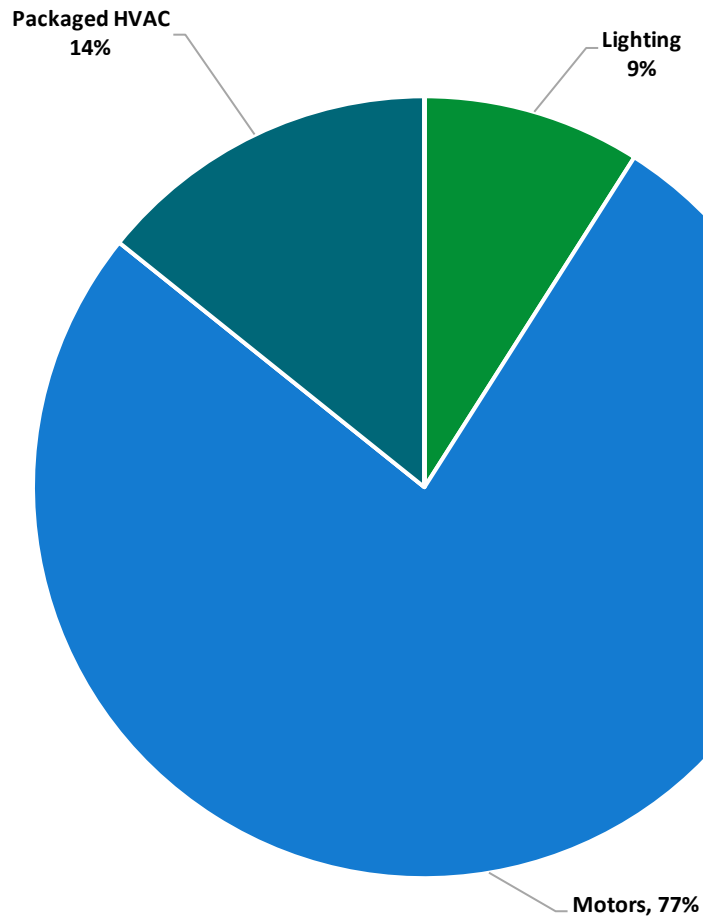
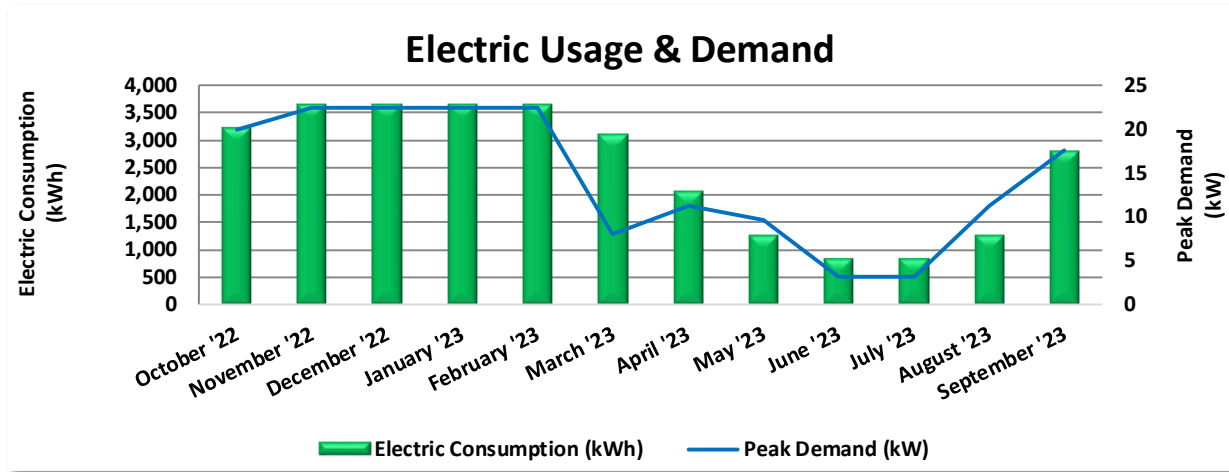


Figure 1 - Energy Balance

### 3.1 Electricity

PSE&G delivers electricity under rate class General Lighting & Power (GLP), 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
11/2/22	29	3,230	20	\$53	\$1,357
12/2/22	30	3,660	22	\$89	\$1,535
1/3/23	32	3,660	22	\$89	\$1,535
2/5/23	33	3,660	22	\$89	\$1,535
3/7/23	30	3,660	22	\$89	\$1,535
4/5/23	29	3,120	8	\$37	\$1,484
5/5/23	30	2,080	11	\$26	\$1,388
6/6/23	32	1,280	10	\$71	\$1,372
7/4/23	28	840	3	\$49	\$1,214
8/4/23	31	840	3	\$49	\$1,214
9/5/23	32	1,280	11	\$86	\$1,290
10/4/23	29	2,800	18	\$47	\$1,387
<b>Totals</b>	<b>365</b>	<b>30,110</b>	<b>22</b>	<b>\$776</b>	<b>\$16,845</b>
<b>Annual</b>	<b>365</b>	<b>30,110</b>	<b>22</b>	<b>\$776</b>	<b>\$16,845</b>

Notes:

- Peak demand of 22 kW occurred in February '23.
- Average demand over the past 12 months was 14 kW.
- The average electric cost over the past 12 months was \$0.559/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 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.

<b>Benchmarking Score</b>	<b>N/A</b>
---------------------------	------------

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

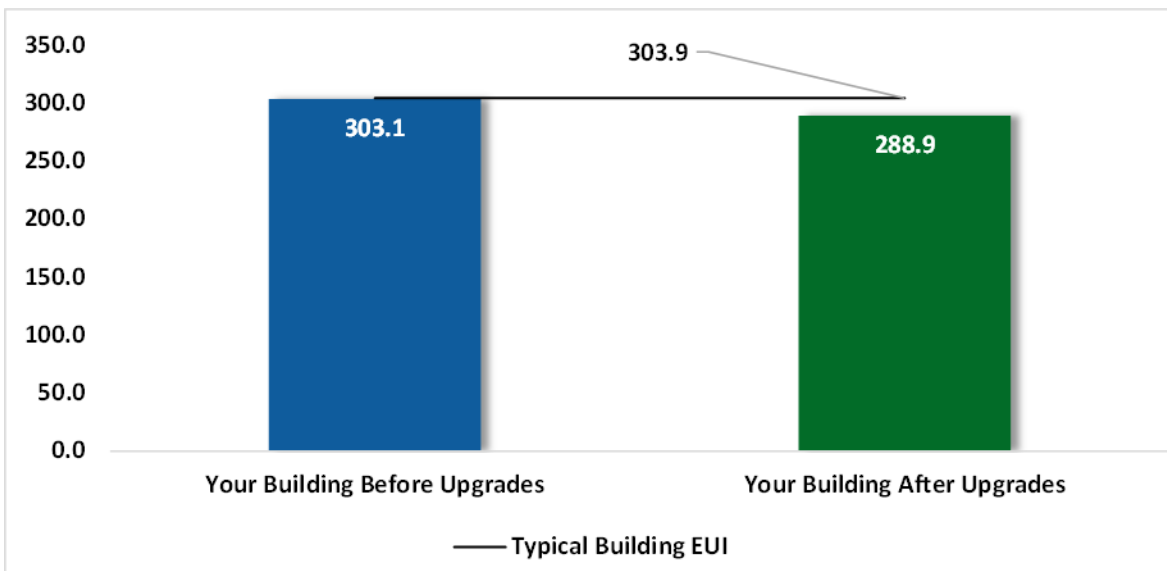


Figure 2 - Energy Use Intensity Comparison<sup>3</sup>

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

<sup>3</sup> Based on all evaluated ECMs



### **Tracking Your Energy Performance**

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

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

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

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

## 4 ENERGY CONSERVATION MEASURES

---

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>			<b>1,216</b>	<b>0.2</b>	<b>0</b>	<b>\$680</b>	<b>\$590</b>	<b>\$60</b>	<b>\$530</b>	<b>0.8</b>	<b>1,224</b>
ECM 1	Retrofit Fixtures with LED Lamps	Yes	1,216	0.2	0	\$680	\$590	\$60	\$530	0.8	1,224
<b>Lighting Control Measures</b>			<b>213</b>	<b>0.0</b>	<b>0</b>	<b>\$119</b>	<b>\$660</b>	<b>\$80</b>	<b>\$580</b>	<b>4.9</b>	<b>215</b>
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	213	0.0	0	\$119	\$660	\$80	\$580	4.9	215
<b>TOTALS</b>			<b>1,429</b>	<b>0.3</b>	<b>0</b>	<b>\$799</b>	<b>\$1,250</b>	<b>\$140</b>	<b>\$1,110</b>	<b>1.4</b>	<b>1,439</b>

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

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

*All Evaluated ECMs*

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>1,192</b>	<b>0.2</b>	<b>0</b>	<b>\$667</b>	<b>\$590</b>	<b>\$60</b>	<b>\$530</b>	<b>0.8</b>	<b>1,201</b>
ECM 1	Retrofit Fixtures with LED Lamps	1,192	0.2	0	\$667	\$590	\$60	\$530	0.8	1,201
<b>Lighting Control Measures</b>		<b>209</b>	<b>0.0</b>	<b>0</b>	<b>\$117</b>	<b>\$660</b>	<b>\$80</b>	<b>\$580</b>	<b>5.0</b>	<b>211</b>
ECM 2	Install Occupancy Sensor Lighting Controls	209	0.0	0	\$117	\$660	\$80	\$580	5.0	211
<b>TOTALS</b>		<b>1,402</b>	<b>0.3</b>	<b>0</b>	<b>\$784</b>	<b>\$1,250</b>	<b>\$140</b>	<b>\$1,110</b>	<b>1.4</b>	<b>1,411</b>

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

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

*Cost Effective ECMs*

## 4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>1,192</b>	<b>0.2</b>	<b>0</b>	<b>\$667</b>	<b>\$590</b>	<b>\$60</b>	<b>\$530</b>	<b>0.8</b>	<b>1,201</b>
ECM 1	Retrofit Fixtures with LED Lamps	1,192	0.2	0	\$667	\$590	\$60	\$530	0.8	1,201

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

### **ECM 1: Retrofit Fixtures with LED Lamps**

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

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

**Affected Building Areas:** exterior lights and linear fluorescent T8's

## 4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Control Measures</b>		<b>209</b>	<b>0.0</b>	<b>0</b>	<b>\$117</b>	<b>\$660</b>	<b>\$80</b>	<b>\$580</b>	<b>5.0</b>	<b>211</b>
ECM 2	Install Occupancy Sensor Lighting Controls	209	0.0	0	\$117	\$660	\$80	\$580	5.0	211

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

### **ECM 2: Install Occupancy Sensor Lighting Controls**

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

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

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

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

**Affected Building Areas:** tower room and mechanical room

## 5 ENERGY EFFICIENT BEST PRACTICES

---

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

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

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

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



You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions<sup>4</sup>. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

### **Weatherization**

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

### **Doors and Windows**

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

---

<sup>4</sup> <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>.

## **Lighting Maintenance**



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

## **Lighting Controls**

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

## **Motor Controls**

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

## **Motor Short Cycling Reduction**

Frequent stopping and starting of motors places substantial stress on rotors and other parts. This leads to wear and tear, lower efficiency, and higher maintenance costs. Adjust the load on the motor to limit the amount of unnecessary stopping and starting to improve motor performance.

## **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.

## **Optimize HVAC Equipment Schedules**

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



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

### **Procurement Strategies**

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

## 6 ON-SITE GENERATION

---

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

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

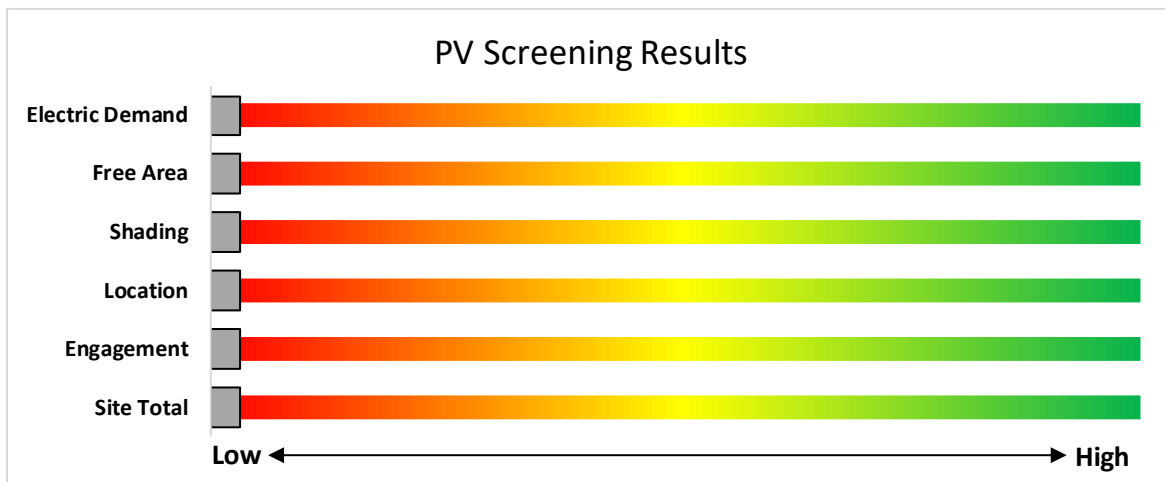
## 6.1 Solar Photovoltaic

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

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

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

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



*Photovoltaic Screening*

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

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

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

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

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

## 6.2 Combined Heat and Power

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

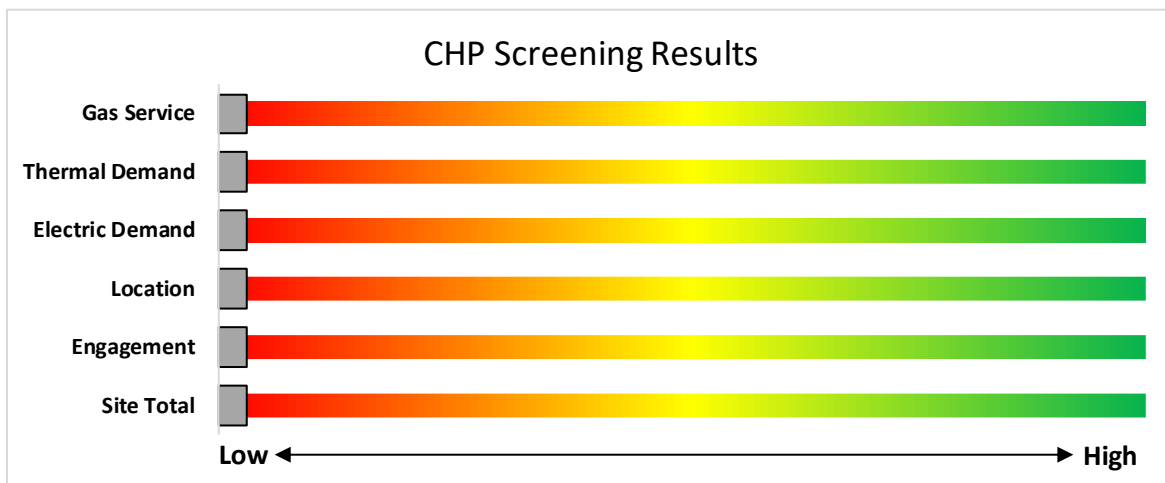
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be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

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

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

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

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



*Combined Heat and Power Screening*

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

## 7 ELECTRIC VEHICLES (EV)

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

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

### 7.1 Electric Vehicle Charging

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

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

The preliminary assessment of EV charging at the facility shows that there is no potential for adding EV chargers to the facility's parking, based on potential costs of installation and other site factors.

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

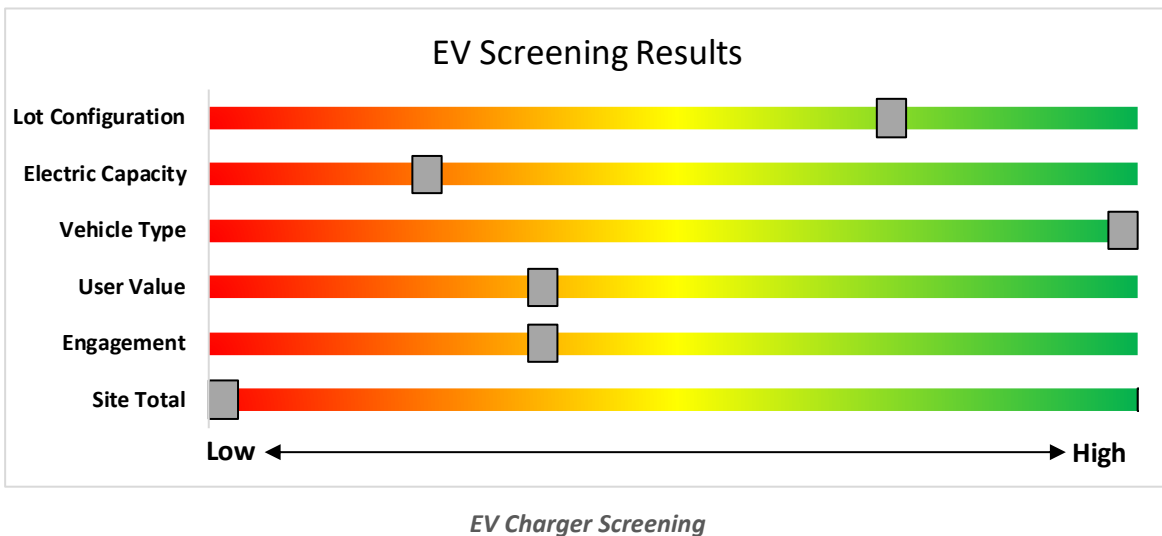
The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching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

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

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



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



### Electric Vehicle Programs Available

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

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

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

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

## 8 PROJECT FUNDING AND INCENTIVES

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

### NJBPU and NJCEP Administered Programs



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

### Utility Administered Programs



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



## 8.1 Utility Energy Efficiency Programs

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

### **Prescriptive and Custom**

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

#### **Equipment Examples**

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

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

### **Direct Install**

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

#### **Incentives**

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

#### **How to Participate**

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

## **Engineered Solutions**

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

---

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

## 8.2 New Jersey's Clean Energy Programs

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

### Large Energy Users

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

#### **Incentives**

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

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

#### **How to Participate**

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

Detailed program descriptions, instructions for applying, and applications can be found at [www.njcleanenergy.com/LEUP](http://www.njcleanenergy.com/LEUP).

## Combined Heat and Power

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

### Incentives

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

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

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

### How to Participate

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

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

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

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

## **Energy Savings Improvement Program**

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

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

### **How to Participate**

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

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

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

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

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

## Demand Response (DR) Energy Aggregator

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

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

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

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

The first step toward participation in a DR program is to contact a curtailment service provider. A list of these providers is available on the website of the independent system operator, PJM, and it includes contact information for each company, as well as the states where they have active business<sup>5</sup>. PJM also posts training materials for program members interested in specific rules and requirements regarding DR activity along with a variety of other DR program information<sup>6</sup>.

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

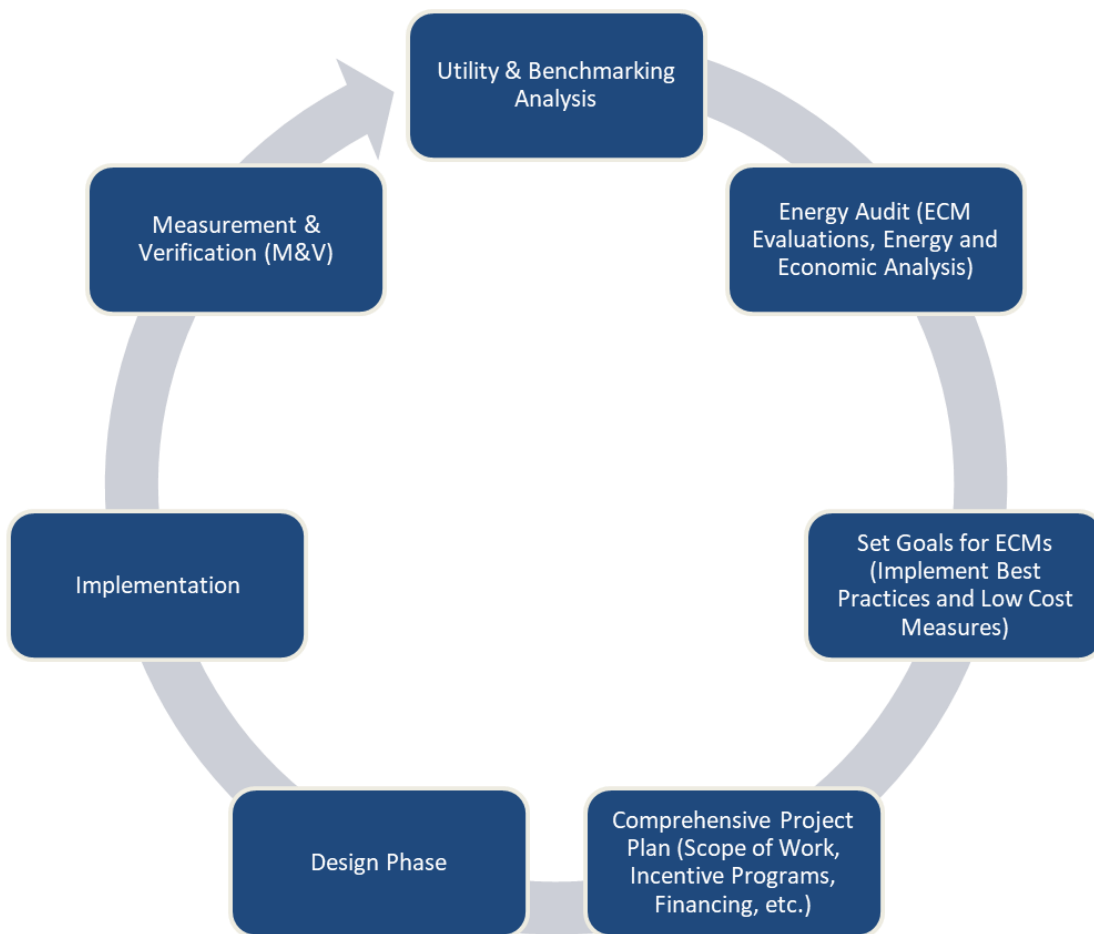
---

<sup>5</sup> <http://www.pjm.com/markets-and-operations/demand-response.aspx>.

<sup>6</sup> <http://www.pjm.com/training/training-events.aspx>.

## 9 PROJECT DEVELOPMENT

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



*Project Development Cycle*



## 10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

---

### 10.1 Retail Electric Supply Options

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

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

A list of licensed third-party electric suppliers is available at the NJBPU website<sup>7</sup>.

### 10.2 Retail Natural Gas Supply Options

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

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

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

A list of licensed third-party natural gas suppliers is available at the NJBPU website<sup>8</sup>.

---

<sup>7</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html).

<sup>8</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html).

## APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

### Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Exterior Doorway Lighting	2	Compact Fluorescent: (1) 32W Plug-In Lamp	Photocell		32	4,380	1	Relamp	No	2	LED Lamps: LED Lamps	Photocell	22	4,380	0.0	88	0	\$49	\$30	\$0	0.6
Mechanical	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,380	1, 2	Relamp	Yes	6	LED - Linear Tubes: (2) 4' T5 (14.5W) Lamps	Occupancy Sensor	30	3,022	0.2	803	0	\$449	\$790	\$100	1.5
Tower Room	4	Incandescent: (1) A19 Screw-In Lamp	Wall Switch	S	50	3,880	1, 2	Relamp	Yes	4	LED Lamps: A19 Lamps	Occupancy Sensor	8	2,677	0.1	511	0	\$286	\$430	\$40	1.4
Mechanical	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0

### Motor Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
		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	Mechanical Room	1	Exhaust Fan	0.75	75.0%	No	Fantech	5BDU15	W	4,300		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Tower Blower	1	Exhaust Fan	2.00	75.0%	No	American Fan Company	BCD-185	W	2,190		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Well Pump	1	Water Supply Pump	60.00	94.5%	No	US Motors	7220-BEH	W	900		No	94.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Well Water	2	Other	0.10	65.0%	No	Pulsatron	LMB3TA-VVC9	W	2,190		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Well Water	1	Other	0.10	65.0%	No	Pulsatron	LMB3TA-VVC10	W	2,190		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0

### Packaged HVAC Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
		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
Mechanical Room	Mechanical Room	2	Electric Resistance Heat		10.24			Qmark	MUH0341	W		No							0.0	0	0	\$0	\$0	\$0	0.0

# 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.

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

Property & Contact Information			
<b>Property Address</b> Hillwood Well House 10 Hillwood Rd. Verona, New Jersey 07044	<b>Property Owner</b> Verona Township 600 Bloomfield Avenue Verona, NJ 07044 (973) 239-4921	<b>Primary Contact</b> Kevin O'Sullivan 600 Bloomfield Avenue Verona, NJ 07044 (973) 239-4921 kosullivan@veronanj.org	
<b>Property ID:</b> 33524140			
Energy Consumption and Energy Use Intensity (EUI)			
<b>Site EUI</b> 303.9 kBtu/ft <sup>2</sup>	<b>Annual Energy by Fuel</b> Electric - Grid (kBtu) 103,021 (100%)	<b>National Median Comparison</b>	
		National Median Site EUI (kBtu/ft <sup>2</sup> )	31.9
		National Median Source EUI (kBtu/ft <sup>2</sup> )	89.3
		% Diff from National Median Source EUI	853%
<b>Source EUI</b> 850.9 kBtu/ft <sup>2</sup>		<b>Annual Emissions</b>	
		Total (Location-Based) GHG Emissions (Metric Tons CO <sub>2</sub> e/year)	9

### Signature & Stamp of Verifying Professional

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

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

Licensed Professional

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



Professional Engineer or Registered Architect Stamp (if applicable)

## APPENDIX C: GLOSSARY

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

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

---

<b>SEER</b>	<i>Seasonal energy efficiency ratio</i> : a measure of efficiency in terms of annual cooling energy provided divided by total electric input.
-------------	---

---

<b>SEP</b>	<i>Statement of energy performance</i> : a summary document from the ENERGY STAR Portfolio Manager.
------------	---

---

<b>Simple Payback</b>	The amount of time needed to recoup the funds expended in an investment or to reach the break-even point between investment and savings.
-----------------------	--

---

<b>SREC (II)</b>	<i>Solar renewable energy credit</i> : a credit you can earn from the state for energy produced from a photovoltaic array.
------------------	--

---

<b>T5, T8, T12</b>	A reference to a linear lamp diameter. The number represents increments of 1/8 <sup>th</sup> of an inch.
--------------------	--

---

<b>Temperature Setpoint</b>	The temperature at which a temperature regulating device (thermostat, for example) has been set.
-----------------------------	--

---

<b>therm</b>	100,000 Btu. Typically used as a measure of natural gas consumption.
--------------	--

---

<b>tons</b>	A unit of cooling capacity equal to 12,000 Btu/hr.
-------------	--

---

<b>Turnkey</b>	Provision of a complete product or service that is ready for immediate use.
----------------	---

---

<b>VAV</b>	<i>Variable air volume</i>
------------	----------------------------

---

<b>VFD</b>	<i>Variable frequency drive</i> : a controller used to vary the speed of an electric motor.
------------	---

---

<b>WaterSense®</b>	The symbol for water efficiency. The WaterSense® program is managed by the EPA.
--------------------	---

---

<b>Watt (W)</b>	Unit of power commonly used to measure electricity use.
-----------------	---

---