



Local Government Energy Audit Report

Edison Early Learning Center

June 19, 2020

Prepared for:

Edison Board of Education
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Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information about financial incentives that may be available. 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 installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. Cost estimates include material and labor pricing associated with installation of primary recommended equipment only. Cost estimates do not include demolition or removal of hazardous waste. We encourage the owner of the facility to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual measures and conditions. TRC and NJBPU do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

New Jersey's Clean Energy Program (NJCEP) incentive values provided in this report are estimates based on program information available at the time of the report. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. Please review all available 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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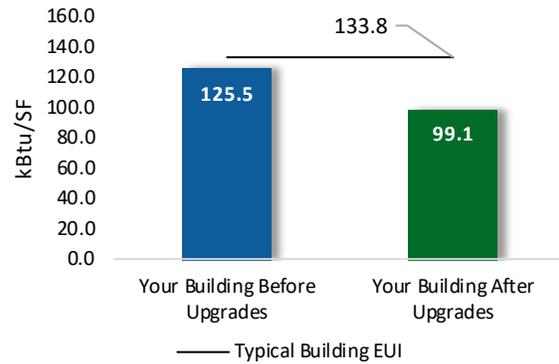
POTENTIAL IMPROVEMENTS



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.

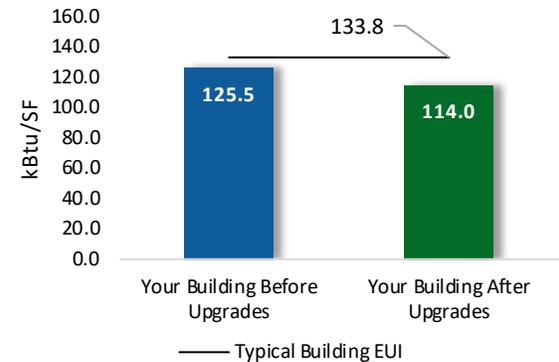
Scenario 1: Full Package (all evaluated measures)

Installation Cost	\$64,767
Potential Rebates & Incentives ¹	\$10,106
Annual Cost Savings	\$3,574
Annual Energy Savings	Electricity: 35,793 kWh Natural Gas: 705 Therms
Greenhouse Gas Emission Savings	22 Tons
Simple Payback	15.3 Years
Site Energy Savings (all utilities)	21%



Scenario 2: Cost Effective Package²

Installation Cost	\$7,866
Potential Rebates & Incentives	\$3,710
Annual Cost Savings	\$1,927
Annual Energy Savings	Electricity: 23,154 kWh Natural Gas: 48 Therms
Greenhouse Gas Emission Savings	12 Tons
Simple Payback	2.2 Years
Site Energy Savings (all utilities)	9%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

¹ Incentives are based on current SmartStart Prescriptive incentives. Other Program incentives 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 Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			18,920	3.1	-4	\$1,502	\$5,822	\$3,060	\$2,762	1.8	18,610
ECM 1	Install LED Fixtures	No	583	0.0	0	\$47	\$966	\$400	\$566	12.0	587
ECM 2	Retrofit Fixtures with LED Lamps	Yes	18,337	3.1	-4	\$1,455	\$4,856	\$2,660	\$2,196	1.5	18,023
Lighting Control Measures			4,817	0.8	-1	\$382	\$2,880	\$940	\$1,940	5.1	4,733
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	4,398	0.7	-1	\$349	\$2,430	\$490	\$1,940	5.6	4,321
ECM 4	Install High/Low Lighting Controls	Yes	419	0.1	0	\$33	\$450	\$450	\$0	0.0	411
Motor Upgrades			320	0.1	0	\$26	\$948	\$0	\$948	36.4	323
ECM 5	Premium Efficiency Motors	No	320	0.1	0	\$26	\$948	\$0	\$948	36.4	323
Variable Frequency Drive (VFD) Measures			1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448
Electric Unitary HVAC Measures			10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370
ECM 7	Install High Efficiency Air Conditioning Units	No	10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370
Gas Heating (HVAC/Process) Replacement			0	0.0	66	\$620	\$19,939	\$2,400	\$17,539	28.3	7,700
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	44	\$410	\$17,560	\$1,600	\$15,960	38.9	5,094
ECM 9	Install High Efficiency Furnaces	No	0	0.0	22	\$210	\$2,379	\$800	\$1,579	7.5	2,606
HVAC System Improvements			0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
ECM 10	Install Pipe Insulation	Yes	0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
Domestic Water Heating Upgrade			0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
ECM 11	Install Low-Flow DHW Devices	Yes	0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
TOTALS (COST EFFECTIVE MEASURES)			23,154	3.9	5	\$1,927	\$7,866	\$3,710	\$4,156	2.2	23,874
TOTALS (ALL MEASURES)			35,793	8.2	71	\$3,574	\$64,767	\$10,106	\$54,661	15.3	44,301

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

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

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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.

The potential ECMs identified for this building likely qualify for multiple incentive and funding programs. Based on current program rules and requirements, your measures are likely to qualify for the following programs:

Energy Conservation Measure		SmartStart	Direct Install	Pay For Performance
ECM 1	Install LED Fixtures	x	x	
ECM 2	Retrofit Fixtures with LED Lamps	x	x	
ECM 3	Install Occupancy Sensor Lighting Controls	x	x	
ECM 4	Install High/Low Lighting Controls	x	x	
ECM 5	Premium Efficiency Motors		x	
ECM 6	Install VFDs on Constant Volume (CV) Fans	x		
ECM 7	Install High Efficiency Air Conditioning Units	x	x	
ECM 8	Install High Efficiency Hot Water Boilers	x	x	
ECM 9	Install High Efficiency Furnaces	x	x	
ECM 10	Install Pipe Insulation	x	x	
ECM 11	Install Low-Flow DHW Devices	x	x	

Figure 3 – Funding Options



New Jersey's Clean Energy Programs At-A-Glance

	SmartStart Flexibility to install at your own pace	Direct Install Turnkey installation	Pay for Performance Whole building upgrades
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to \$125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.

Take the next step by visiting www.njcleanenergy.com for program details, applications, and to contact a qualified contractor.

Individual Measures with SmartStart

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 SmartStart 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 is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation.

Turnkey Installation with Direct Install

The Direct Install program provides turnkey installation of multiple measures through an authorized network of participating contractors. This program can provide substantially higher incentives than SmartStart, up to 70% of the cost of selected measures. Direct Install contractors will assess and verify individual measure eligibility, and, in most cases, they perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

Whole Building Approach with Pay for Performance

Pay for Performance can be a good option for medium to large sized facilities to achieve deep energy savings. Pay for Performance 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. Many facilities pursuing an Energy Savings Improvement Program (ESIP) loan also use this program. Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures resulting in at least 15% energy savings, where lighting cannot make up the majority of the savings.

More Options from Around the State

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 & Power (CHP)

The CHP program provides incentives for combined heat and power (aka 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.

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.

2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) Report for Edison Early Learning Center. 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. This report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing 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 January 29, 2020, TRC performed an energy audit at Edison Early Learning Center for Edison Board of Education located in Edison, New Jersey. TRC met with Matthias Urteil to review the facility operations and help focus our investigation on specific energy-using systems.

Edison Early Learning Center is a one-story, 7,300 square foot building built in 2004. Spaces include: classrooms, offices, rest rooms, hallways, lobbies, and mechanical space.

2.2 Building Occupancy

The facility is occupied from September through June. Typical weekday occupancy is 21 full-time staff. According to facility personnel, the site is occupied from 6:00 AM to 11:30 AM.

Summer occupancy includes continuing maintenance activities. There are no weekend activities.

Building Name	Weekday/Weekend	Operating Schedule
Edison Early Education Center	Weekday	6:00 AM - 11:30 PM
	Weekend	Closed

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

Building walls are constructed of concrete masonry units (CMUs) over structural steel with a brick veneer. The interior walls are a mixture of painted CMUs and gypsum drywall. The roof is flat and covered with black membrane layered with gravel, and it is in fair condition.

Most of the windows are operable, clear, double pane and have metal frames. Most of the windows have internal shading. The glass-to-frame seals are in fair condition. The operable window weather seals are in fair condition, showing little evidence of excessive wear. Exterior doors have metal frames and are in fair condition with undamaged door seals. Degraded window and door seals increase drafts and outside air infiltration.



Building Envelope



Roof Material



Exterior Door



Exterior Window

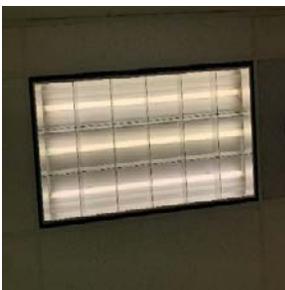
2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps.

Fixture types include 2-lamp or 3-lamp, 4-foot long troffer, recessed, and chain-mounted fixtures. There are also several recessed ambient 2-foot x 2-foot LED fixtures. There are various types of lenses and diffusers used throughout the site such as prismatic lenses and eggcrate louvers.

Most fixtures are in good condition. Interior lighting levels were generally sufficient.

All exit signs are LED.



Recessed Fixture with Eggcrate Louver



Recessed Ambient 2'x2' LED Fixture



Linear Fluorescent T8 Lamps



LED Exit Sign

Most lighting fixtures are controlled manually by wall switches and the remainder by occupancy sensors.



Wall Switch



Occupancy Sensor

Exterior fixtures include wall packs and under canopy lights with LED lamps, high intensity discharge (HID) lamps, and linear fluorescent T8 lamps. Exterior fixtures are photocell controlled.



*Under Canopy Linear
Fluorescent T8 Fixture*



Wall Pack



Wall Pack

2.5 Air Handling Systems

Unit Ventilators

Unit ventilators have supply fan motors, outside air dampers, and fan coil valves that operate with a pneumatic control system. They provide heating, cooling, and ventilating to the classrooms. There are seven, one-unit ventilators per classroom. Each have an estimated ¼ HP supply fan motor. This system is original to the building and appears to be in fair operating condition.

Packaged Units

The hallways and offices are served by a Trane packaged roof top unit (RTU). This unit is equipped with a Direct Expansion (DX) coil and a gas-fired furnace. The cooling capacity of this unit is 5.0-tons and the cooling efficiency is 8.53 EER. The heating capacity of this unit is 105.0-MBh, with an estimated 74% heating efficiency. This unit was beyond its useful life, so the efficiency ratings have been de-rated to more accurately represent their current efficiency based on condition and age. Air is supplied to the space by a constant speed 0.75 HP supply fan.

Air Conditioners

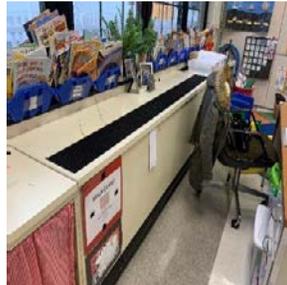
The classrooms in the building each have a split-system air conditioning (AC) unit that serves the unit ventilators. These seven Trane units have a cooling capacity of 2.0-tons and a cooling efficiency of 9.80 EER. The units are in fair condition, and they are ENERGY STAR® labeled.

There is a Building Energy Management System (BMS), but the BMS was not accessible the day of the site visit due to computer updates being performed.

Refer to Appendix A for detailed information about each unit.



Packaged AC Unit



Classroom Unit Ventilator

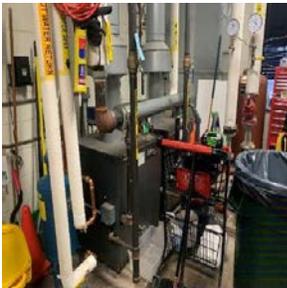


Split-System ACs

2.6 Heating Hot Water Systems

Two Slant Fin 240.0-MBh non-condensing hot water boilers serve the building heating load. The burners are fully modulating with a nominal efficiency of 76.7%. Manufactured in 2003 and they are in fair condition.

The hydronic distribution system is a heating-only system. The boilers serve a primary-only distribution system with two constant speed 1.0 hp heating hot water pumps operating in lead/lag fashion. The boilers provide hot water to fin tube radiators, unit ventilators, and cabinet unit heaters throughout the building.



Two Hot Water Boilers



Two Heating Hot Water Pumps



Fin Tube Radiator



Cabinet Unit Heater

2.7 Domestic Hot Water

Hot water is produced with a 50-gallon, 36.0 MBh gas-fired storage water heater with a 60% Energy Factor (EF). One fractional hp circulation pump distributes water to end uses. The circulation pump operates continuously.

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



Domestic Hot Water Tank



DHW Pipe Insulation



DHW Circulation Pump

2.8 Plug Load & Vending Machines

You may wish to consider paying particular attention to minimizing your plug load usage. This report makes suggestions for ECMs in this area as well as Energy Efficient Best Practices.

There are approximately 11 computer workstations throughout the facility. Plug loads throughout the building include general office and classroom equipment. There are office and classroom typical loads such as printers, TVs, laptops, microwaves, water dispensers, mini fridges, smart boards, projectors, dehumidifiers, toasters, coffee machines, and fans.

There is one residential-style refrigerator in the building that is used to store personal food and beverage items.

There are no refrigerated or non-refrigerated vending machines.



Smart Board



Dehumidifier



Small Fan



Large Printer

2.9 Water-Using Systems

There are five restrooms with toilets, urinals, and sinks. Faucet flow rates are at 2.2 gallons per minute (gpm) or higher.

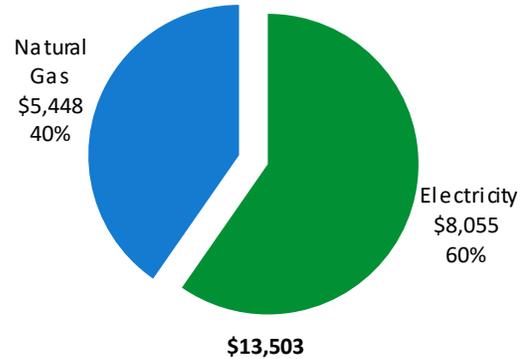


Rest Room Faucet Flow

3 ENERGY USE AND COSTS

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

Utility Summary		
Fuel	Usage	Cost
Electricity	99,090 kWh	\$8,055
Natural Gas	5,780 Therms	\$5,448
Total		\$13,503



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

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

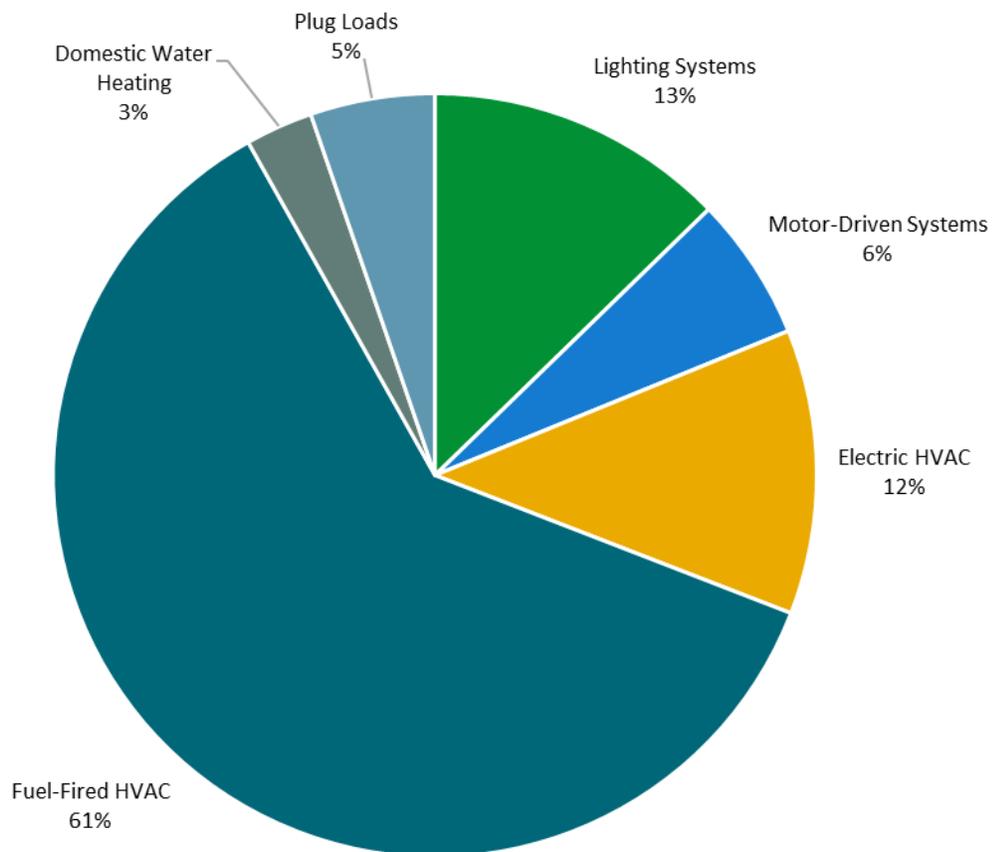
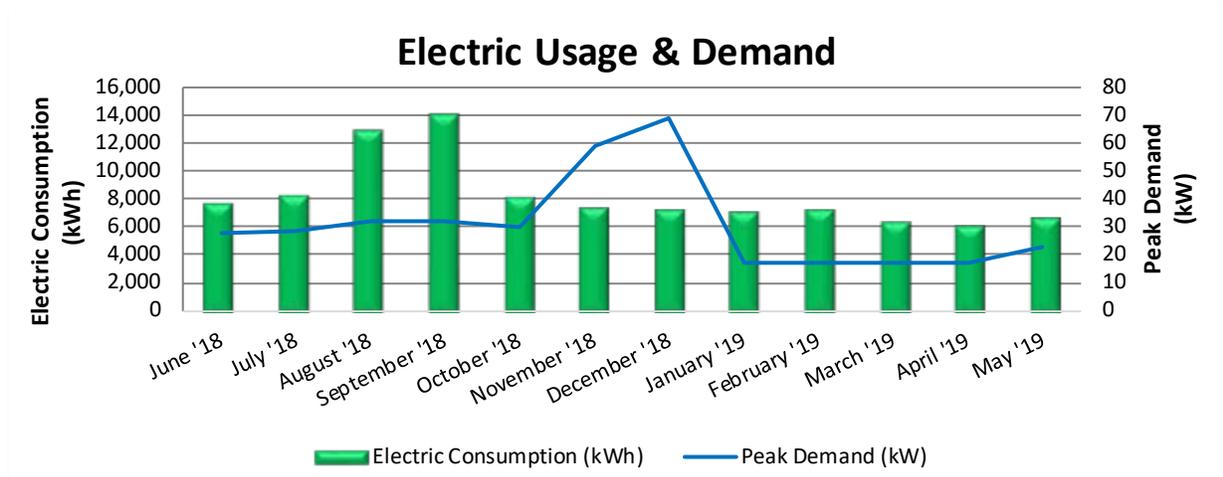


Figure 5 - Energy Balance

3.1 Electricity

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



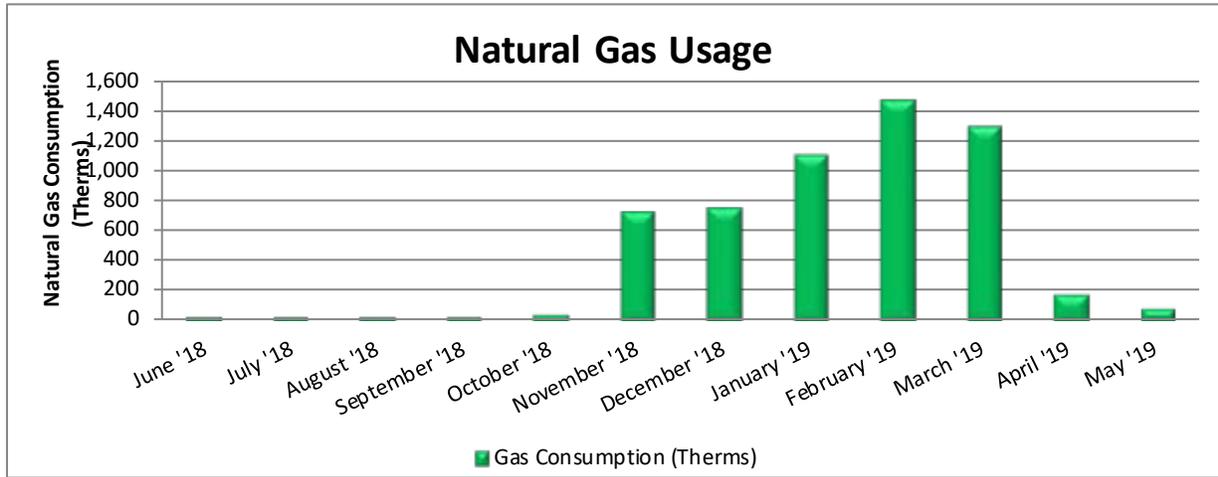
Electric Billing Data						
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost	TRC Estimated Usage?
6/20/18	30	7,650	28	\$344	\$775	No
7/23/18	31	8,220	28	\$351	\$861	No
8/20/18	29	12,840	32	\$399	\$1,253	No
9/19/18	31	13,950	32	\$399	\$1,362	Yes
10/18/18	30	8,115	30	\$128	\$619	No
11/16/18	31	7,425	59	\$122	\$584	No
12/19/18	30	7,290	69	\$427	\$652	Yes
1/24/19	31	7,155	17	\$66	\$398	Yes
2/22/19	30	7,215	17	\$67	\$404	Yes
3/21/19	31	6,375	17	\$67	\$336	No
4/22/19	30	6,180	17	\$67	\$382	No
5/21/19	31	6,675	23	\$89	\$430	No
Totals	365	99,090	69	\$2,526	\$8,055	
Annual	365	99,090	69	\$2,526	\$8,055	

Notes:

- Peak demand of 69 kW occurred in December 2018.
- Average demand over the past 12 months was 31 kW.
- The average electric cost over the past 12 months was \$0.081/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

PSE&G delivers natural gas under rate class GSG, with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data				
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost	TRC Estimated Usage?
6/20/18	30	36	\$36	Yes
7/23/18	31	34	\$34	Yes
8/20/18	29	33	\$33	Yes
9/19/18	31	29	\$32	Yes
10/18/18	30	48	\$61	Yes
11/16/18	31	733	\$679	Yes
12/19/18	30	752	\$692	Yes
1/24/19	31	1,103	\$1,034	No
2/22/19	30	1,464	\$1,383	No
3/21/19	31	1,291	\$1,221	No
4/22/19	30	174	\$159	No
5/21/19	31	84	\$85	No
Totals	365	5,780	\$5,448	
Annual	365	5,780	\$5,448	

Notes:

- The average gas cost for the past 12 months is \$0.942/therm, which is the blended rate used throughout the analysis.

3.3 Benchmarking

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

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

Benchmarking Score	59
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Congratulations, your building performs better than the national average. This report has suggestions about how to keep your building running efficiently, further improve performance, and lower your energy bills even more.

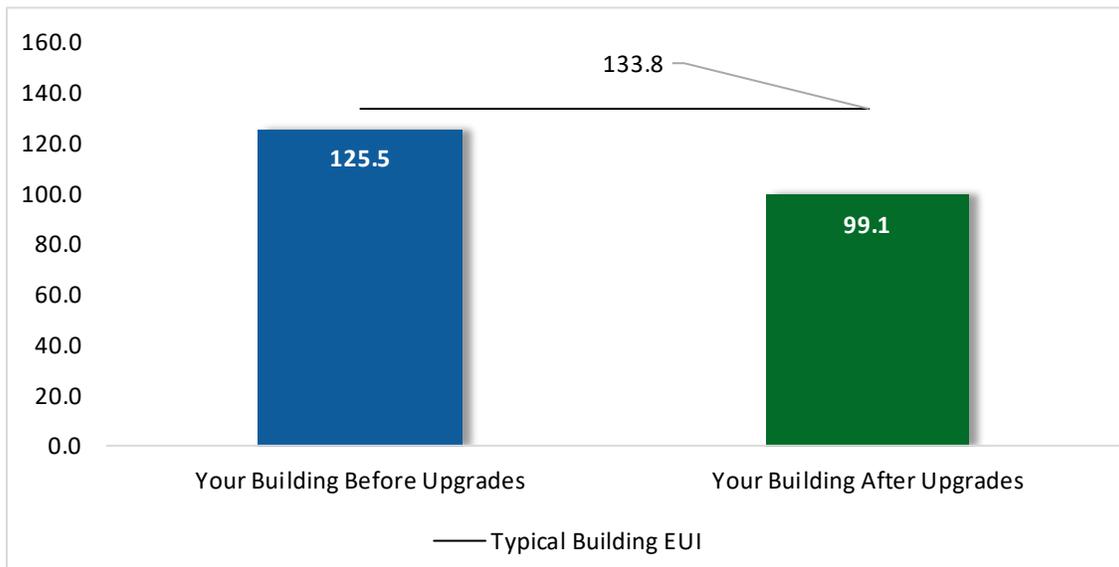


Figure 6 - Energy Use Intensity Comparison³

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. A number of factors can cause a building to vary from the “typical” energy usage. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and occupant behavior all contribute to a building’s energy use and the benchmarking score.

³ Based on all evaluated ECMs

Tracking Your Energy Performance

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

We have created a Portfolio Manager® account for your facility and we 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 website⁴.

⁴ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1>.

4 ENERGY CONSERVATION MEASURES

The goal of this audit report is to identify and evaluate potential energy efficiency improvements, provide information about the cost effectiveness of those improvements, and recognize potential financial incentives from NJBPU. Most energy conservation measures have received preliminary analysis of feasibility which identifies expected ranges of savings and costs. 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 are based on the current NJCEP prescriptive SmartStart program. A higher level of investigation may be necessary to support any SmartStart Custom, Pay for Performance, or Direct Install incentive applications. Some measures and proposed upgrades may be eligible for higher incentives than those shown below through other NJCEP programs described in a following section of this report.

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 Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			18,920	3.1	-4	\$1,502	\$5,822	\$3,060	\$2,762	1.8	18,610
ECM 1	Install LED Fixtures	No	583	0.0	0	\$47	\$966	\$400	\$566	12.0	587
ECM 2	Retrofit Fixtures with LED Lamps	Yes	18,337	3.1	-4	\$1,455	\$4,856	\$2,660	\$2,196	1.5	18,023
Lighting Control Measures			4,817	0.8	-1	\$382	\$2,880	\$940	\$1,940	5.1	4,733
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	4,398	0.7	-1	\$349	\$2,430	\$490	\$1,940	5.6	4,321
ECM 4	Install High/Low Lighting Controls	Yes	419	0.1	0	\$33	\$450	\$450	\$0	0.0	411
Motor Upgrades			320	0.1	0	\$26	\$948	\$0	\$948	36.4	323
ECM 5	Premium Efficiency Motors	No	320	0.1	0	\$26	\$948	\$0	\$948	36.4	323
Variable Frequency Drive (VFD) Measures			1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448
Electric Unitary HVAC Measures			10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370
ECM 7	Install High Efficiency Air Conditioning Units	No	10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370
Gas Heating (HVAC/Process) Replacement			0	0.0	66	\$620	\$19,939	\$2,400	\$17,539	28.3	7,700
ECM 8	Install High Efficiency Hot Water Boilers	No	0	0.0	44	\$410	\$17,560	\$1,600	\$15,960	38.9	5,094
ECM 9	Install High Efficiency Furnaces	No	0	0.0	22	\$210	\$2,379	\$800	\$1,579	7.5	2,606
HVAC System Improvements			0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
ECM 10	Install Pipe Insulation	Yes	0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
Domestic Water Heating Upgrade			0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
ECM 11	Install Low-Flow DHW Devices	Yes	0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
TOTALS			35,793	8.2	71	\$3,574	\$64,767	\$10,106	\$54,661	15.3	44,301

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

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

Figure 7 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		18,337	3.1	-4	\$1,455	\$4,856	\$2,660	\$2,196	1.5	18,023
ECM 2	Retrofit Fixtures with LED Lamps	18,337	3.1	-4	\$1,455	\$4,856	\$2,660	\$2,196	1.5	18,023
Lighting Control Measures		4,817	0.8	-1	\$382	\$2,880	\$940	\$1,940	5.1	4,733
ECM 3	Install Occupancy Sensor Lighting Controls	4,398	0.7	-1	\$349	\$2,430	\$490	\$1,940	5.6	4,321
ECM 4	Install High/Low Lighting Controls	419	0.1	0	\$33	\$450	\$450	\$0	0.0	411
HVAC System Improvements		0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
ECM 10	Install Pipe Insulation	0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
Domestic Water Heating Upgrade		0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
ECM 11	Install Low-Flow DHW Devices	0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
TOTALS		23,154	3.9	5	\$1,927	\$7,866	\$3,710	\$4,156	2.2	23,874

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

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

Figure 8 – 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 Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		18,920	3.1	-4	\$1,502	\$5,822	\$3,060	\$2,762	1.8	18,610
ECM 1	Install LED Fixtures	583	0.0	0	\$47	\$966	\$400	\$566	12.0	587
ECM 2	Retrofit Fixtures with LED Lamps	18,337	3.1	-4	\$1,455	\$4,856	\$2,660	\$2,196	1.5	18,023

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 are 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

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

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

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

Affected building areas: exterior fixtures with metal halide lamps.

ECM 2: Retrofit Fixtures with LED Lamps

Replace fluorescent 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.

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.

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Reduction (lbs)
Lighting Control Measures		4,817	0.8	-1	\$382	\$2,880	\$940	\$1,940	5.1	4,733
ECM 3	Install Occupancy Sensor Lighting Controls	4,398	0.7	-1	\$349	\$2,430	\$490	\$1,940	5.6	4,321
ECM 4	Install High/Low Lighting Controls	419	0.1	0	\$33	\$450	\$450	\$0	0.0	411

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: nurse's office, rest rooms, classrooms, and main office.

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.

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

Affected building areas: corridor hallway.

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 an occupant approaches.

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Motor Upgrades		320	0.1	0	\$26	\$948	\$0	\$948	36.4	323
ECM 5	Premium Efficiency Motors	320	0.1	0	\$26	\$948	\$0	\$948	36.4	323

ECM 5: Premium Efficiency Motors

We evaluated standard efficiency motors with IHP 2014 efficiency motors. This evaluation assumes that existing motors will be replaced with motors of equivalent size and type. In some cases, additional savings may be possible by downsizing motors to better meet the motor's current load requirements.

Affected motors:

Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Additional Motor Description
Mechanical Room	Heating Hot Water System	2	Heating Hot Water Pump	1.0	

Savings are based on the difference between baseline and proposed efficiencies and the assumed annual operating hours. The base case motor energy consumption is estimated using the efficiencies found on nameplates or estimated based on the age of the motor and our best estimates of motor run hours. Efficiencies of proposed motor upgrades are obtained from the current *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*.

4.4 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448
ECM 6	Install VFDs on Constant Volume (CV) Fans	1,438	0.3	0	\$117	\$2,756	\$100	\$2,656	22.7	1,448

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 6: Install VFDs on Constant Volume (CV) Fans

We evaluated 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: one Trane 5.0-ton packaged AC unit.

4.5 Electric Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Electric Unitary HVAC Measures		10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370
ECM 7	Install High Efficiency Air Conditioning Units	10,298	3.9	0	\$837	\$32,292	\$3,496	\$28,796	34.4	10,370

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 at this facility 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 packaged AC units and split-system AC units are eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

ECM 7: Install High Efficiency Air Conditioning Units

We evaluated 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 load, and the estimated annual operating hours.

This measure is part of a measure to replace package units at this site and as such must be considered in combination with ECM 9.

Affected units: one Trane 5.0-ton packaged AC and seven Trane 2.0-ton split-system ACs.

4.6 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		0	0.0	66	\$620	\$19,939	\$2,400	\$17,539	28.3	7,700
ECM 8	Install High Efficiency Hot Water Boilers	0	0.0	44	\$410	\$17,560	\$1,600	\$15,960	38.9	5,094
ECM 9	Install High Efficiency Furnaces	0	0.0	22	\$210	\$2,379	\$800	\$1,579	7.5	2,606

ECM 8: Install High Efficiency Hot Water Boilers

We evaluated replacing the two older inefficient hot water boilers with high efficiency hot water boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

The most notable efficiency improvement is condensing hydronic boilers which can achieve over 90% efficiency under the proper conditions. Condensing hydronic boilers typically operate at efficiencies between 85% and 87% (comparable to other high efficiency boilers) when the return water temperature is above 130°F. The boiler efficiency increases as the return water temperature drops below 130°F. Therefore, condensing hydronic boilers are evaluated when the return water temperature is less than 130°F during most of the operating hours.

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

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

ECM 9: Install High Efficiency Furnaces

We evaluated standard efficiency furnaces with condensing furnaces. Improved combustion technology and heat exchanger design optimize heat recovery from the combustion gases which can significantly improve furnace efficiency. Savings result from improved system efficiency.

Note: these units produce acidic condensate that requires proper drainage.

This measure is part of a measure to replace package units at this site and as such must be considered in combination with ECM 7.

Affected units: one Trane 5.0-ton packaged AC.

4.7 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
HVAC System Improvements		0	0.0	4	\$36	\$43	\$24	\$19	0.5	451
ECM 10	Install Pipe Insulation	0	0.0	4	\$36	\$43	\$24	\$19	0.5	451

ECM 10: Install Pipe Insulation

Install insulation on domestic hot water system piping. Distribution system losses are dependent on system fluid temperature, the size of the distribution system, and the level of insulation of the piping. Significant energy savings can be achieved when insulation has not been well maintained. When the insulation is exposed to water, when the insulation has been removed from some areas of the pipe, or when valves have not been properly insulated system efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

4.8 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		0	0.0	6	\$54	\$86	\$86	\$0	0.0	667
ECM 11	Install Low-Flow DHW Devices	0	0.0	6	\$54	\$86	\$86	\$0	0.0	667

ECM 11: 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

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

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. 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 can't manage what you don't 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 emissions⁵. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

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 (ACH) 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.
- 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.

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

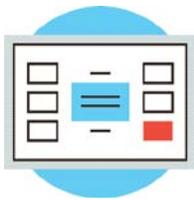
Motor Maintenance

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

Fans to Reduce Cooling Load

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

Thermostat Schedules and Temperature Resets



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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Duct Sealing

Duct leakage in commercial buildings can account for five to twenty-five percent 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. 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. Eliminating duct leaks can improve ventilation system performance and reduce heating and cooling system operation.

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.

Furnace Maintenance

Preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. Following the manufacturer's instructions, a yearly tune-up should: check for gas / carbon monoxide leaks; change the air and fuel filters; check components for cracks, corrosion, dirt, or debris build-up; ensure the ignition system is working properly; test and adjust operation and safety controls; inspect electrical connections; and lubricate motors and bearings.

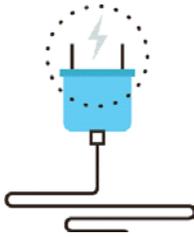
Water Heater Maintenance

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.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips⁶. Your local utility may offer incentives or rebates for this equipment.

Water Conservation



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

For more information regarding water conservation go to the EPA's WaterSense[®] website⁷ or download a copy of EPA's "WaterSense[®] at Work: Best Management Practices for Commercial and Institutional Facilities"⁸ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

Water conservation devices that do not reduce hot water consumption will not provide energy savings at the site level, but they may significantly affect your water and sewer usage costs. Any reduction in water use does however ultimately reduce grid-level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users.

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

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

Procurement Strategies

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

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

⁷ <https://www.epa.gov/watersense>.

⁸ <https://www.epa.gov/watersense/watersense-work-0>.

6 ON-SITE GENERATION

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

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

6.1 Solar Photovoltaic

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

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has **no** potential for installing a PV array. **Based on the request by the facility personnel, the PV analysis only took into account the free area in the parking lot spaces.**

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

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

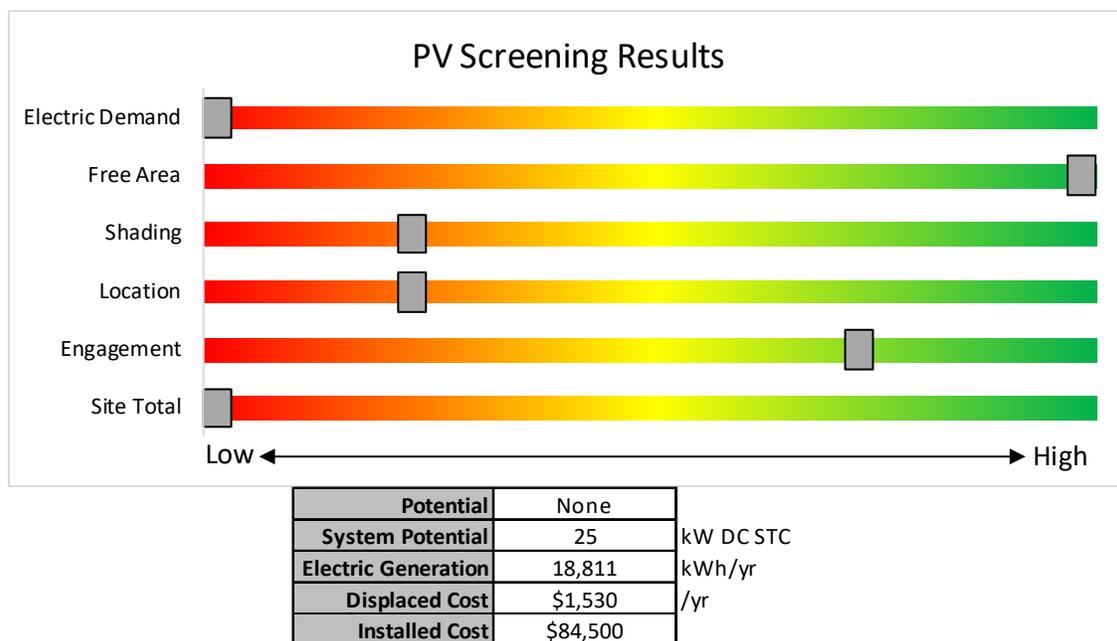


Figure 9 - Photovoltaic Screening

Solar Renewable Energy Certificate (SREC) Registration Program (SRP)

Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SREC Registration Program before starting construction. Once your PV system is up and running, you periodically earn credits, which can then be sold on the open market for up to 15 years.

If you are considering installing solar photovoltaics on your building, visit www.njcleanenergy.com/srec for more information about the SREC Registration Program.

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:

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

6.2 Combined Heat and Power

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

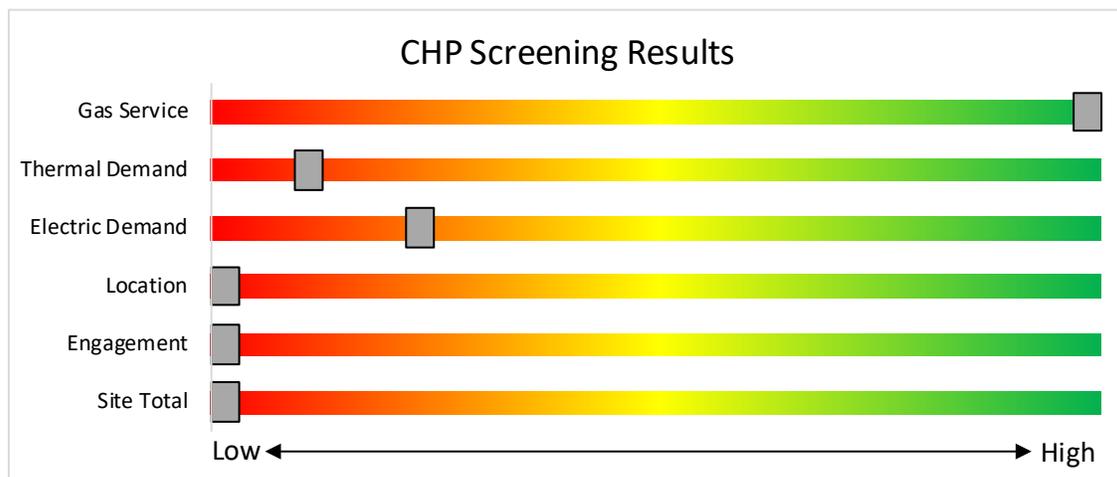
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be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

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

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

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

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



Potential	None	
System Type	None	
System Potential	0	kW
Electric Generation	8,584	kWh/yr
Thermal Generation	206,016	MBtu/yr
Displaced Cost	-\$143	/yr
Installed Cost	\$15,000	

Figure 10 - Combined Heat and Power Screening

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

7 PROJECT FUNDING AND INCENTIVES

Ready to improve your building’s performance? New Jersey’s Clean Energy Programs can help. Pick the program that works best for you. Incentive programs that may apply to this facility are identified in the Executive Summary. This section provides an overview of currently available New Jersey Clean Energy Programs.

	SmartStart <i>Flexibility to install at your own pace</i>	Direct Install <i>Turnkey installation</i>	Pay for Performance <i>Whole building upgrades</i>
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to \$125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.
Take the next step by visiting www.njcleanenergy.com for program details, applications, and to contact a qualified contractor.			

7.1 SmartStart



SmartStart 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.

SmartStart routinely adds, removes, or modifies incentives from year-to-year for various energy-efficient equipment based on market trends and new technologies.

Equipment with Prescriptive Incentives Currently Available:

Electric Chillers

Electric Unitary HVAC

Gas Cooling

Gas Heating

Gas Water Heating

Ground Source Heat Pumps

Lighting

Lighting Controls

Refrigeration Doors

Refrigeration Controls

Refrigerator/Freezer Motors

Food Service Equipment

Variable Frequency Drives

Incentives

The SmartStart Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type.

SmartStart Custom provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives. Custom incentives are calculated at \$0.16/kWh and \$1.60/therm based on estimated annual savings. Incentives are capped at 50% of the total installed incremental project cost, or a project cost buy down to a one-year payback (whichever is less). Program incentives are capped at \$500,000 per electric account and \$500,000 per natural gas account, per fiscal year.

How to Participate

Submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. You can work with your preferred contractor or use internal staff to install measures.

Visit www.njcleanenergy.com/SSB for a detailed program description, instructions for applying, and applications.

7.2 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 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, up to \$125,000 per project. Each entity is limited to incentives up to \$250,000 per fiscal year.

How to Participate

To participate in Direct Install, you will need to contact the participating contractor assigned to the region of the state where your facility is located. A complete list of Direct Install program partners is provided on the Direct Install website linked below. 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 program, subject to program caps and eligibility, while the remaining 30% of the cost is paid to the contractor by the customer.

Detailed program descriptions and applications can be found at: www.njcleanenergy.com/DI.

7.3 Pay for Performance - Existing Buildings



Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures that results in at least 15% source energy savings, and lighting cannot make up the majority of the savings. P4P is a generally a good option for medium-to-large sized facilities looking to implement as many

measures as possible under a single project to achieve deep energy savings. This program 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.

Based on the site building and utility data provided, the facility does not meet the requirements of the current P4P program.

Incentives

Incentives are based on estimated and achieved energy savings ranging from \$0.18-\$0.22/kWh and \$1.80-\$2.50/therm, capped at the lesser of 50% total project cost, or \$1 million per electric account and \$1 million per natural gas account, per fiscal year, not to exceed \$2 million per project. An incentive of \$0.15/square foot is also available to offset the cost of developing the Energy Reduction Plan (see below) contingent on the project moving forward with measure installation.

How to Participate

Contact one of the pre-approved consultants and contractors (“Partners”). Under direct contract to you, they will help further evaluate the measures identified in this report through development of the energy reduction plan), assist you in implementing selected measures, and verify actual savings one year after the installation. Your Partner will also help you apply for incentives.

Approval of the final scope of work is required by the program prior to installation. Installation can be done by the contractor of your choice (some P4P Partners are also contractors) or by internal staff, but the Partner remains involved throughout construction to ensure compliance with the program requirements.

Detailed program descriptions, instructions for applying, applications and list of Partners can be found at: www.njcleanenergy.com/P4P.

7.4 Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

7.5 Energy Savings Improvement Program

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

7.6 SREC Registration Program

The SREC (Solar Renewable Energy Certificate) Registration Program (SRP) is used to register the intent to install 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 SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about the pipeline of anticipated new solar capacity and insight into future SREC pricing.

After the registration is accepted, construction is complete, and final paperwork has been submitted and is deemed complete, the project is issued a New Jersey certification number, which enables it to generate New Jersey SRECs. SRECs are generated once the solar project has been authorized to be energized by the Electric Distribution Company (EDC).

Each time a solar installation generates 1,000 kilowatt-hours (kWh) of electricity, an SREC is earned. Solar project owners report the energy production to the SREC Tracking System. This reporting allows SRECs to be placed in the customer's electronic account. SRECs can then be sold on the SREC Tracking System, providing revenue for the first 15 years of the project's life.

Electricity suppliers, the primary purchasers of SRECs, are required to pay a Solar Alternative Compliance Payment (SACP) if they do not meet the requirements of New Jersey's Solar Renewable Portfolio Standard. Purchasing SRECs can help them meet those requirements. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period fluctuates depending on supply and demand.

Information about the SRP can be found at: www.njcleanenergy.com/srec.

8 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

8.1 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. So, 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 website⁹.

8.2 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 that fluctuate monthly. The utility provides basic gas supply service (BGSS) 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 website¹⁰.

⁹ www.state.nj.us/bpu/commercial/shopping.html.

¹⁰ 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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Corridor Hallway	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 4	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,657	0.3	1,956	0	\$155	\$852	\$670	1.2
Nurse's Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	356	0	\$28	\$343	\$40	10.7
Rest Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor		62	2,657	2	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	289	0	\$23	\$110	\$60	2.2
Rest Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor		62	2,657	2	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	289	0	\$23	\$110	\$60	2.2
Classroom Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	356	0	\$28	\$343	\$40	10.7
Classroom SG14	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 3	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.2	1,067	0	\$85	\$489	\$190	3.5
Classroom SG13	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.5	3,201	-1	\$254	\$927	\$430	2.0
Rest Room SG16	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	356	0	\$28	\$73	\$40	1.2
Rest Room SG15	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,657	0.1	356	0	\$28	\$73	\$40	1.2
Lobby Vestibule	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,850	0.0	140	0	\$11	\$37	\$20	1.5
Corridor Hallway	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Boiler Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch		62	3,850	2	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,850	0.1	419	0	\$33	\$110	\$60	1.5
Exterior	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Photocell		62	4,380	2	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Photocell	29	4,380	0.0	289	0	\$23	\$73	\$40	1.4
Main Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.2	1,067	0	\$85	\$489	\$190	3.5
Classroom SG17	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.6	3,734	-1	\$296	\$1,037	\$490	1.8
Classroom SG16	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.6	3,734	-1	\$296	\$1,037	\$490	1.8
Classroom SG11	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.3	1,600	0	\$127	\$599	\$250	2.7
Classroom SG15	14	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch		93	3,850	2, 3	Relamp	Yes	14	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,657	0.6	3,734	-1	\$296	\$1,037	\$490	1.8
Classroom SG14	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch		20	3,850	3	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	20	2,657	0.0	53	0	\$4	\$0	\$0	0.0
Classroom SG13	4	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch		20	3,850	3	None	Yes	4	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	20	2,657	0.0	105	0	\$8	\$0	\$0	0.0
Classroom SG11	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch		20	3,850	3	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	20	2,657	0.0	53	0	\$4	\$0	\$0	0.0
Exterior	1	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell		9	4,380		None	No	1	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell	9	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		23	4,380		None	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	23	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior	2	Metal Halide: (1) 70W Lamp	Photocell		95	4,380	1	Fixture Replacement	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	29	4,380	0.0	583	0	\$47	\$966	\$400	12.0
Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		10	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	10	4,380	0.0	0	0	\$0	\$0	\$0	0.0

Motor Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions							Proposed Conditions					Energy Impact & Financial Analysis						
		Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Heating Hot Water System	2	Heating Hot Water Pump	1.0	78.5%	No	W	2,745	5	Yes	85.5%	No		0.1	320	0	\$26	\$948	\$0	36.4
Roof	Building Ventilation	1	Exhaust Fan	0.3	65.0%	No	W	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical Room	Domestic Hot Water System	1	Water Supply Pump	0.1	65.0%	No	W	8,760		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Trane RTU	1	Supply Fan	0.8	70.0%	No	B	3,850	6	No	81.1%	Yes	1	0.3	1,438	0	\$117	\$2,756	\$100	22.7
Roof	Building Ventilation	1	Exhaust Fan	0.3	65.0%	No	W	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Building Ventilation	1	Exhaust Fan	0.3	65.0%	No	W	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof	Building Ventilation	1	Exhaust Fan	0.3	65.0%	No	W	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI1	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI2	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI3	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI4	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI5	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI6	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Classroom SGI7	Unit Vent	1	Supply Fan	0.3	65.0%	No	B	3,850		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0

Electric 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)	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/EER)	Heating Mode Efficiency (COP)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Roof	Offices/ Hallway	1	Packaged AC	5.00		B	7	Yes	1	Packaged AC	5.00		14.00		1.4	3,580	0	\$291	\$11,345	\$920	35.8
Ground Level	Classroom SGI1	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI2	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI3	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI4	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI5	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI6	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6
Ground Level	Classroom SGI7	1	Split-System AC	2.00		B	7	Yes	1	Split-System AC	2.00		14.00		0.4	960	0	\$78	\$2,992	\$368	33.6

Fuel Heating 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)	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Heating Hot Water System	1	Non-Condensing Hot Water Boiler	240	W	8	Yes	1	Non-Condensing Hot Water Boiler	240	85.00%	AFUE	0.0	0	22	\$205	\$8,780	\$800	38.9
Mechanical Room	Heating Hot Water System	1	Non-Condensing Hot Water Boiler	240	W	8	Yes	1	Non-Condensing Hot Water Boiler	240	85.00%	AFUE	0.0	0	22	\$205	\$8,780	\$800	38.9
Roof	Offices/ Hallway	1	Furnace	105	B	9	Yes	1	Furnace	105	95.00%	AFUE	0.0	0	22	\$210	\$2,379	\$800	7.5

Pipe Insulation Recommendations

Location	Area(s)/System(s) Affected	Recommendation Inputs			Energy Impact & Financial Analysis						
		ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Domestic Hot Water System	10	6	1.50	0.0	0	4	\$36	\$43	\$24	0.5

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions			Proposed Conditions							Energy Impact & Financial Analysis						
		System Quantity	System Type	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Domestic Hot Water System	1	Storage Tank Water Heater (≤ 50 Gal)	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rest Room	11	12	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	6	\$54	\$86	\$86	0.0

Plug Load Inventory

Existing Conditions				
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified ?
Building	2	Large Printer	300	
Building	2	Medium Printer	100	
Building	11	Computer	125	
Building	1	Water Dispenser	400	
Building	2	TV	55	
Building	2	Microwave	700	
Building	1	Mini Fridge	260	
Building	4	Projector/ Smart Board	2	
Building	5	Dehumidifer	350	
Building	1	Residential Refrigerator	800	
Building	1	Coffee Machine	800	
Building	1	Toaster	1,200	
Building	5	Laptop	35	
Building	1	Fan	75	
Classroom	3	Miscellaneous Classroom Loads	200	

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

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

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

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ENERGY STAR®
Score¹

Edison Early Learning Center

Primary Property Type: K-12 School
Gross Floor Area (ft²): 7,300
Built: 2004

For Year Ending: April 30, 2019
Date Generated: February 20, 2020

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 Edison Early Learning Center 10 Boulevard of the Eagles Edison, New Jersey 08817	Property Owner Edison Board of Education 312 Pierson Avenue Edison, NJ 8837 () -	Primary Contact Daniel Michaud 312 Pierson Avenue Edison, NJ 8837 732-452-4965 daniel.michaud@edison.k12.nj.us	
Property ID: 8744262			
Energy Consumption and Energy Use Intensity (EUI)			
Site EUI 125 kBtu/ft ²	Annual Energy by Fuel Natural Gas (kBtu) 576,819 (83%) Electric - Grid (kBtu) 335,436 (37%)	National Median Comparison National Median Site EUI (kBtu/ft ²) 133.8 National Median Source EUI (kBtu/ft ²) 226.6 % Diff from National Median Source EUI -7%	
Source EUI 211.6 kBtu/ft ²		Annual Emissions Greenhouse Gas Emissions (Metric Tons CO2e/year) 65	

Signature & Stamp of Verifying Professional

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

LP Signature: _____ Date: _____

Licensed Professional

() -



Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

TERM	DEFINITION
Blended Rate	Used to calculate fiscal savings associated with measures. The blended rate is calculated by dividing the amount of your bill by the total energy use. For example, if your bill is \$22,217.22, and you used 266,400 kilowatt-hours, your blended rate is 8.3 cents per kilowatt-hour.
Btu	<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: high-output lighting lamps such as high-pressure sodium, metal halide, and mercury vapor.</i>
hp	<i>Horsepower</i>
HPS	<i>High-pressure sodium: a type of HID lamp</i>
HSPF	<i>Heating seasonal performance factor: a measure of efficiency typically applied to heat pumps. Heating energy provided divided by seasonal energy input.</i>
HVAC	<i>Heating, ventilating, and air conditioning</i>
IHP 2014	<i>US DOE Integral Horsepower rule. The current ruling regarding required electric motor efficiency.</i>
IPLV	<i>Integrated part load value: a measure of the part load efficiency usually applied to chillers.</i>
kBtu	<i>One thousand British thermal units</i>
kW	<i>Kilowatt: equal to 1,000 Watts.</i>
kWh	<i>Kilowatt-hour: 1,000 Watts of power expended over one hour.</i>
LED	<i>Light emitting diode: a high-efficiency source of light with a long lamp life.</i>
LGEA	<i>Local Government Energy Audit</i>
Load	<i>The total power a building or system is using at any given time.</i>
Measure	<i>A single activity, or installation of a single type of equipment, that is implemented in a building system to reduce total energy consumption.</i>
MH	<i>Metal halide: a type of HID lamp</i>
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: a type of HID lamp</i>
NJBPU	<i>New Jersey Board of Public Utilities</i>
NJCEP	<i>New Jersey's Clean Energy Program: NJCEP is a statewide program that offers financial incentives, programs and services for New Jersey residents, business owners and local governments to help them save energy, money and the environment.</i>
psig	<i>Pounds per square inch gauge</i>
Plug Load	<i>Refers to the amount of power used in a space by products that are powered by means of an ordinary AC plug.</i>
PV	<i>Photovoltaic: refers to an electronic device capable of converting incident light directly into electricity (direct current).</i>

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	<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.