



Local Government Energy Audit Report

Grenloch Terrace Early Childhood Center

September 4, 2024

Prepared for:

Washington Township Board of Education
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Sewell, New Jersey 08080

Prepared by:

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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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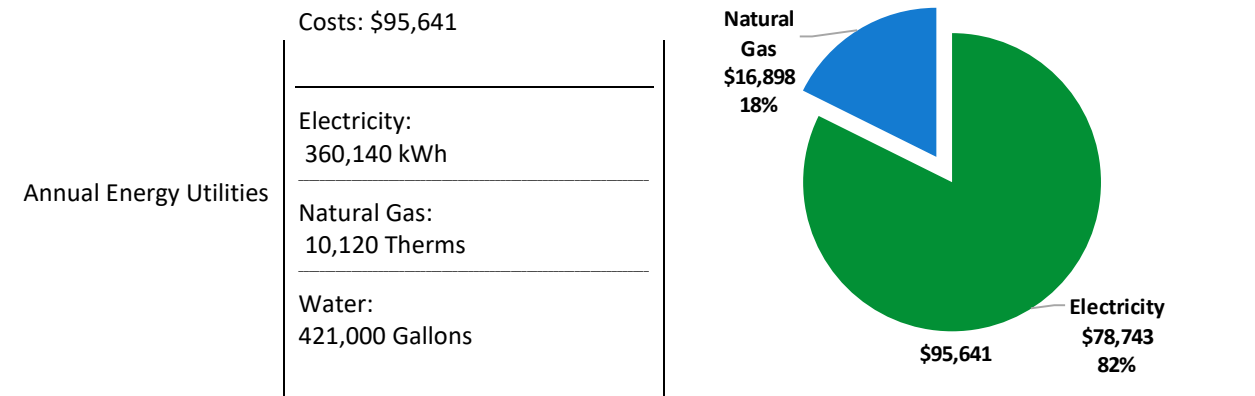
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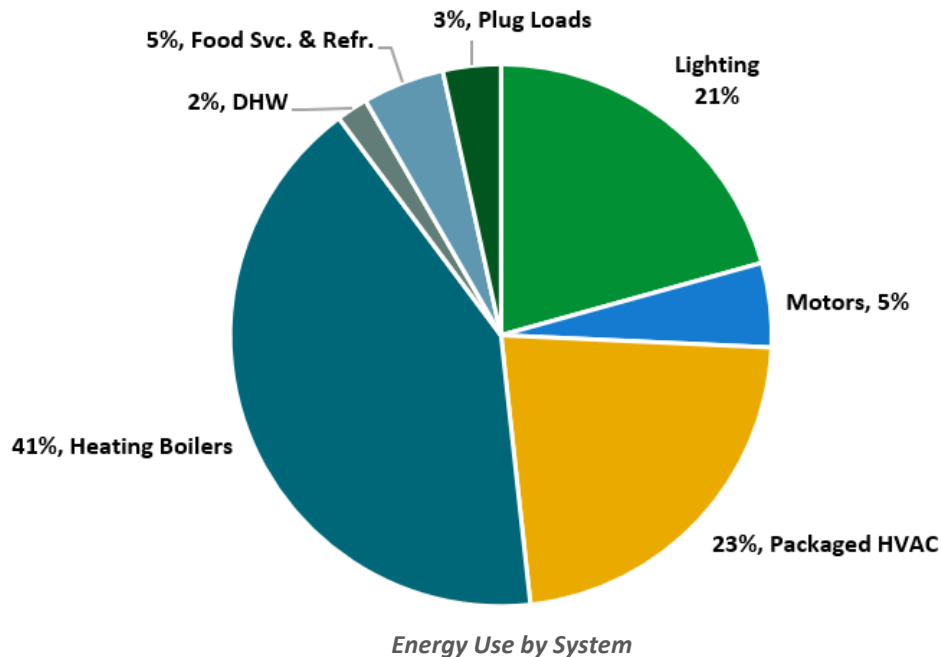
1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for Washington Township Board of Education. 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.
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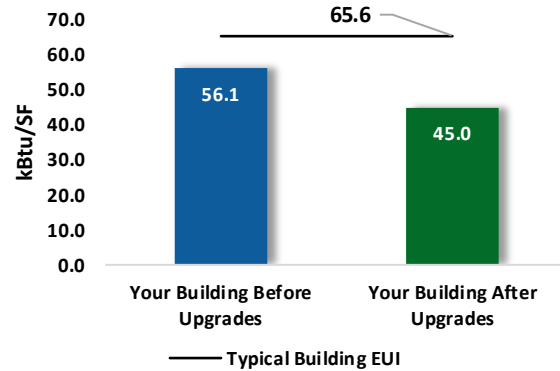
POTENTIAL IMPROVEMENTS



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.

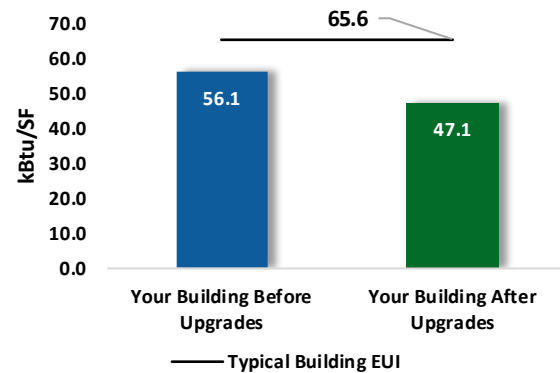
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$205,090
Potential Rebates & Incentives ¹	\$17,210
Annual Cost Savings	\$25,322
Annual Energy Savings	Electricity: 110,675 kWh Natural Gas: 673 Therms
Greenhouse Gas Emission Savings	60 Tons
Simple Payback	7.4 Years
Site Energy Savings (All Utilities)	20%



Scenario 2: Cost Effective Package²

Installation Cost	\$60,290
Potential Rebates & Incentives	\$11,710
Annual Cost Savings	\$22,353
Annual Energy Savings	Electricity: 101,086 kWh Natural Gas: 150 Therms
Greenhouse Gas Emission Savings	52 Tons
Simple Payback	2.2 Years
Site Energy Savings (all utilities)	16%



On-site Generation Potential

Photovoltaic	High
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			73,535	11.2	-14	\$15,850	\$29,610	\$5,630	\$23,980	1.5	72,448
ECM 1	Install LED Fixtures	Yes	8,068	0.0	0	\$1,764	\$5,890	\$920	\$4,970	2.8	8,124
ECM 2	Retrofit Fixtures with LED Lamps	Yes	65,467	11.2	-14	\$14,086	\$23,720	\$4,710	\$19,010	1.3	64,323
Lighting Control Measures			17,564	3.0	-4	\$3,779	\$19,170	\$4,980	\$14,190	3.8	17,257
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	14,716	2.5	-3	\$3,166	\$13,260	\$1,610	\$11,650	3.7	14,459
ECM 4	Install High/Low Lighting Controls	Yes	2,848	0.5	-1	\$613	\$5,910	\$3,370	\$2,540	4.1	2,798
Variable Frequency Drive (VFD) Measures			5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344
ECM 5	Install VFDs on Constant Volume (CV) Fans	No	5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344
Unitary HVAC Measures			4,282	5.9	0	\$936	\$68,600	\$3,200	\$65,400	69.9	4,312
ECM 6	Install High Efficiency Air Conditioning Units	No	2,942	4.5	0	\$643	\$59,600	\$2,900	\$56,700	88.1	2,963
ECM 7	Install High Efficiency Heat Pumps	No	1,339	1.4	0	\$293	\$9,000	\$300	\$8,700	29.7	1,349
Gas Heating (HVAC/Process) Replacement			0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122
ECM 8	Install High Efficiency Steam Boilers	No	0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122
Domestic Water Heating Upgrade			957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
ECM 9	Install Low-Flow DHW Devices	Yes	957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
Food Service & Refrigeration Measures			9,030	1.0	29	\$2,459	\$11,300	\$1,000	\$10,300	4.2	12,493
ECM 10	Food Service Equipment Replacement	Yes	0	0.0	29	\$485	\$5,600	\$1,000	\$4,600	9.5	3,400
ECM 11	Replace Refrigeration Equipment	Yes	9,030	1.0	0	\$1,974	\$5,700	\$0	\$5,700	2.9	9,093
TOTALS (COST EFFECTIVE MEASURES)			101,086	15.2	15	\$22,353	\$60,290	\$11,710	\$48,580	2.2	103,550
TOTALS (ALL MEASURES)			110,675	22.4	67	\$25,322	\$205,090	\$17,210	\$187,880	7.4	119,328

* - 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](#).



2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for Washington Township Board of Education. 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 February 22, 2024, TRC performed an energy audit at Grenloch Terrace Early Childhood Center with Bob Schoenfeldt to review the facility operations and help focus our investigation on specific energy-using systems.

Grenloch Terrace Early Childhood Center a combination of a 16,136 square foot multi-story school building built in 1936 with a newer 23,800 square foot school building built in 1980. Spaces include classrooms, multipurpose-gymnasium, offices, corridors, stairwells, library, kitchen, and basement mechanical space.

Recent Improvements and Facility Concerns

Facility lighting in restrooms has been upgraded to new LED fixtures/screw-in bulbs as old compact fluorescent lamps (CFL) fail.

The heat pumps that provide heating and cooling to the new building's corridors were noted by facility maintenance staff to not have been operational for at least the last couple years.

Facility staff have stated that they are interested in replacing the windows and doors in the old building due to their age.

2.2 Building Occupancy

The school is fully occupied for 11 months of the year. Typical weekday occupancy is 93 staff and 246 students. The facility has minimum night usage after school hours for cleaning and maintenance performed by the three general maintenance staff. There is no summer or weekend occupancy in this facility.

Building Name	Weekday/Weekend	Operating Schedule
Grenlock - Class Schedule	Weekday	7:20 AM - 2:50 PM
	Weekend	NA
Grenlock - Staff Schedule	Weekday	6:00 AM - 10:00 PM
	Weekend	NA

Building Occupancy Schedule

2.3 Building Envelope

The walls in both the new and old buildings are made of concrete masonry units (CMUs) with a brick veneer and painted CMU interior finish.

Wood trusses support a pitched roof with a wood deck covered with asphalt shingles in the old building. The roof encloses semi conditioned space (e.g., a space that is not intentionally heated but escaping heat from HVAC equipment caused the space to be conditioned.). The thermal barrier is between this space and the conditioned space below.

Steel trusses support a pitched roof with a light gray standing seam metal covering in the new building. This roofing system is relatively new, having been installed within the last eight years. The roof encloses conditioned space, with the thermal barrier being installed along the roof deck.

Facility staff have noted that the roof of the old building is in need of replacement due to its age.

Most of the windows are double glazed, with the new building's windows having aluminum frames with thermal breaks and the old building having vinyl frames without thermal breaks. The glass-to-frame seals are in good condition. The operable window weather seals are in good condition, showing little evidence of excessive wear. Exterior doors have aluminum wood frames and are in good condition with undamaged door seals. The windows within exterior doors were noted to be single pane by facility staff. Degraded window and door seals increase drafts and outside air infiltration.



New Building Exterior Walls



Old Building Exterior Walls



Typical Windows in New Building



Typical Windows in Old Building



Typical Exterior Doors in New Building



Typical Exterior Doors in Old Building

2.4 Lighting Systems

The primary interior lighting system for both the new and old building use 32-Watt linear fluorescent T8 lamps. Fixture types include 2-lamp, 3-lamp, or 4-lamp, 2-foot or 4-foot long recessed and surface mounted fixtures and 2-foot fixtures with U-bend tube lamps. Typically, T8 fluorescent lamps use electronic ballasts.

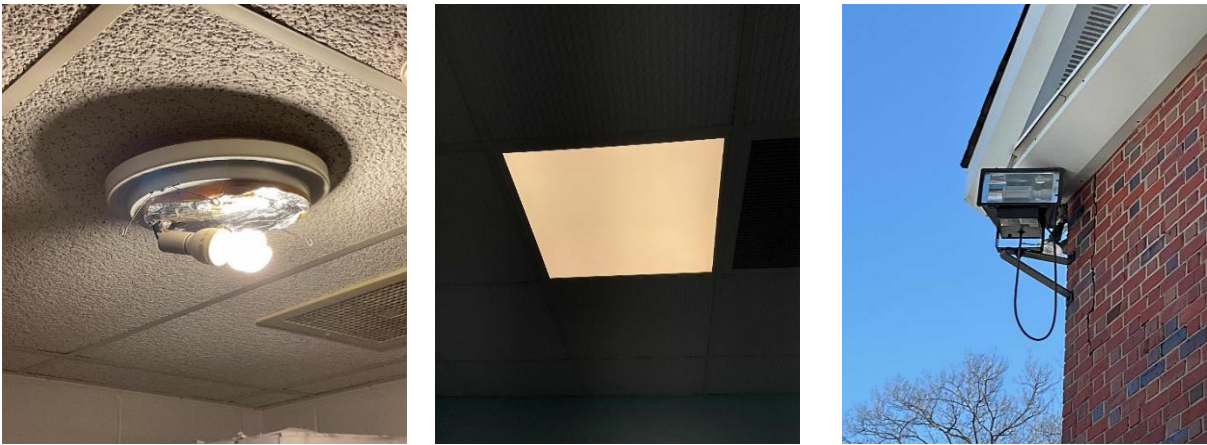
Additionally, there are some CFLs, incandescent, and LED general purpose lamps that are mainly used in restrooms and storage spaces. The restroom lighting on the second floor of the old building has been upgraded to LED light panels as well. All exit signs are LED.

Most fixtures are in good condition and interior lighting levels were generally sufficient. All lighting fixtures are controlled manually by via wall switches.

Exterior fixtures include wall packs, floodlights, and canopy lights with high intensity discharge (HID), CFLs, and LED lamps. The perimeter of the new building's sidewalks and parking lot are illuminated with post-mounted LED screw-in lights. Pole mounted lighting fixtures are also present, which incorporate LED lamps. Exterior light fixtures are controlled by a time clock or photocell, depending on the fixture.



Typical Linear Fluorescent Fixtures Present in Both Buildings



Typical CFL and LED Fixtures Present in Both Buildings



LED Parking Lot Lighting

2.5 Air Handling Systems

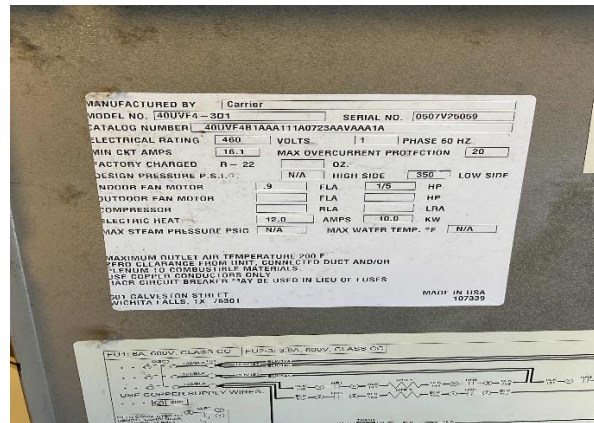
Unit Ventilators

Unit ventilators in the old building are equipped with supply fan motors and pneumatically controlled outside air dampers and fan coil valves connected to the steam distribution system. They provide heating and ventilation to classrooms. These units appear to have been installed in the early 2000's and are in good condition despite being beyond their useful life.

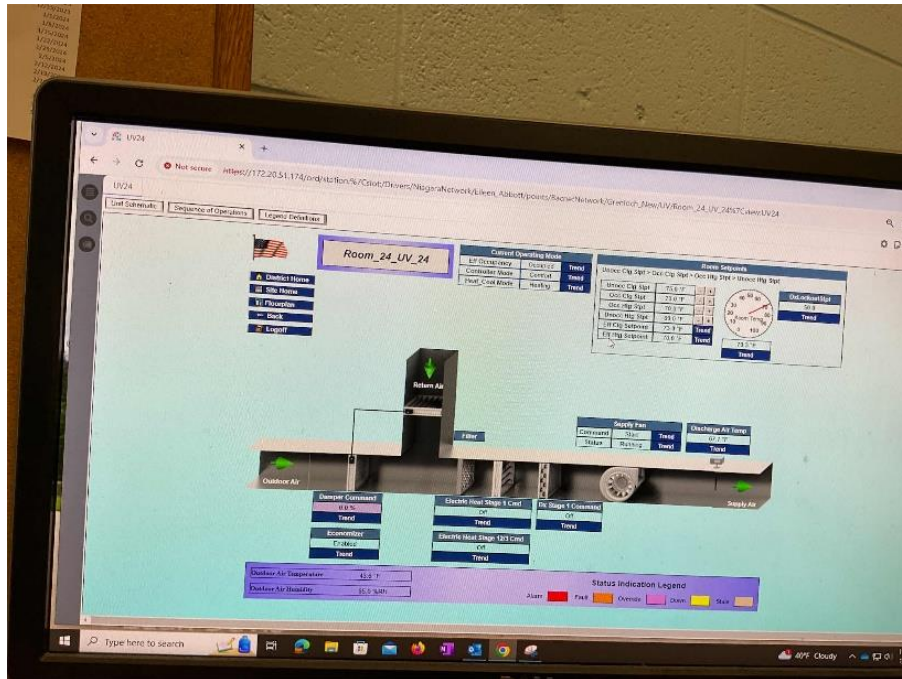
Similar to the old building, unit ventilators in the new building are equipped with supply fan motors and pneumatically controlled outside air dampers. These units provide heating, cooling, and ventilation to classrooms through the use of direct expansion (DX) condensing units and electric heating strips. These units appear to have been installed in the early 2000's and are in good condition despite being beyond their useful life.



Typical Unit Ventilator in Old Building



Typical Unit Ventilator in New Building



BAS Screenshot - Unit Ventilator Configuration

Unitary Electric HVAC Equipment

The old building's first floor is not conditioned by the central AC system, so staff utilize window-mounted air conditioning (AC) units. These units have an average cooling capacity of 1.25 tons and a SEER rating of 11.30. The units are in good condition and are not ENERGY STAR rated.

The old building's second floor is conditioned by a central AC system consisting of six DX condensing units connected to air handling units in the building's attic. These condensing units have a rated cooling capacity between 4.0 tons to 5.0 tons depending on the unit and a general SEER rating of 11.18. The units are in good condition and are not ENERGY STAR rated but are operating beyond their expected life.

As stated previously, the new building's classrooms and other occupied spaces are conditioned by unit ventilators connected to DX condensing units and electric heating strips. These units have cooling capacities between 2.0 tons to 3.5 tons and SEER ratings between 8.9 to 13.02. The electric heating strips have heating capacities between 34.12 MBh to 54.59 MBh and a coefficient of performance (COP) of 1.0. Both the electric heating strips and condensing units are in fair condition but operating beyond their expected life.

The corridors of the new building are heated and cooled by two York split-system heat pumps. These heat pumps have a cooling capacity of 1.5 tons and a SEER rating of 8.78. The heating capacity of the units is approximately 18.0 MBh with a HSPF rating of 7.0. Both heat pump units are in poor condition, with staff having noted that they have not been operational for at least the last few years and are operating beyond their useful life.



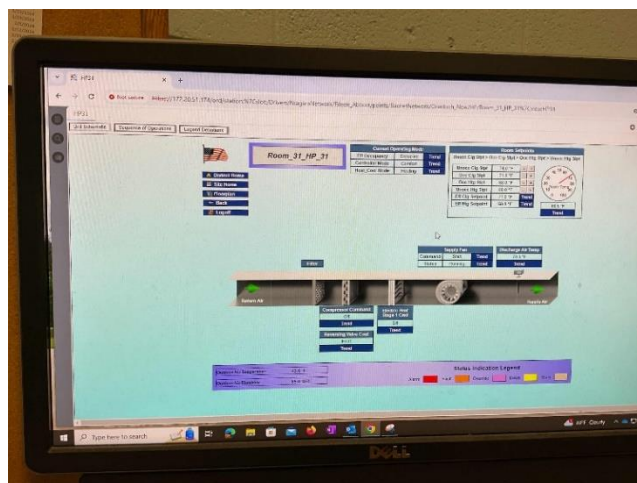
Typical Condensing Unit in New Building



Typical Condensing Unit in Old Building



New Building Corridor Heat Pump with Attached Outdoor Unit



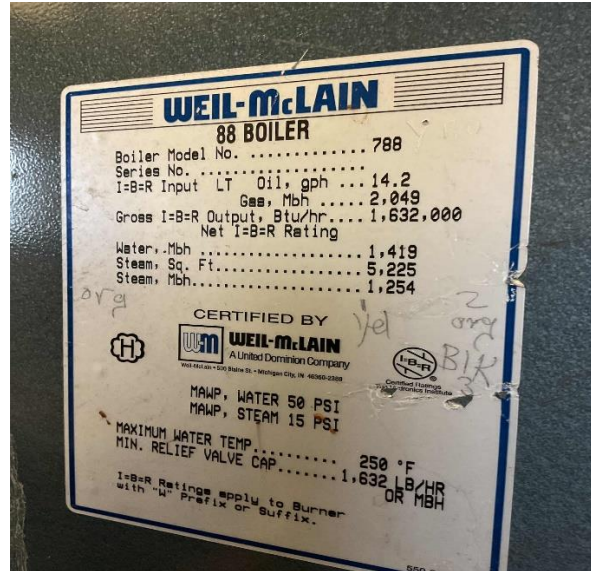
BAS Screenshot - Heat Pump Configuration

2.6 Heating Steam Systems

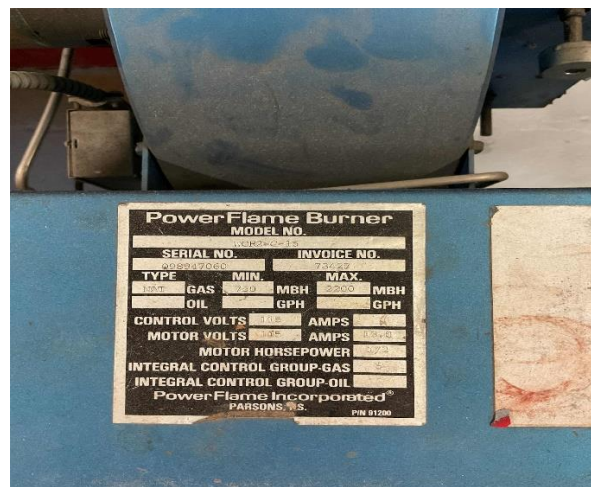
A Weil McLain Model 788 1,632.0 MBh natural draft steam boiler serves the old building's heating load. The burners are non-modulating with a nominal efficiency of 76.44%. The boilers are configured in an automated control scheme. The boiler is approximately 20 years to 30 years old and is in fair condition.

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

A two-pipe distribution system serves the building's heating terminals. There is a 0.33 hp boiler feed pump in the mechanical room. The supply and return piping is insulated and the insulation is in fair condition.



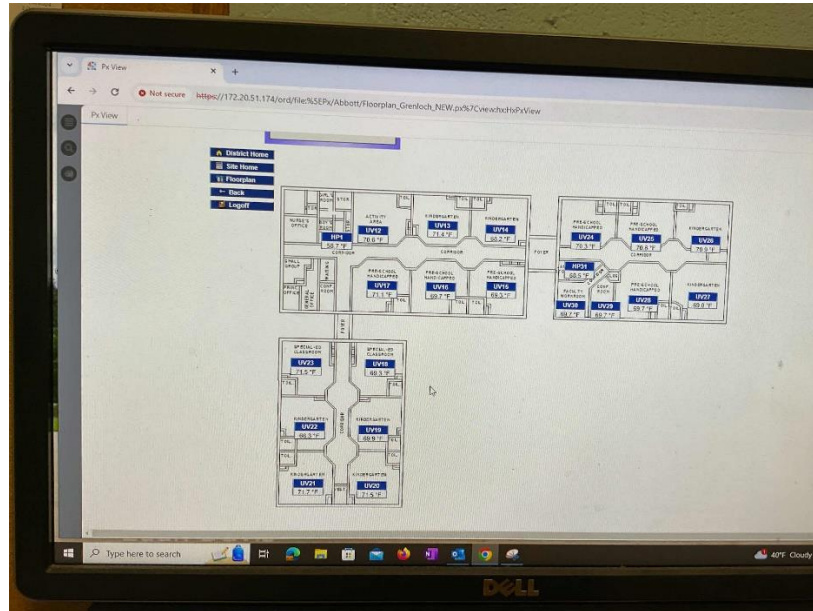
Weil-McLain Steam Boiler in Old Building



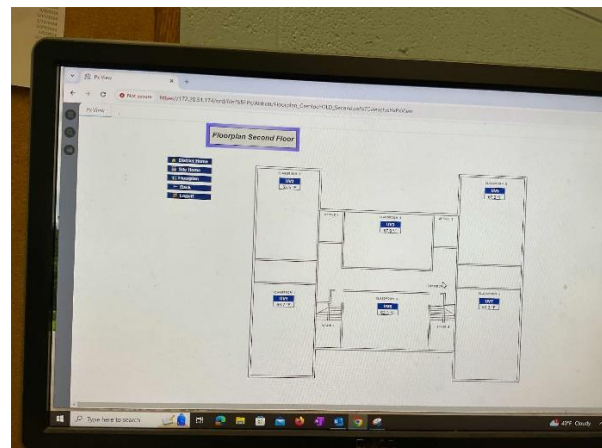
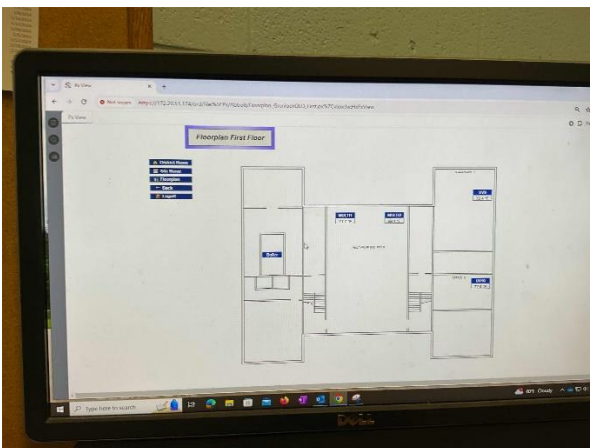
Boiler Pipe Insulation and Burner

2.7 Building Automation System (BAS)

A Honeywell BAS controls the HVAC equipment, boilers, air handlers, exhaust fans, and package units. The BAS provides equipment scheduling control and monitors space temperatures, supply air temperatures, humidity, and heating water loop temperatures.



BAS Screenshot - New Building



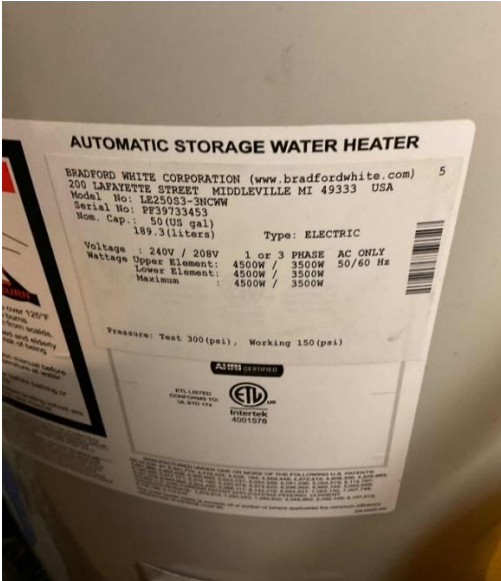
BAS Screenshot-Old Building

2.8 Domestic Hot Water

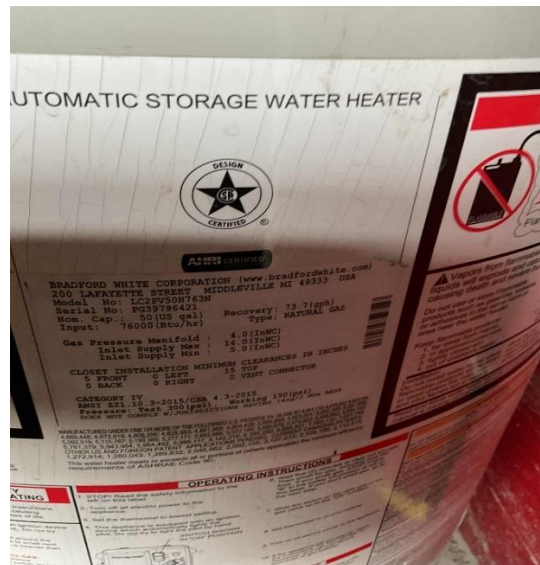
Hot water in the old building is produced by a 50-gallon, 76.0 MBh gas-fired storage water heater with an efficiency of 80.0%. A 0.17 hp circulation pump distributes water to end uses. The circulation pump operates continuously. The unit is operating within its expected life span.

Hot water in the new building is produced by a 50-gallon, 4.5 kW electric storage water heater. A 0.17 hp circulation pump distributes water to end uses. The circulation pump operates continuously. The unit is nearing the end of its expected life.

The domestic hot water pipes for both units are insulated, and the insulation is in fair condition.



Electric Storage Tank Water Heater in New Building



Natural Gas Storage Tank Water Heater in Old Building

2.9 Food Service Equipment

The kitchen has a mix of gas and electric equipment that is used to prepare breakfast and lunch for students. Most cooking is done using a conventional gas-fired oven. Bulk prepared foods are held in an electric holding cabinet. Equipment is not high efficiency and is in good condition.

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

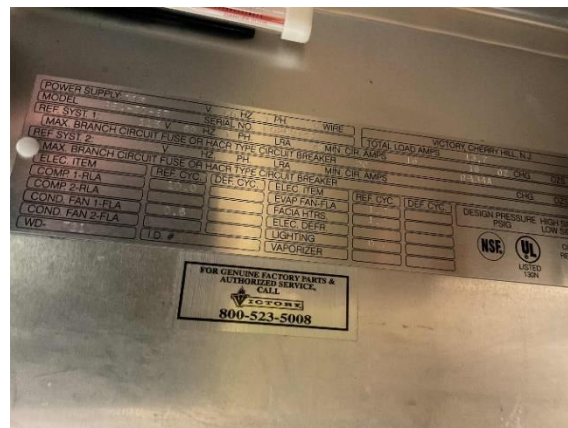


Typical Food Service Equipment

2.10 Refrigeration

The kitchen has a stand-up refrigerator with solid doors. There are also two freezer chests as well as a refrigerator chest. All equipment is standard and in good condition.

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



Typical Refrigeration Equipment

2.11 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 32 computer workstations throughout the facility. Plug loads include general cafe and office equipment. There are classroom typical loads such as smartboards, projectors, and fans.

There are several residential-style refrigerators throughout the building that are used to store classroom supplies and staff meals. These vary in condition and efficiency.



Typical Plug Load Fixtures

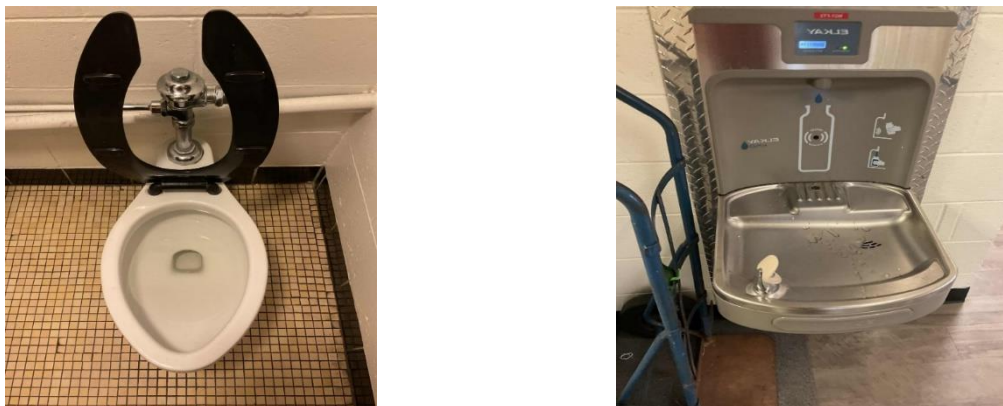
2.12 Water-Using Systems

Water is mainly provided by a municipal water supply company.

Potable water is used for drinking, cleaning, cooking, sanitary fixtures, and building conditioning.

Water leaks were not observed/reported.

EPA WaterSense® has set maximum flow rates for sanitary fixtures. They are: 1.28 gallons per flush (gpf) for toilets, 0.5 gpf for urinals, 1.5 gallons per minute (gpm) for lavatory faucets, and 2.0 gpm for showerheads. There are seven restrooms with toilets, urinals, and sinks. Faucet flow rates are at either 1.15 gpm or 2.2 gpm, with the lower flow rates being in the new building and the higher flow rates in the old building. Toilets are rated at 1.6 gpf and urinals are rated at 1.0 gpf.

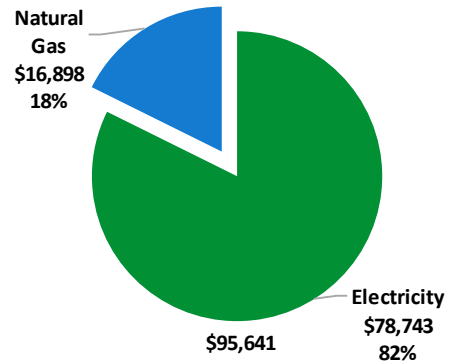


Typical Water Using Fixtures

3 ENERGY AND WATER USE AND COSTS

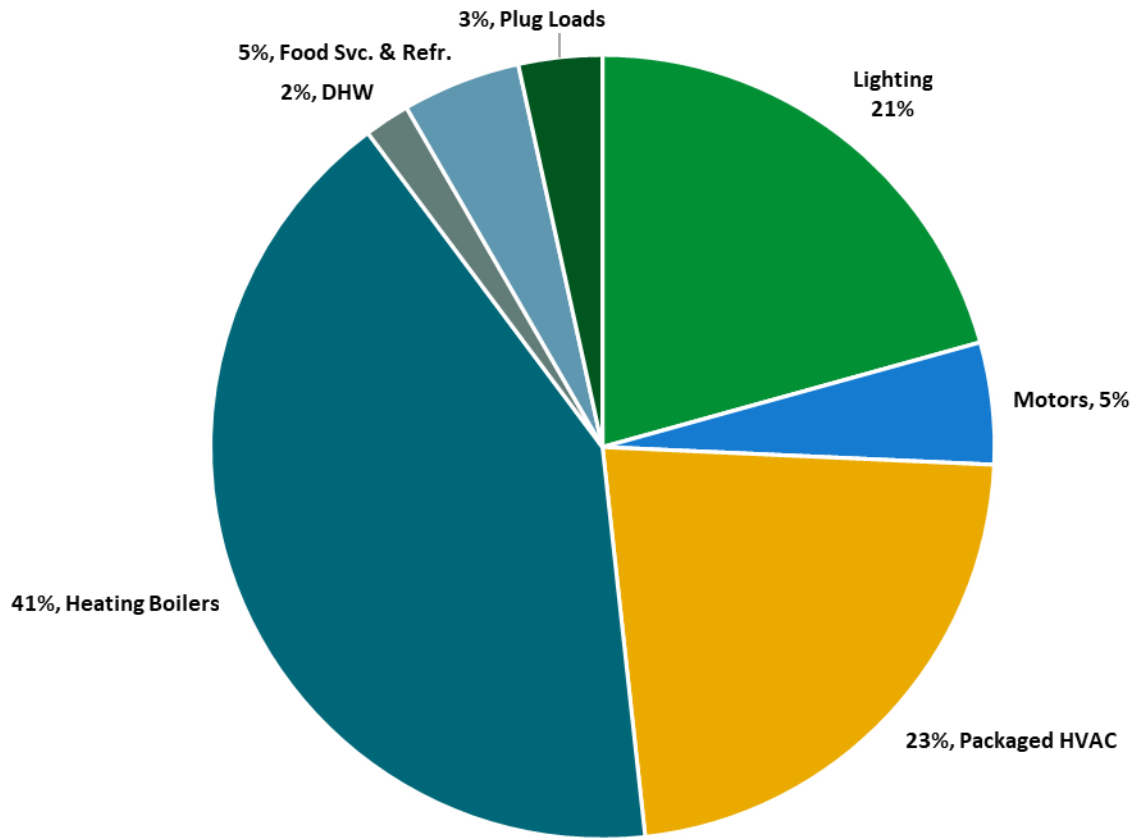
Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

Utility Summary		
Fuel	Usage	Cost
Electricity	360,140 kWh	\$78,743
Natural Gas	10,120 Therms	\$16,898
Total		\$95,641



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.

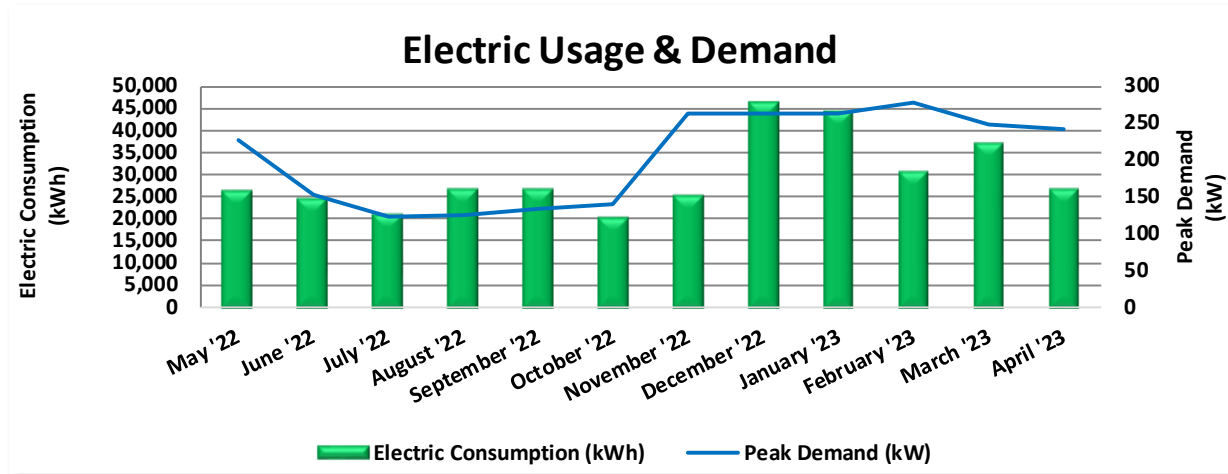
The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated 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 Monthly General Service Secondary.



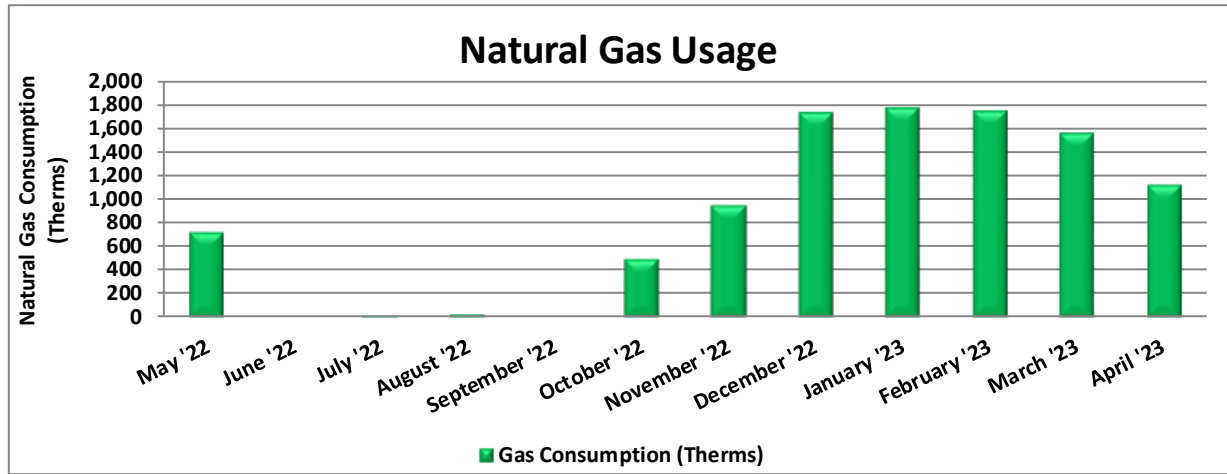
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
5/25/22	34	26,778	226	\$2,567	\$6,183
6/27/22	33	25,019	152	\$1,538	\$4,944
7/26/22	29	21,387	123	\$1,042	\$3,988
8/26/22	31	27,191	124	\$1,118	\$4,798
9/27/22	32	27,072	134	\$1,266	\$5,555
10/25/22	28	20,663	139	\$1,032	\$4,332
11/23/22	29	25,620	263	\$2,848	\$7,164
12/27/22	34	46,387	263	\$3,339	\$9,961
1/24/23	28	44,557	263	\$2,914	\$8,785
2/22/23	29	30,906	278	\$2,972	\$8,001
3/23/23	29	37,458	248	\$2,716	\$8,041
4/21/23	29	27,102	242	\$2,531	\$6,992
Totals	365	360,140	278	\$25,884	\$78,743
Annual	365	360,140	278	\$25,884	\$78,743

Notes:

- Peak demand of 278 kW occurred in February '23.
- Average demand over the past 12 months was 205 kW.
- The average electric cost over the past 12 months was \$0.219/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 General Service FT(SJ-GSG), with natural gas supply provided by UGI, a third-party supplier.



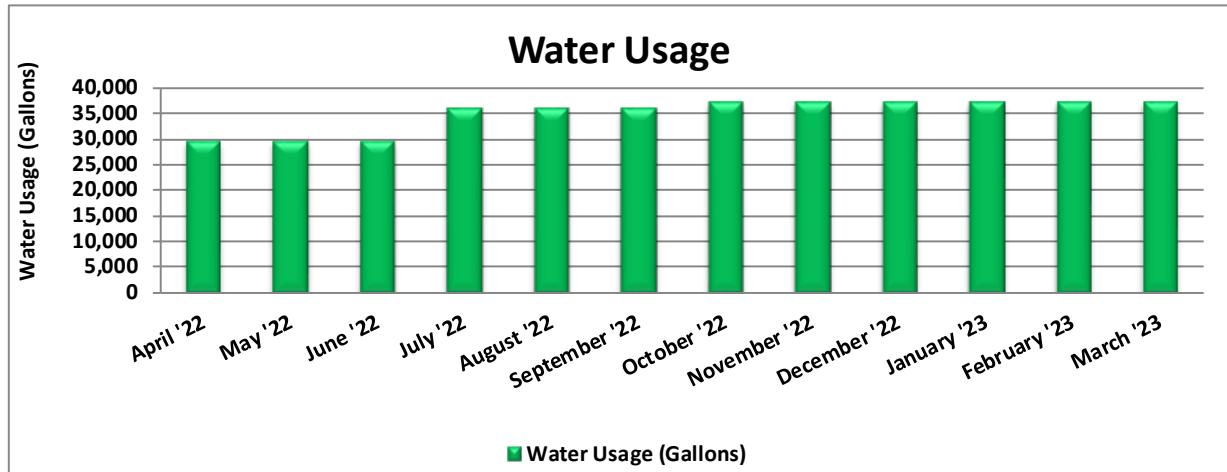
Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
5/25/22	32	722	\$1,290
6/27/22	33	0	\$41
7/26/22	29	10	\$52
8/26/22	31	21	\$71
9/27/22	32	0	\$40
10/25/22	28	494	\$883
11/23/22	29	947	\$1,582
12/21/22	28	1,734	\$2,958
1/24/23	34	1,770	\$3,100
2/22/23	31	1,746	\$2,850
3/23/23	29	1,560	\$2,431
4/21/23	29	1,117	\$1,602
Totals	365	10,120	\$16,898
Annual	365	10,120	\$16,898

Notes:

- The average gas cost for the past 12 months is \$1.670/therm, which is the blended rate used throughout the analysis.

3.3 Water

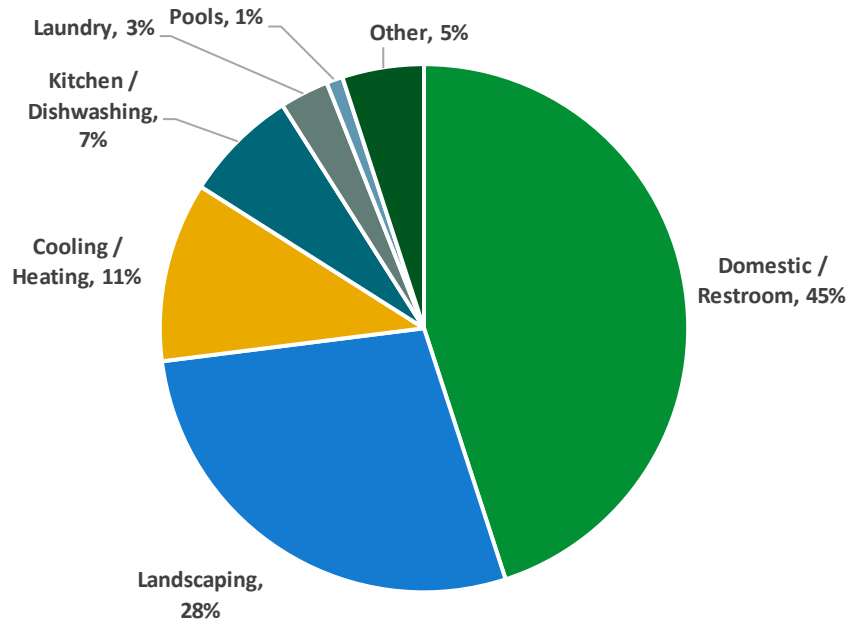
Washington Township MUA delivers water to the project site.



Water Billing Data			
Period Ending	Days in Period	Water Usage (gallons)	Water Cost
5/1/22	30	29,667	\$263
6/1/22	31	29,667	\$263
7/1/22	30	29,667	\$263
8/1/22	31	36,000	\$307
9/1/22	31	36,000	\$307
10/1/22	30	36,000	\$307
11/1/22	31	37,333	\$296
12/1/22	30	37,333	\$296
1/1/23	31	37,333	\$296
2/1/23	31	37,333	\$296
3/1/23	28	37,333	\$296
4/1/23	31	37,333	\$296
Totals	365	421,000	\$3,483
Annual	365	421,000	\$3,483

Notes:

- The average cost of water for the past 12 months is \$0.0083/gal.



Typical Education Water End Use⁴

⁴ Chart is of typical water end use and not specific to the facility

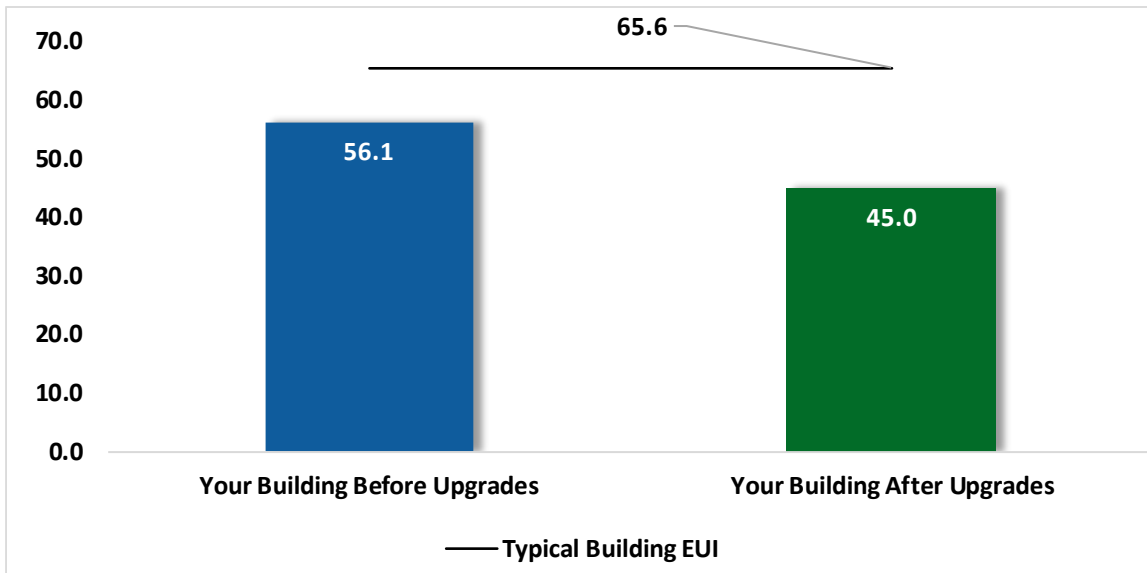
3.4 Benchmarking

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	NA
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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.

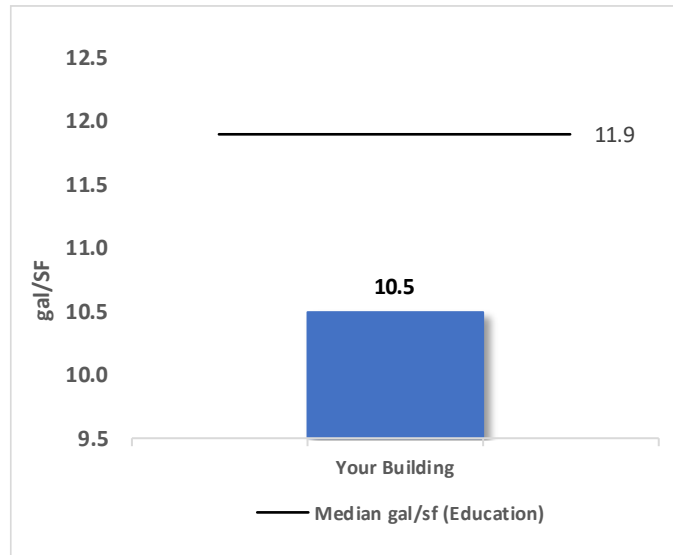


Energy Use Intensity Comparison⁵

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.

⁵ Based on all evaluated ECMs

Water Benchmarking



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

Water use varies considerably depending mainly on the extent of outdoor water use and whether process water is used, such as for vehicle washing and for laboratory sterilizers. Cooling towers and steam boilers are also significant water users. Kitchens and sanitary fixtures may use varying amounts of water.

Tracking your Energy Performance

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

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

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

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

3.5 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			73,535	11.2	-14	\$15,850	\$29,610	\$5,630	\$23,980	1.5	72,448
ECM 1	Install LED Fixtures	Yes	8,068	0.0	0	\$1,764	\$5,890	\$920	\$4,970	2.8	8,124
ECM 2	Retrofit Fixtures with LED Lamps	Yes	65,467	11.2	-14	\$14,086	\$23,720	\$4,710	\$19,010	1.3	64,323
Lighting Control Measures			17,564	3.0	-4	\$3,779	\$19,170	\$4,980	\$14,190	3.8	17,257
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	14,716	2.5	-3	\$3,166	\$13,260	\$1,610	\$11,650	3.7	14,459
ECM 4	Install High/Low Lighting Controls	Yes	2,848	0.5	-1	\$613	\$5,910	\$3,370	\$2,540	4.1	2,798
Variable Frequency Drive (VFD) Measures			5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344
ECM 5	Install VFDs on Constant Volume (CV) Fans	No	5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344
Unitary HVAC Measures			4,282	5.9	0	\$936	\$68,600	\$3,200	\$65,400	69.9	4,312
ECM 6	Install High Efficiency Air Conditioning Units	No	2,942	4.5	0	\$643	\$59,600	\$2,900	\$56,700	88.1	2,963
ECM 7	Install High Efficiency Heat Pumps	No	1,339	1.4	0	\$293	\$9,000	\$300	\$8,700	29.7	1,349
Gas Heating (HVAC/Process) Replacement			0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122
ECM 8	Install High Efficiency Steam Boilers	No	0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122
Domestic Water Heating Upgrade			957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
ECM 9	Install Low-Flow DHW Devices	Yes	957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
Food Service & Refrigeration Measures			9,030	1.0	29	\$2,459	\$11,300	\$1,000	\$10,300	4.2	12,493
ECM 10	Food Service Equipment Replacement	Yes	0	0.0	29	\$485	\$5,600	\$1,000	\$4,600	9.5	3,400
ECM 11	Replace Refrigeration Equipment	Yes	9,030	1.0	0	\$1,974	\$5,700	\$0	\$5,700	2.9	9,093
TOTALS			110,675	22.4	67	\$25,322	\$205,090	\$17,210	\$187,880	7.4	119,328

* - 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		73,535	11.2	-14	\$15,850	\$29,610	\$5,630	\$23,980	1.5	72,448
ECM 1	Install LED Fixtures	8,068	0.0	0	\$1,764	\$5,890	\$920	\$4,970	2.8	8,124
ECM 2	Retrofit Fixtures with LED Lamps	65,467	11.2	-14	\$14,086	\$23,720	\$4,710	\$19,010	1.3	64,323
Lighting Control Measures		17,564	3.0	-4	\$3,779	\$19,170	\$4,980	\$14,190	3.8	17,257
ECM 3	Install Occupancy Sensor Lighting Controls	14,716	2.5	-3	\$3,166	\$13,260	\$1,610	\$11,650	3.7	14,459
ECM 4	Install High/Low Lighting Controls	2,848	0.5	-1	\$613	\$5,910	\$3,370	\$2,540	4.1	2,798
Domestic Water Heating Upgrade		957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
ECM 9	Install Low-Flow DHW Devices	957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
Food Service & Refrigeration Measures		9,030	1.0	29	\$2,459	\$11,300	\$1,000	\$10,300	4.2	12,493
ECM 10	Food Service Equipment Replacement	0	0.0	29	\$485	\$5,600	\$1,000	\$4,600	9.5	3,400
ECM 11	Replace Refrigeration Equipment	9,030	1.0	0	\$1,974	\$5,700	\$0	\$5,700	2.9	9,093
TOTALS		101,086	15.2	15	\$22,353	\$60,290	\$11,710	\$48,580	2.2	103,550

* - 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		73,535	11.2	-14	\$15,850	\$29,610	\$5,630	\$23,980	1.5	72,448
ECM 1	Install LED Fixtures	8,068	0.0	0	\$1,764	\$5,890	\$920	\$4,970	2.8	8,124
ECM 2	Retrofit Fixtures with LED Lamps	65,467	11.2	-14	\$14,086	\$23,720	\$4,710	\$19,010	1.3	64,323

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, fluorescent, or incandescent 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 fixture(s).

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 fixtures

ECM 2: Retrofit Fixtures with LED Lamps

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

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

Affected Building Areas: all areas with fluorescent fixtures with T8 tubes and restrooms with CFLs

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		17,564	3.0	-4	\$3,779	\$19,170	\$4,980	\$14,190	3.8	17,257
ECM 3	Install Occupancy Sensor Lighting Controls	14,716	2.5	-3	\$3,166	\$13,260	\$1,610	\$11,650	3.7	14,459
ECM 4	Install High/Low Lighting Controls	2,848	0.5	-1	\$613	\$5,910	\$3,370	\$2,540	4.1	2,798

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

ECM 3: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, classrooms, gymnasium, library, restrooms, kitchen, and mechanical/storage rooms

ECM 4: Install High/Low Lighting Controls

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

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

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

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

Affected Building Areas: corridors and stairwells

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		5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344
ECM 5	Install VFDs on Constant Volume (CV) Fans	5,307	1.3	0	\$1,160	\$22,300	\$300	\$22,000	19.0	5,344

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

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

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

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

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

Affected Air Handlers: all old building air handlers

4.4 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Unitary HVAC Measures		4,282	5.9	0	\$936	\$68,600	\$3,200	\$65,400	69.9	4,312
ECM 6	Install High Efficiency Air Conditioning Units	2,942	4.5	0	\$643	\$59,600	\$2,900	\$56,700	88.1	2,963
ECM 7	Install High Efficiency Heat Pumps	1,339	1.4	0	\$293	\$9,000	\$300	\$8,700	29.7	1,349

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

ECM 6: Install High Efficiency Air Conditioning Units

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

Affected Units: all condensing units in the old building

ECM 7: Install High Efficiency Heat Pumps

We evaluated replacing standard efficiency heat pumps with high efficiency heat pumps. A higher EER or SEER rating indicates a more efficient cooling system, and a higher HSPF rating indicates more efficient heating mode. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average heating and cooling loads, and the estimated annual operating hours.

Affected Units: corridor heat pumps in new building

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
	Gas Heating (HVAC/Process) Replacement	0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122
ECM 8	Install High Efficiency Steam Boilers	0	0.0	52	\$873	\$53,900	\$2,000	\$51,900	59.4	6,122

ECM 8: Install High Efficiency Steam Boilers

We evaluated replacing older inefficient steam boilers with high-efficiency steam boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

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

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

4.6 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352
ECM 9	Install Low-Flow DHW Devices	957	0.0	3	\$265	\$210	\$100	\$110	0.4	1,352

ECM 9: Install Low-Flow DHW Devices

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

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

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

4.7 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		9,030	1.0	29	\$2,459	\$11,300	\$1,000	\$10,300	4.2	12,493
ECM 10	Food Service Equipment Replacement	0	0.0	29	\$485	\$5,600	\$1,000	\$4,600	9.5	3,400
ECM 11	Replace Refrigeration Equipment	9,030	1.0	0	\$1,974	\$5,700	\$0	\$5,700	2.9	9,093

ECM 10: Food Service Equipment Replacement

Buildings that use a lot of food service equipment are often among the most energy-intensive commercial buildings. Replace existing food service equipment with new, high-efficiency equipment. Consider replacing the following equipment with high efficiency or ENERGY STAR labeled versions:

Location	Quantity	Equipment Type	Manufacturer	Model
Old Building - Kitchen	1	Gas Rack Oven (Single)	Blodgett	

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

ECM 11: Replace Refrigeration Equipment

Replace existing freezer chests 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.

4.8 Measures for Future Consideration

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

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

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

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

Heating System Conversion from Steam to Hot Water

Replacing the steam boiler with a natural gas-fired, high-efficiency water boiler was of interest to facility personnel. This type of system upgrade/conversion has significant up-front capital costs. However, there are benefits with modular hot water boiler system designs with advanced control strategies. Advantages associated with configuring a boiler plant around several modular boilers include the better system performance at low load conditions, and the modular boilers will often take less space than multiple old large boilers.

Steam and condensate return piping will need to be capped off, removed, or replaced in most cases. If distribution systems are mainly hydronic, replacing a steam boiler will likely be more cost effective than for situations where steam is supplied to the end uses, for instance, where steam coils or fin tube radiators are used. In such cases, end use distribution points will need to be modified to accommodate the circulation of hot water.

As the existing boilers are approaching the end of their useful life, it is recommended that reconfiguring the boiler plant be further evaluated. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load.

Replacing the boilers has a long payback, and it may not be justifiable based simply on energy considerations. However, the boiler is nearing the end of their normal useful life. We also recommend working with your mechanical design team to determine whether a hot water heating system can operate with return water temperatures below 130°F, which would allow for operating condensing boilers at efficiencies above 90%. Energy savings results from improved combustion efficiency and reduced standby losses at low loads. Further analysis should be conducted for the feasibility of this measure. This measure is a capital improvement measure for future consideration.

Upgrade to a Heat Pump System

Electric resistance heating units work by passing an electric current through wires to heat them. The system is 100% efficient since for every unit of electricity consumed, one unit of heat is produced.

But there is a way to convert electricity to create heat at better than a 1:1 ratio. Heat pumps operate on a more efficient principle, the refrigeration cycle. Instead of directly converting electricity to heat, electricity does the work, via a compressor, of moving refrigerant through a system that transfers heat from a cooler place to a warmer place. That system can move three to five as much energy as is available using electric resistance heating methods. Heat pumps work in a similar manner to an air conditioner, except they reverse the cooling process to circulate warm air instead of cold air. Also, heat pumps are generally capable of dispensing refrigerated air as they can typically be operated in air conditioning mode.

Electric resistance heat, including electric furnaces and baseboard heaters, can be inexpensive to install but often expensive to run. Facilities with these systems can save substantial energy at a moderate cost by installing a heat pump when they replace a central air conditioner.

Even in buildings without central air-conditioning, there are opportunities to save energy when an existing electric furnace needs to be replaced, as well as opportunities to install ductless electric heat pumps in buildings with baseboard electric heaters and electric fan coils. Unit ventilators with built-in electric resistance heaters can be replaced with unit ventilators with integrated heat pumps.

Electric heat pumps have high coefficient of performance (COP) ratings and are substantially more efficient than traditional electric heating systems. Further investigation is required to determine whether installing a heat pump system is a cost-effective solution when replacing existing electrical heating systems.

VRF Systems

Consider variable refrigerant flow (VRF) systems as part of a comprehensive package unit upgrade project. (VRF systems use direct expansion (DX) heat pumps to transport heat between an outdoor condensing unit and a network of indoor evaporators, located near or within the conditioned space, through refrigerant piping installed in the building. Attributes that distinguish VRF from other DX system types are:

- Multiple indoor units connected to a common outdoor unit
- Scalability
- Variable capacity
- Distributed control
- Simultaneous heating and cooling capability

VRF provides flexibility by allowing for many different indoor units (with different capacities and configurations), individual zone control, the unique ability to offer simultaneous heating and cooling in separate zones on a common refrigerant circuit, and heat recovery from one zone to another. VRF systems are equipped with at least one variable-speed and/or variable-capacity compressor.

To match the building's load profiles, energy is transferred from one indoor space to another through the refrigerant line, and only one energy source is necessary to provide both heating and cooling. VRF systems also operate efficiently at part load because of the compressor's variable capacity control. VRF systems are ideal for applications with varying loads or where zoning is required. Some other advantages of VRF systems include consistent comfort, quiet operation, energy efficiency, installation flexibility, zoned heating and cooling, state-of-the-art controls, and reliability.



VRF systems are more expensive than conventional heat pump systems; however, the higher initial cost can be offset by improved cooling efficiency during part load operation—a SEER (cooling) rating of 18.0 is not uncommon for small packaged VRF-equipped heat pumps.

When you are replacing packaged HVAC equipment, we recommend a comprehensive approach. Work with your contractor or design engineer to make sure your systems are sized and zoned according to current space configurations and occupancy. Select high efficiency equipment and controls that match your heating and cooling needs. Commission the system and controls to ensure proper operation, comfort, ventilation, and energy use.

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.

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.

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

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.

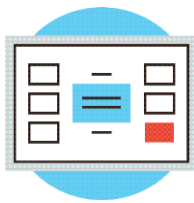
Lighting Controls

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 Maintenance

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

Thermostat Schedules and Temperature Resets



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

Economizer Maintenance

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

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

Air filters should be checked regularly (often monthly) and cleaned or replaced when appropriate. Air filters reduce indoor air pollution, increase occupant comfort, and help keep equipment operating efficiently. If the building has a building management system, consider installing a differential pressure switch across filters to send an alarm about premature fouling or overdue filter replacement. Over time,

filters become less, and less effective as particulate buildup increases. Dirty filters also restrict air flow through the air conditioning or heat pump system, which increases the load on the distribution fans.

Ductwork Maintenance

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

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

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

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

Steam Trap Repair and Replacement

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

Boiler Maintenance

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

Optimize HVAC Equipment Schedules

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

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

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.

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.

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 supplies⁷. 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 2018⁸.

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 website⁹ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"¹⁰ 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

⁷ 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, \(1998\)](#)

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

⁹ <https://www.epa.gov/watersense>

¹⁰ <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.

Faucets and Showerheads

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

Faucets are used for a variety of purposes, and standard flow rates are dictated by the intended use. Public use lavatory faucets and kitchen faucets are subject to maximum flow rates while service sinks are not. Periodically inspect faucet aerators for scale buildup to ensure flow is not being restricted. Clean or replace the aerator or other spout end device as needed. Check and adjust automatic sensors (where

installed) to ensure they are operating properly to avoid faucets running longer than necessary. Post materials in restrooms and kitchens to ensure user awareness of the facility's water-efficiency goals. Remind users to turn off the tap when they are done and to consider turning the tap off during sanitation activities when it is not being used. Consider installing lavatory and kitchen faucet fixtures with reduced flow. Federal standards limit kitchen and restroom faucet flows to 2.2 gpm. To qualify for a WaterSense label a faucet cannot exceed 1.5 gpm.

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

Steam Boiler System

Typically, boilers that produce hot water are closed loop systems and do not have significant water losses as long as there are no leaks in the boiler or distribution piping. Therefore, this section focuses on boilers that produce steam. Steam is typically used for space heating, indirectly to heat domestic water and for process heating.

As steam is distributed, its heat is transferred to the process or the ambient environment and, as a result, the steam condenses to water. This condensate is then either discharged to the sewer or captured and returned to the boiler for reuse.

As water is converted to steam within the boiler, dissolved solids, such as calcium, magnesium, chloride, and silica, are left behind. With evaporation, the total dissolved solids (TDS) concentration increases. If the concentration gets too high, the TDS can cause scale to form within the system or can lead to corrosion. The concentration of TDS is controlled by removing (i.e., blowing down) a portion of the water that has a high concentration of TDS and replacing that water with make-up water, which has a lower concentration of TDS. Some boiler operators practice continuous blowdown by leaving the blowdown valve partially open, requiring a continuous feed of make-up water.

Proper control of boiler blowdown water is critical to ensure efficient boiler operation and minimize make-up water use. Insufficient blowdown can lead to scaling and corrosion, while excessive blowdown wastes water, energy, and chemicals. The optimum blowdown rate is influenced by several factors, including boiler type, operating pressure, water treatment, and quality of make-up water. Generally, blowdown rates range from 4% to 8% of the make-up water flow rate, although they can be as high as 10% if the make-up water is poor quality with high concentrations of solids.

Blowdown is typically assessed and controlled by measuring the conductivity of the boiler make-up water compared to that in the boiler blowdown water. Conductivity provides an indication of the overall TDS concentration in the boiler. The blowdown percentage can be calculated as indicated below. The boiler water quality is often expressed in terms of cycles of concentration, which is the inverse of the blowdown percentage. See figure on next page.

$$\text{Blowdown Percentage} = \text{Make-up Water Conductivity} / \text{Blowdown Conductivity}$$

Blowdown Percentage

Controlling the blowdown percentage and maximizing the cycles of concentration will reduce make-up water use; however, this can only be done within the constraints of the make-up and boiler water chemistry. As the TDS concentration in the blowdown water increases, scaling and corrosion problems can occur, unless carefully controlled.

For optimum steam boiler water efficiency, there are several operations, maintenance, and user education strategies to consider.

- Check steam, hot water, and condensate lines for leaks regularly and make repairs promptly.
- Regularly clean and inspect boiler water and fire tubes.
- Develop and implement an annual boiler tune-up program.
- Provide proper insulation on piping and the central storage tank to conserve heat.
- Implement a steam trap inspection program for boiler systems with condensate recovery. Repair leaking traps as soon as possible.
- Choose a water treatment vendor that will work with you to minimize water use, chemical use, and cost, while maintaining appropriate water chemistry for efficient scale and corrosion control.
- Have the water treatment vendor produce a report every time they evaluate the water chemistry in the boiler. Review the reports to ensure that characteristics, such as conductivity and cycles of concentration, are within the target range.
- To minimize blowdown, calculate and understand the boiler's cycles of concentration.
- Consider pre-treating boiler make-up water to remove impurities, which can increase the cycles of concentration the boiler can achieve.

There are also retrofits to consider if the steam system is not already equipped with these items.

- Install and maintain a condensate recovery system to return condensate to the boiler for reuse. If there already is a condensate recovery system inspect and maintain it regularly to maintain the maximum level of condensate return possible. Maximizing condensate return to the boiler is the most effective way to reduce water use. Recovering condensate:
 - Reduces the amount of make-up water required,
 - Reduces the frequency of blowdown,
 - Reduces boiler fuel use since the temperature of the condensate is considerably higher than the temperature of the make-up water.
- Where condensate cannot be returned to the boiler and must be discharged to the sanitary sewer, consider one of the following options:
 - Installing a heat exchanger to recover heat from the condensate to preheat the make-up water,
 - Install an expansion tank to temper hot condensate rather than adding water to cool it.
- Install an automatic blowdown control system, particularly on boilers that are more than 200 horsepower (6,700 kBtu/hr.), to control the amount and frequency of blowdown rather than relying on continuous blowdown. Control systems with a conductivity controller will initiate blowdown only when the TDS concentrations in the boiler have built up to a specified concentration.

- Install flow meters on the make-up water line and the condensate return line to monitor the amount of make-up water added to the boiler.
- Install automated chemical feed systems to monitor conductivity, control blowdown, and add chemicals based on make-up water flow. These systems minimize water and chemical use while protecting against scale buildup and corrosion.

Landscaping and Irrigation

Most facilities that own or maintain surrounding landscape will have outdoor water use. The amount of outdoor water use is dictated by the size and design of the landscape and the need for supplemental irrigation. Studies show that average landscape water use in the institutional sector can range from 7% of total water use for hospitals, 22% for office buildings, and up to 30% for schools.

Proper landscape design can help minimize outdoor water use. Regionally appropriate plant choices, healthy soils with appropriate grading, the use of mulches, and limiting the use of high water-using plants such as turfgrass can significantly reduce the need for supplemental irrigation. In addition, proper design, installation, and maintenance of irrigation equipment can have a dramatic impact on outdoor water use.

- Retain a landscape professional certified in water-efficient landscaping.
- Maintain soil quality by applying mulch, soil amendments, and good topsoil.
- Maintain existing plants by manually pulling weeds, raising the blade on mowers, and including shaded areas in the overall landscape design.
- Minimize water used for hardscape cleaning and use recycled or reclaimed water where applicable, especially in water features.

Irrigation system optimization combines efficient irrigation practices with efficient technologies and can be complex. Irrigation professionals who are properly educated on water-efficient practices can help ensure that existing irrigation systems are efficiently operated and properly maintained. In general, plan for or adjust irrigation systems to prevent over (or under) watering.

- Improve distribution uniformity so water is evenly applied over the landscape.
- Irrigation schedules should be updated based on changing weather conditions.
- In general, apply water in larger amounts, but less frequently, resulting in deep watering.
- If a dedicated landscape water meter is installed, incorporate an outdoor water budget.
- Routinely look for leaks, overwatering, or overspray.
- Require a full irrigation system audit every 3 years by a qualified irrigation auditor.
- Consider drip irrigation systems for plant beds as they can reduce irrigation water use by 20% to 50% as compared to traditional sprinklers.
- More efficient sprinkler heads can reduce irrigation water use by 30%.
- Smart irrigation controllers can schedule irrigation based on weather data or on-site conditions, reducing irrigation water use by 15% compared to manual or clock timer irrigation systems.

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.

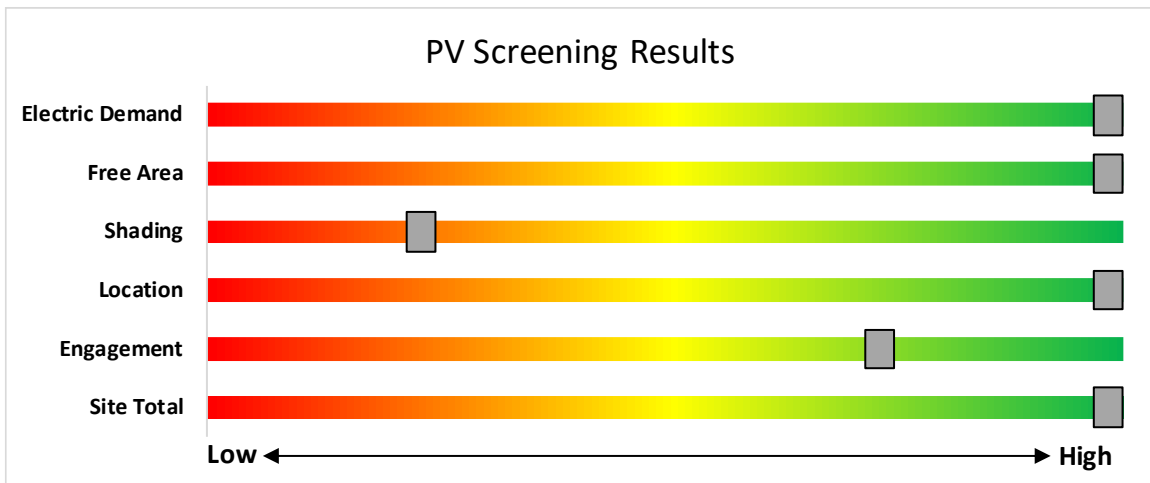
7.1 Solar Photovoltaic

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

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

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



Potential	High	
System Potential	160	kW DC STC
Electric Generation	120,391	kWh/yr
Displaced Cost	\$26,320	/yr
Installed Cost	\$416,000	

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:** <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.

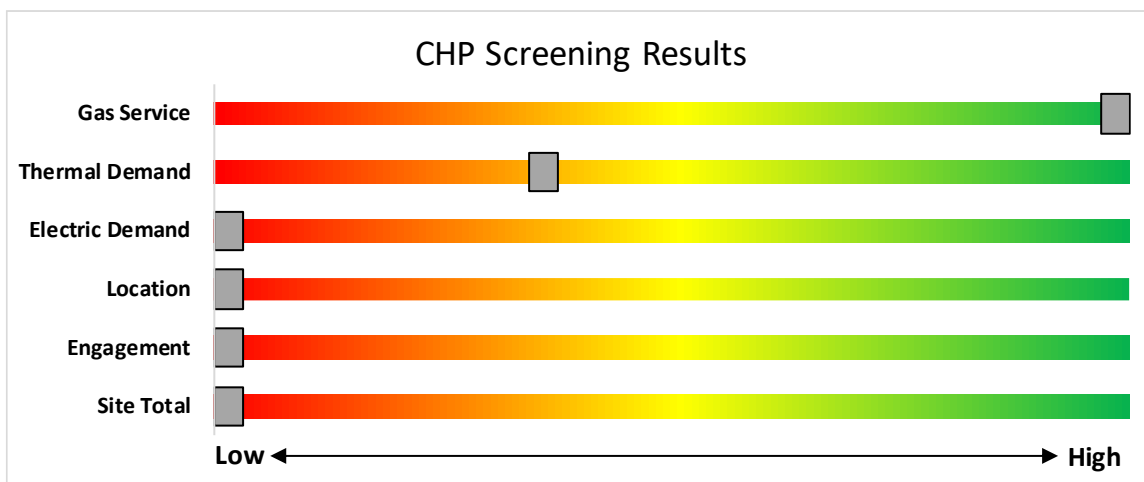
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be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

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.

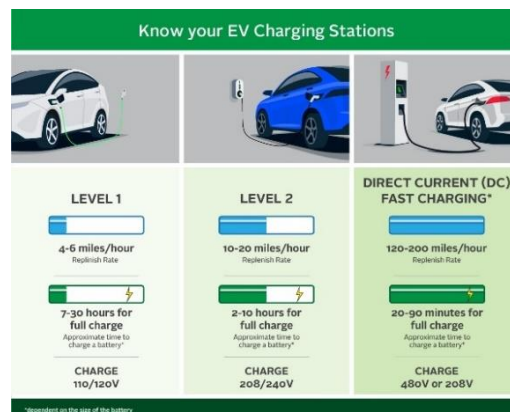
The preliminary assessment of EV charging at the facility shows that there is medium potential for adding EV chargers to the facility's parking, based on potential costs of installation and other site factors.

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.

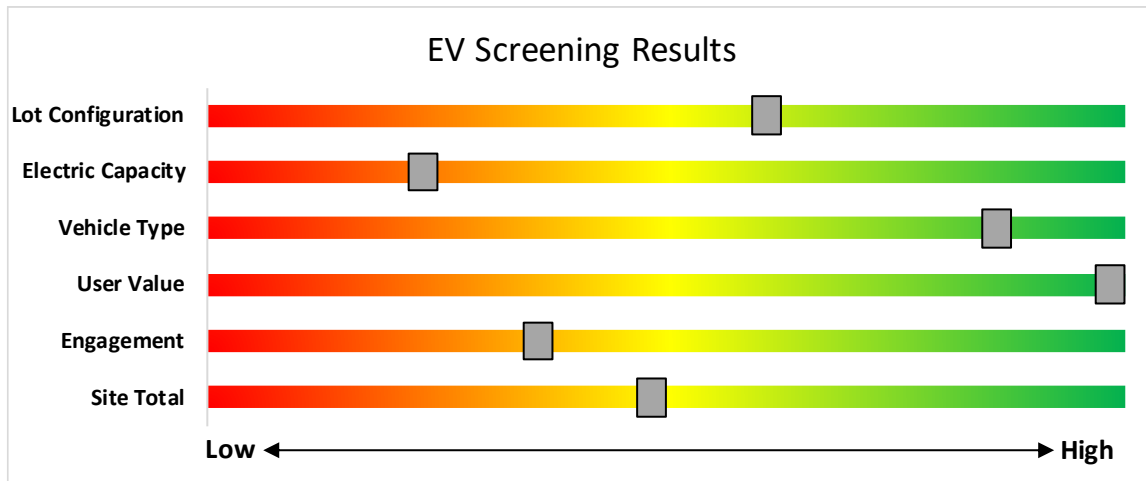
The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching 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 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.



EV Charger Screening

Electric Vehicle Programs Available

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

NJCEP offers a variety of EV programs for vehicles, charging stations, and fleets. Certain EV charging stations that receive electric utility service from Atlantic City Electric Company (ACE), 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. ≤

Incentives¹¹

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%	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

¹¹

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 business¹². 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 information¹³.

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.

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

¹³ <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.



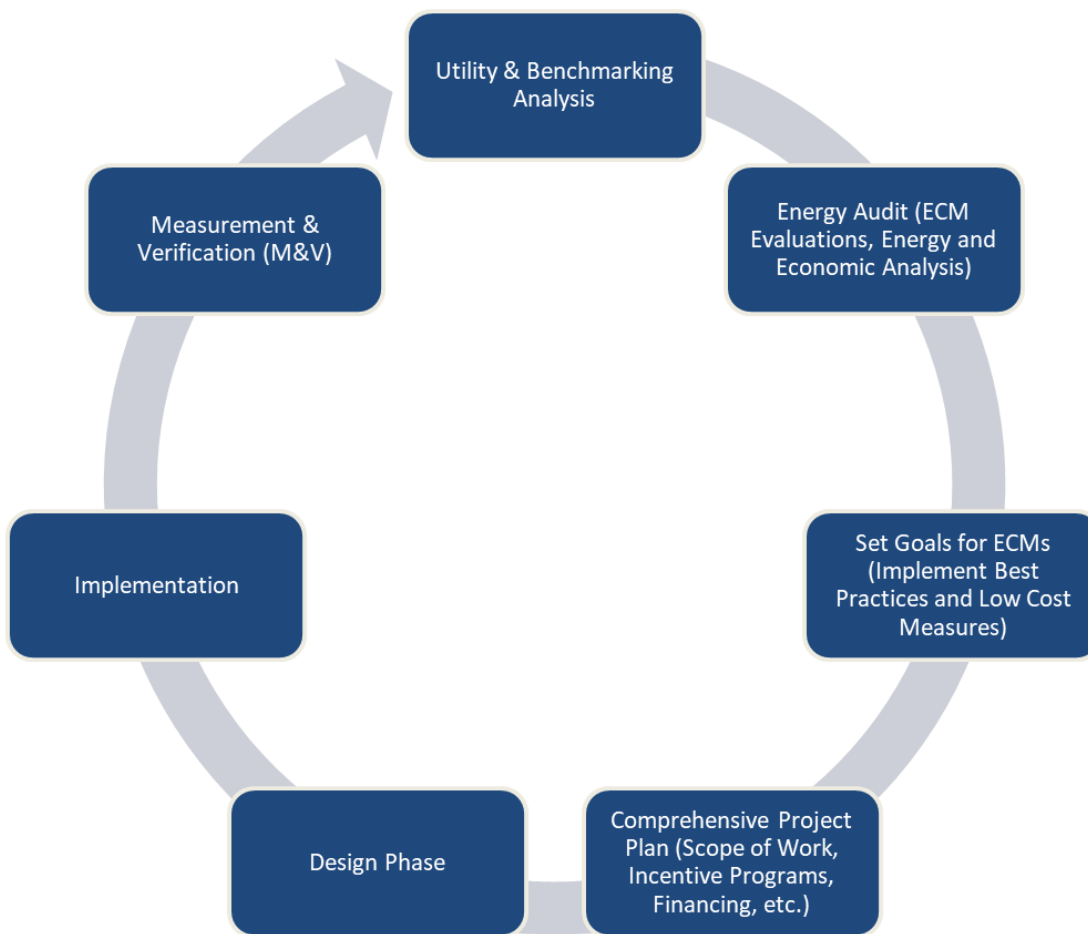
Engineered Solutions

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 website¹⁴.

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 website¹⁵.

¹⁴ www.state.nj.us/bpu/commercial/shopping.html

¹⁵ 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
New Building - Restroom - Classroom 13	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 13	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 13	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 14	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 14	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 14	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 15	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 15	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 15	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 16	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 16	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 16	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 17	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 17	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 17	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Classroom 18	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Restroom - Classroom 18	1	LED - Fixtures: Downlight Pendant	Wall Switch	S	18	3,840		None	No	1	LED - Fixtures: Downlight Pendant	Wall Switch	18	3,840	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 18	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 19	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 19	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 19	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 20	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 20	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 20	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Classroom 21	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0

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
New Building - Restroom - Classroom 21	1	LED - Fixtures: Downlight Pendant	Wall Switch	S	18	3,840		None	No	1	LED - Fixtures: Downlight Pendant	Wall Switch	18	3,840	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 21	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 22	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 22	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 22	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 23	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 23	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 23	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Restroom - Classroom 24	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 24	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 24	13	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	13	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.6	3,459	-1	\$744	\$1,150	\$240	1.2
New Building - Classroom 24	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	3,840	0.0	122	0	\$26	\$90	\$10	3.0
New Building - Restroom - Classroom 25	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 25	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 25	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.5	3,193	-1	\$687	\$1,090	\$220	1.3
New Building - Classroom 25	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,650	0.1	331	0	\$71	\$330	\$40	4.1
New Building - Restroom - Classroom 26	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 26	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 26	13	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	13	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.6	3,459	-1	\$744	\$1,150	\$240	1.2
New Building - Classroom 26	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	3,840	0.0	122	0	\$26	\$90	\$10	3.0
New Building - Restroom - Classroom 27	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Classroom 27	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 27	13	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	13	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.6	3,459	-1	\$744	\$1,150	\$240	1.2
New Building - Classroom 27	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	3,840	0.0	122	0	\$26	\$90	\$10	3.0
New Building - Restroom - Classroom 28	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6

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
New Building - Classroom 28	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Classroom 28	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.5	3,193	-1	\$687	\$1,090	\$220	1.3
New Building - Classroom 28	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,650	0.1	331	0	\$71	\$330	\$40	4.1
New Building - Corridor	8	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	8	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Corridor	30	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,840	2, 4	Relamp	Yes	30	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,650	0.5	2,787	-1	\$600	\$2,170	\$1,200	1.6
New Building - Corridor	26	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,840	2, 4	Relamp	Yes	26	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,650	0.4	2,416	-1	\$520	\$2,070	\$1,040	2.0
New Building - Corridor	26	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 4	Relamp	Yes	26	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,650	0.8	4,612	-1	\$992	\$2,720	\$1,170	1.6
New Building - Corridor	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 4	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	2,650	0.1	532	0	\$114	\$410	\$100	2.7
New Building - Dining Area - Faculty Room 30	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,650	0.1	331	0	\$71	\$330	\$40	4.1
New Building - Dining Area - Faculty Room 30	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,650	0.4	2,128	0	\$458	\$840	\$160	1.5
New Building - Electrical Room - By Class 28	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	355	0	\$76	\$250	\$40	2.8
New Building - Electrical Room - By Main Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,840	0.0	139	0	\$30	\$50	\$10	1.3
New Building - Exterior - Recessed	2	Compact Fluorescent: (1) 14W A19 Screw-In Lamp	Timeclock		14	4,380	2	Relamp	No	2	LED Lamps: A19 Lamps	Timeclock	9	4,380	0.0	44	0	\$10	\$50	\$0	5.2
New Building - Exterior	2	High-Pressure Sodium: (1) 150W Lamp	Photocell		188	4,380	1	Fixture Replacement	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	45	4,380	0.0	1,253	0	\$274	\$880	\$100	2.8
New Building - Exterior - Recessed	19	LED Lamps: (1) 10W A19 Screw-In Lamp	Timeclock		10	4,380		None	No	19	LED Lamps: (1) 10W A19 Screw-In Lamp	Timeclock	10	4,380	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	5	LED - Fixtures: Downlight Surface Mount	Photocell		13	4,380		None	No	5	LED - Fixtures: Downlight Surface Mount	Photocell	13	4,380	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	2	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		400	4,380		None	No	2	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	400	4,380	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	7	LED - Fixtures: Post Top	Timeclock		100	4,380		None	No	7	LED - Fixtures: Post Top	Timeclock	100	4,380	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	3	LED - Fixtures: Wall Pack	Photocell		50	4,380		None	No	3	LED - Fixtures: Wall Pack	Photocell	50	4,380	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	15	Metal Halide: (1) 70W Lamp	Photocell		95	4,380	1	Fixture Replacement	No	15	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	21	4,380	0.0	4,862	0	\$1,063	\$3,980	\$750	3.0
New Building - Exterior	1	Metal Halide: (1) 70W Lamp	Photocell		95	4,380	1	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	21	4,380	0.0	324	0	\$71	\$270	\$50	3.1
New Building - Janitorial - By Main Office	1	LED Lamps: (2) 9W A19 Screw-In Lamps	Wall Switch	S	18	3,840		None	No	1	LED Lamps: (2) 9W A19 Screw-In Lamps	Wall Switch	18	3,840	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Restroom - Library	1	Compact Fluorescent: (1) 18W A-Series Screw-In Lamp	Wall Switch	S	18	3,840	2	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	13	3,840	0.0	21	0	\$5	\$30	\$0	6.6
New Building - Library - 12	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,419	0	\$305	\$730	\$120	2.0
New Building - Library - 12	3	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,650	0.1	497	0	\$107	\$600	\$70	5.0

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
New Building - Office Main Office	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.3	1,774	0	\$382	\$840	\$140	1.8
New Building - Restroom - Nurse	1	LED Lamps: (1) 9W A19 Screw-In Lamp	Wall Switch	S	9	3,840		None	No	1	LED Lamps: (1) 9W A19 Screw-In Lamp	Wall Switch	9	3,840	0.0	0	0	\$0	\$0	\$0	0.0
New Building - Office Nurse	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	1,242	0	\$267	\$680	\$110	2.1
New Building - Office PIC	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	355	0	\$76	\$250	\$40	2.8
New Building - Restroom - Female By Main Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,840	0.0	139	0	\$30	\$50	\$10	1.3
New Building - Restroom - Male By Main Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,840	0.0	139	0	\$30	\$50	\$10	1.3
Old Building - Classroom 1	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Classroom 2	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Classroom 3	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Classroom 6	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Classroom 7	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Classroom 8	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,483	-1	\$534	\$1,040	\$180	1.6
Old Building - Corridor - Classroom Floor	2	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Corridor - Classroom Floor	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	3,840	2, 4	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	2,650	0.3	1,875	0	\$403	\$810	\$330	1.2
Old Building - Dining Area - Faculty Room	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.3	1,774	0	\$382	\$840	\$140	1.8
Old Building - Exterior	3	High-Pressure Sodium: (1) 150W Lamp	Photocell		188	4,380	1	Fixture Replacement	No	3	LED - Fixtures: Other	Photocell	64	4,380	0.0	1,629	0	\$356	\$760	\$20	2.1
Old Building - Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock		100	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock	100	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Garage	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Garage	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	887	0	\$191	\$580	\$90	2.6
Old Building - Kitchen 1	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Kitchen 1	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	709	0	\$153	\$530	\$80	2.9
Old Building - Kitchen 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	3,840	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,840	0.0	237	0	\$51	\$90	\$20	1.4
Old Building - Mechanical - Boiler Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	709	0	\$153	\$530	\$80	2.9
Old Building - Mechanical - Boiler Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	3,840	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,840	0.0	237	0	\$51	\$90	\$20	1.4
Old Building - Multipurpose Room	2	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0

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
Old Building - Multipurpose Room	20	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	20	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.6	3,547	-1	\$763	\$1,670	\$270	1.8
Old Building - Office - 10	2	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Office - 10	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.2	887	0	\$191	\$580	\$90	2.6
Old Building - Office - 8	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	355	0	\$76	\$250	\$40	2.8
Old Building - Table Lamps - CST Room	9	LED Lamps: (1) 9W A19 Screw-In Lamp	Wall Switch	S	9	3,840		None	No	9	LED Lamps: (1) 9W A19 Screw-In Lamp	Wall Switch	9	3,840	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Office - CST Room	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.4	2,128	0	\$458	\$940	\$160	1.7
Old Building - Restroom - Female by Class 6	3	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	28	3,840	3	None	Yes	3	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	28	2,650	0.0	110	0	\$24	\$330	\$40	12.3
Old Building - Restroom - Female by Class 6	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	3,840	0.0	122	0	\$26	\$90	\$10	3.0
Old Building - Restroom - Male by Class 1	3	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	28	3,840	3	None	Yes	3	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	28	2,650	0.0	110	0	\$24	\$330	\$40	12.3
Old Building - Restroom - Male by Class 1	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	3,840	0.0	122	0	\$26	\$90	\$10	3.0
Old Building - Restroom - Unisex CST Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,840	0.0	139	0	\$30	\$50	\$10	1.3
Old Building - Stairs - Female Restroom Side	1	Exit Signs: LED - 6 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 6 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Stairs - Female Restroom Side	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,840	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,650	0.1	532	0	\$114	\$710	\$140	5.0
Old Building - Stairs - Male Restroom Side	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
Old Building - Stairs - Male Restroom Side	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,840	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,650	0.1	532	0	\$114	\$710	\$140	5.0
Old Building - Storage - Attic	3	LED Lamps: (1) 24W E25 Screw-In Lamp	Wall Switch		24	3,840		None	No	3	LED Lamps: (1) 24W E25 Screw-In Lamp	Wall Switch	24	3,840	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Storage - Attic Access Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,650	0.1	355	0	\$76	\$250	\$40	2.8
Old Building - Storage - CST Hallway	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,840	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,840	0.0	139	0	\$30	\$50	\$10	1.3

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
New Building - Office PIC	Unit Ventilator/Heater	1	Supply Fan	0.25	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Janitorial - By Main Office	DHW	1	DHW Circulation Pump	0.17	68.5%	No			W	8,760		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	5	Supply Fan	0.20	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	4	Supply Fan	0.20	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	2	Supply Fan	0.20	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	2	Supply Fan	0.25	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	2	Supply Fan	0.25	76.2%	No			B	3,130		No	76.2%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	1	Supply Fan	0.20	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Interior Spaces	Unit Ventilator/Heater	3	Supply Fan	0.20	68.5%	No			B	3,130		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
New Building - Corridors	Air Handler	2	Supply Fan	0.20	69.5%	No			B	3,130		No	69.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Interior Spaces	Classrooms & Offices	8	Supply Fan	0.25	68.5%	No			B	3,520		No	68.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Mechanical Room	Steam Boiler	1	Combustion Air Fan	0.50	72.4%	No			B	1,740		No	72.4%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Exterior	Elevator Lift	1	Other	1.00	80.4%	No			W	45		No	80.4%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Multipurpose Room	Elevator Lift	1	Other	1.00	80.4%	No			W	45		No	80.4%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Interior Spaces	Interior Spaces	2	Exhaust Fan	0.25	62.2%	No			B	2,745		No	62.2%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Attic	Air Handlers	6	Supply Fan	0.75	83.5%	No			B	3,520	5	No	83.5%	Yes	6	1.3	5,307	0	\$1,160	\$22,300	\$300	19.0
Old Building - Mechanical Room	DHW	1	Boiler Feed Water Pump	0.33	72.4%	No			B	1,740		No	72.4%	No		0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Attic	HVAC Systems	2	Exhaust Fan	0.25	62.2%	No			B	2,745		No	62.2%	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
New Building - Exterior/Corridors	Corridors	2	Split-System	1.50	18.00	8.78	7 HSPF	York	E4FH018S06A	B	7	Yes	2	Split-System Air-Source HP	1.50	18.00	15.50	8.5 HSPF	1.4	1,339	0	\$293	\$9,000	\$300	29.7
New Building - Exterior	Interior Spaces	4	Split-System	3.50	34.12	8.90	1 COP	Carrier	38CKC042610	B		No							0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	Interior Spaces	4	Split-System	3.50	34.12	9.00	1 COP	Carrier	38CKC042620	B		No							0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	Interior Spaces	6	Split-System	3.50	44.36	11.83	1 COP	Carrier	24ABR342A600	B		No							0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	Interior Spaces	3	Split-System	2.00	34.12	13.02	1 COP	Carrier	24ABB324W310	B		No							0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	Interior Spaces	1	Split-System	3.50	34.12	12.09	1 COP	Carrier	24ABS342A600	B		No							0.0	0	0	\$0	\$0	\$0	0.0
New Building - Exterior	Interior Spaces	1	Split-System	3.50	54.59	11.83	1 COP	Carrier	24ABR342A600	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Exterior	Interior Spaces	4	Split-System	5.00		11.18		Trane	TTA060C300A0	B	6	Yes	4	Split-System	5.00		16.00		3.2	2,102	0	\$460	\$43,400	\$2,100	89.9
Old Building - Exterior	Interior Spaces	2	Split-System	4.00		11.18		Trane	TTA048C300A0	B	6	Yes	2	Split-System	4.00		16.00		1.3	841	0	\$184	\$16,200	\$800	83.8
Old Building - Interior Spaces	Interior Spaces	5	Window AC	1.25		11.30		Friedrich	CP15G10B	W		No						0.0	0	0	\$0	\$0	\$0	0.0	

Space Heating Boiler Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis						
		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
Old Building - Mechanical Room	Interior Spaces	1	Natural Draft Steam Boiler	1,632	Weil Mclain	788	B	8	Yes	1	Forced Draft Steam Boiler	1,632	81.00%	Et	0.0	0	52	\$873	\$53,900	\$2,000	59.4

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis					
		System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
New Building - Janitorial - By Main Office	Grenloch New Building	1	Storage Tank Water Heater (<= 50 Gal)	Bradford White	LE250S3-3NCWW	W		No						0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Mechanical Room	Interior Spaces	1	Storage Tank Water Heater (<= 50 Gal)	Bradford White	LC2PV50H763N	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

Location	Recommendation Inputs					Energy Impact & Financial Analysis						
	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
New Building - Restrooms	9	18	Faucet Aerator (Lavatory)	1.15	0.50	0.0	957	0	\$209	\$150	\$70	0.4
Old Building - Restrooms	9	7	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	3	\$55	\$60	\$30	0.5

Commercial Refrigerator/Freezer Inventory & Recommendations

Location	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
	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
Old Building - Dining Area - Faculty Room	1	Freezer Chest	GE	FCM20SUBWW	No	11	Yes	0.6	4,953	0	\$1,083	\$3,000	\$0	2.8
Old Building - Kitchen	1	Freezer Chest	Electrolux	FFCL1542AW	No	11	Yes	0.5	4,077	0	\$891	\$2,700	\$0	3.0
Old Building - Kitchen	1	Refrigerator Chest	Powers Equipment Co	#569	No		No	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Kitchen	1	Stand-Up Refrigerator, Solid Door (>50 cu. ft.)	Victory	RSA-3D-S7	No		No	0.0	0	0	\$0	\$0	\$0	0.0

Cooking Equipment Inventory & Recommendations

Location	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
	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
Old Building - Kitchen	1	Insulated Food Holding Cabinet (Full Size)	CresCor	H-135-WSUA-11-R	No		No	0.0	0	0	\$0	\$0	\$0	0.0
Old Building - Kitchen	1	Gas Rack Oven (Single)	Blodgett		No	10	Yes	0.0	0	29	\$485	\$5,600	\$1,000	9.5

Plug Load Inventory

Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Grenlock New Building	10	Desktop	145	No		
Grenlock New Building	22	Laptop	45	No		
Grenlock New Building	4	Microwave	1,000	No		
Grenlock New Building	1	Air Purifier	100	No		
Grenlock New Building	1	Dehumidifier	250	No		
Grenlock New Building	1	Paper Shredder	150	No		
Grenlock New Building	3	Printer (Medium/Small)	240	No		
Grenlock New Building	2	Printer/Copier (Large)	600	No		
Grenlock New Building	15	Projector	100	No		
Grenlock New Building	17	Refrigerator (Mini)	126	No		
Grenlock New Building	2	Refrigerator (Residential)	450	No		
Grenlock New Building	3	Television	130	No		
Grenlock New Building	1	Toaster Oven	700	No		
Grenlock New Building	1	Water Fountain	100	No		
Old Building - Mechanical - Boiler Room	1	Clothes Washer	1,200	No		
Grenlock Old Building	3	Coffee Machine	900	No		
Grenlock Old Building	8	Desktop	145	No		
Grenlock Old Building	5	Fan (Ceiling)	200	No		
Grenlock Old Building	9	Laptop	45	No		
Grenlock Old Building	4	Microwave	1,000	No		
Grenlock Old Building	1	Laminator	1,400	No		
Grenlock Old Building	1	Paper Shredder	150	No		
Grenlock Old Building	2	Printer (Medium/Small)	240	No		
Old Building - Dining Area - Faculty Room	1	Printer/Copier (Large)	600	No		
Grenlock Old Building	6	Projector	100	No		
Grenlock Old Building	10	Refrigerator (Mini)	126	No		
Grenlock Old Building	2	Television	130	No		
Old Building - Mechanical - Boiler Room	1	Toaster Oven	700	No		

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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

ENERGY STAR[®] Statement of Energy Performance

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energystar.gov

N/A

ENERGY STAR[®] Score¹

Grenloch Terrace Early Childhood Center

Primary Property Type: Pre-school/Daycare
Gross Floor Area (ft²): 23,800
Built: 1936

For Year Ending: March 31, 2023
Date Generated: May 07, 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	Property Owner	Primary Contact
Grenloch Terrace Early Childhood Center 251 Woodbury-Turnersville Road Sewell, New Jersey 08083	Washington Township Board of Education 206 Holly Avenue Sewell, NJ 08080 (856) 589-6644	Janine Wechter 206 Holly Avenue Sewell, NJ 08080 (856) 589-6644 x 6502 jwechter@wtps.org
Property ID: 30742138		

Energy Consumption and Energy Use Intensity (EUI)			
Site EUI 95.8 kBtu/ft ²	Annual Energy by Fuel		National Median Comparison
	Natural Gas (kBtu)	1,036,845 (46%)	National Median Site EUI (kBtu/ft ²) 65.6
	Electric - Grid (kBtu)	1,243,103 (54%)	National Median Source EUI (kBtu/ft ²) 131.5
			% Diff from National Median Source EUI 46%
Source EUI 192 kBtu/ft ²	Annual Emissions		
			Total (Location-Based) GHG Emissions (Metric Tons CO ₂ e/year) 167

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

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	Pounds per square inch gauge
Plug Load	Refers to the amount of power used in a space by products that are powered by means of an ordinary AC plug.
PV	<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.