



# Local Government Energy Audit Report

Senior Center

November 19, 2020

*Prepared for:*

Toms River Township  
652 Garfield Avenue  
Toms River, NJ 08754

*Prepared by:*

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## **Disclaimer**

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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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# Table of Contents

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<b>1 Executive Summary.....</b>	<b>1</b>
<b>1.1 Planning Your Project .....</b>	<b>4</b>
Pick Your Installation Approach .....	4
More Options from Around the State.....	6
<b>2 Existing Conditions.....</b>	<b>7</b>
<b>2.1 Site Overview.....</b>	<b>7</b>
<b>2.2 Building Occupancy .....</b>	<b>7</b>
<b>2.3 Building Envelope .....</b>	<b>7</b>
<b>2.4 Lighting Systems.....</b>	<b>8</b>
Air Handling Systems.....	8
Electric Resistance Heating .....	8
Packaged Units.....	8
Furnaces 9	
Domestic Hot Water.....	9
Plug Load & Vending Machines.....	9
Water-Using Systems .....	10
<b>3 Energy Use and Costs .....</b>	<b>11</b>
<b>3.1 Electricity.....</b>	<b>13</b>
<b>3.2 Natural Gas.....</b>	<b>14</b>
<b>3.3 Benchmarking.....</b>	<b>15</b>
Tracking Your Energy Performance.....	16
<b>4 Energy Conservation Measures .....</b>	<b>17</b>
<b>4.1 Lighting .....</b>	<b>19</b>
ECM 1: Retrofit Fluorescent Fixtures with LED Lamps and Drivers.....	19
ECM 2: Retrofit Fixtures with LED Lamps.....	19
<b>4.2 Lighting Controls.....</b>	<b>20</b>
ECM 3: Install Occupancy Sensor Lighting Controls .....	20
ECM 4: Install Photocell Controls .....	20
<b>4.3 Variable Frequency Drives (VFD).....</b>	<b>21</b>
ECM 5: Install VFDs on Constant Volume (CV) Fans.....	21
<b>4.4 Electric Unitary HVAC .....</b>	<b>22</b>
ECM 6: Install High Efficiency Air Conditioning Units.....	22
ECM 7: Install High Efficiency Heat Pumps.....	22
<b>4.5 Measures for Future Consideration .....</b>	<b>23</b>
Upgrade to a Heat Pump System .....	23
<b>5 Energy Efficient Best Practices.....</b>	<b>24</b>
Energy Tracking with ENERGY STAR® Portfolio Manager®.....	24

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Weatherization.....	24
Doors and Windows .....	24
Motor Maintenance .....	25
AC System Evaporator/Condenser Coil Cleaning .....	25
Furnace Maintenance .....	25
Water Heater Maintenance .....	25
Water Conservation .....	26
Procurement Strategies .....	26
<b>6 On-site Generation .....</b>	<b>27</b>
6.1 Solar Photovoltaic .....	28
6.2 Combined Heat and Power .....	29
<b>7 Project Funding and Incentives.....</b>	<b>30</b>
7.1 SmartStart .....	31
7.2 Direct Install .....	32
7.3 Pay for Performance - Existing Buildings.....	33
7.4 Combined Heat and Power .....	34
7.5 Energy Savings Improvement Program.....	35
7.6 Transition Incentive (TI) Program.....	36
<b>8 Energy Purchasing and Procurement Strategies .....</b>	<b>37</b>
8.1 Retail Electric Supply Options.....	37
8.2 Retail Natural Gas Supply Options .....	37
<b>Appendix A: Equipment Inventory &amp; Recommendations .....</b>	<b>A-1</b>
<b>Appendix B: ENERGY STAR® Statement of Energy Performance.....</b>	<b>B-1</b>
<b>Appendix C: Glossary .....</b>	<b>C-1</b>

## 1 EXECUTIVE SUMMARY

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

### BUILDING PERFORMANCE REPORT



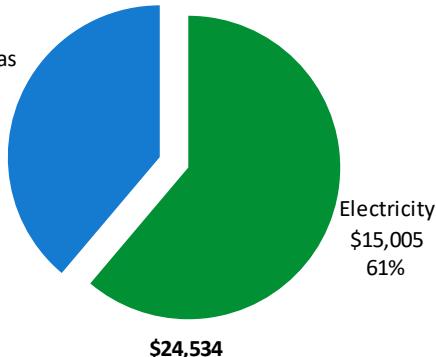
#### Annual Utilities

Costs: \$24,534

Electricity:  
110,160 kWh

Natural Gas:  
8,081 Therms

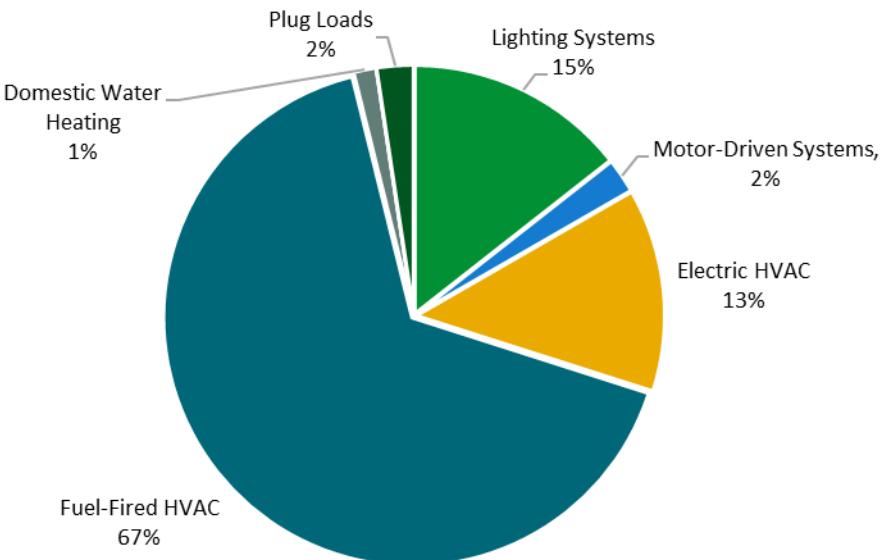
Natural Gas  
\$9,528  
39%



ENERGY STAR®  
Benchmarking Score

N/A  
(1-100 scale)

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



*Figure 1 - Energy Use by System*

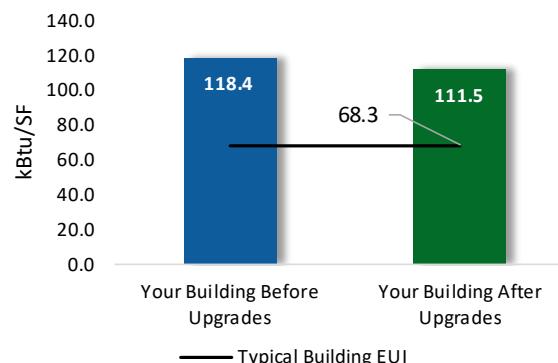
## POTENTIAL IMPROVEMENTS



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

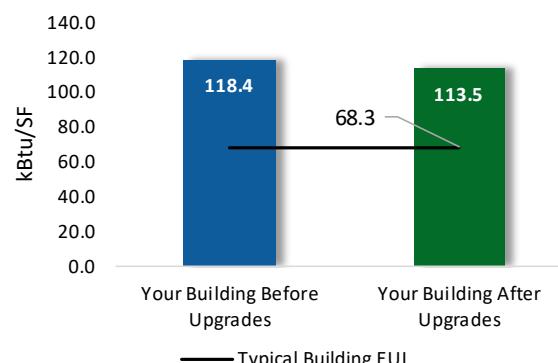
### Scenario 1: Full Package (all evaluated measures)

Installation Cost	\$70,856
Potential Rebates & Incentives <sup>1</sup>	\$11,206
Annual Cost Savings	\$2,823
Annual Energy Savings	Electricity: 20,968 kWh
Greenhouse Gas Emission Savings	10 Tons
Simple Payback	21.1 Years
Site Energy Savings (all utilities)	6%



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

Installation Cost	\$12,851
Potential Rebates & Incentives	\$3,744
Annual Cost Savings	\$2,037
Annual Energy Savings	Electricity: 15,203 kWh
Greenhouse Gas Emission Savings	7 Tons
Simple Payback	4.5 Years
Site Energy Savings (all utilities)	4%



### On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

<sup>1</sup> Incentives are based on current SmartStart Prescriptive incentives. Other Program incentives may apply.

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

#	Energy Conservation Measure	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 <sub>2</sub> e Emissions Reduction (lbs)
	<b>Lighting Upgrades</b>		<b>10,248</b>	<b>4.0</b>	-2	<b>\$1,370</b>	<b>\$6,000</b>	<b>\$2,884</b>	<b>\$3,116</b>	<b>2.3</b>	<b>10,064</b>
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	599	0.2	0	\$80	\$409	\$110	\$299	3.7	588
ECM 2	Retrofit Fixtures with LED Lamps	Yes	9,649	3.8	-2	\$1,290	\$5,591	\$2,774	\$2,817	2.2	9,476
	<b>Lighting Control Measures</b>		<b>3,206</b>	<b>1.2</b>	-1	<b>\$429</b>	<b>\$3,990</b>	<b>\$660</b>	<b>\$3,330</b>	<b>7.8</b>	<b>3,151</b>
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	3,092	1.2	-1	\$413	\$3,590	\$660	\$2,930	7.1	3,036
ECM 4	Install Photocell Controls	No	114	0.0	0	\$16	\$400	\$0	\$400	25.7	115
	<b>Variable Frequency Drive (VFD) Measures</b>		<b>1,863</b>	<b>0.6</b>	<b>0</b>	<b>\$254</b>	<b>\$3,261</b>	<b>\$200</b>	<b>\$3,061</b>	<b>12.1</b>	<b>1,876</b>
ECM 5	Install VFDs on Constant Volume (CV) Fans	Yes	1,863	0.6	0	\$254	\$3,261	\$200	\$3,061	12.1	1,876
	<b>Electric Unitary HVAC Measures</b>		<b>5,651</b>	<b>3.9</b>	<b>0</b>	<b>\$770</b>	<b>\$57,605</b>	<b>\$7,462</b>	<b>\$50,143</b>	<b>65.1</b>	<b>5,690</b>
ECM 6	Install High Efficiency Air Conditioning Units	No	4,787	3.3	0	\$652	\$51,687	\$6,818	\$44,869	68.8	4,820
ECM 7	Install High Efficiency Heat Pumps	No	864	0.6	0	\$118	\$5,918	\$644	\$5,274	44.8	870
	<b>TOTALS (COST EFFECTIVE MEASURES)</b>		<b>15,203</b>	<b>5.8</b>	<b>-3</b>	<b>\$2,037</b>	<b>\$12,851</b>	<b>\$3,744</b>	<b>\$9,107</b>	<b>4.5</b>	<b>14,976</b>
	<b>TOTALS (ALL MEASURES)</b>		<b>20,968</b>	<b>9.8</b>	<b>-3</b>	<b>\$2,823</b>	<b>\$70,856</b>	<b>\$11,206</b>	<b>\$59,650</b>	<b>21.1</b>	<b>20,782</b>

\* - 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	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	x	x	
ECM 2	Retrofit Fixtures with LED Lamps	x	x	
ECM 3	Install Occupancy Sensor Lighting Controls	x	x	
ECM 4	Install Photocell Controls		x	
ECM 5	Install VFDs on Constant Volume (CV) Fans	x	x	
ECM 6	Install High Efficiency Air Conditioning Units	x	x	
ECM 7	Install High Efficiency Heat Pumps	x	x	

*Figure 3 – Funding Options*



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

	<b>SmartStart</b> Flexibility to install at your own pace	<b>Direct Install</b> Turnkey installation	<b>Pay for Performance</b> Whole building upgrades
<b>Who should use it?</b>	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.
<b>How does it work?</b>	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.
<b>What are the Incentives?</b>	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.
<b>How do I participate?</b>	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 <a href="http://www.njcleanenergy.com">www.njcleanenergy.com</a> 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 (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Senior 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 July 2, 2020, TRC performed an energy audit at Senior Center located in Toms River, New Jersey. TRC met with Craig Ambrosio to review the facility operations and help focus our investigation on specific energy-using systems.

Senior Center is a one-story, 10,000 square foot building built in 1978. Spaces include lobbies, game rooms, restrooms, storage closets, lounges, office areas, kitchen, and attic. Last renovations were made in 2005.

This facility is 100% heated and cooled. No major facility concerns were expressed at the time of the audit.

### 2.2 Building Occupancy

The facility is occupied year-round as per the schedule shown below. There are no weekend operations. There are ten full time staff in the building along with a floating population.

Building Name	Weekday/Weekend	Operating Schedule
Senior Citizen	Weekday	8:00 AM - 4:00 PM
	Weekend	No Operation

Figure 4 - Building Occupancy Schedule

### 2.3 Building Envelope

Building walls are concrete block over structural steel with a stone facade. The roof is pitched with asphalt shingles and found to be in good condition.

The windows are double glazed and have aluminum frames. The glass-to-frame seals are in good condition. Exterior doors have aluminum frames and are in good condition.



Façade and windows



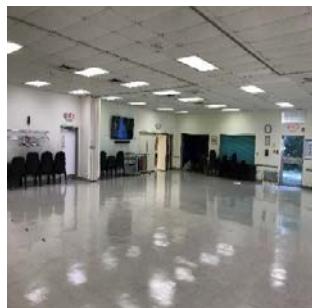
Roof and exterior door

## 2.4 Lighting Systems

The primary interior lighting system uses 32-Watt linear fluorescent T8 lamps. There are also a couple of 40-Watt T12 fixtures. Additionally, there are some 32-Watt compact fluorescent lamps (CFL), and 10-Watt LED general purpose lamps. Typically, T8 fluorescent lamps use electronic ballasts and T12 fluorescent lamps use magnetic ballasts.

Fixture types include 2-lamp, 3-lamp, or 4-lamp, 4-foot long troffer fixtures and 2-foot fixtures with U-bend tube lamps. Interior lighting is controlled using manual wall switches. Remote and wall mount occupancy sensors are recommended in relevant areas. All exit signs are 2-Watt LED units. The light fixtures are in good condition and interior lighting levels were generally sufficient.

Exterior lighting consists of various LED fixture types including 10-Watt canopy bulbs; 30-Watt and 75-Watt flood light and wall packs; and 175-Watt, 250-Watt and 350-Watt pole mounted fixtures. Exterior lighting control is provided by a mixture of photocells, timeclock and manual wall switches.



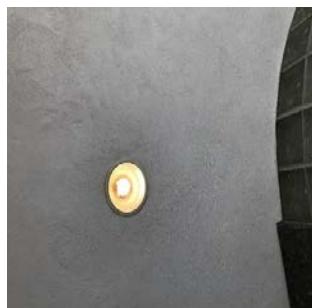
*T8 troffers*



*LED lamps*



*Exterior pole mount fixture*



*Recessed exterior LED fixture*



*Exterior pole fixture*



*Exterior wall pack*

## 2.5 Air Handling Systems

### Electric Resistance Heating

There are a few electric resistance heaters throughout the building providing heating into local spaces. For analytical purposes we have assumed the capacity of these units to be 3 kW each.

### Packaged Units

There is one 20-ton McQuay unit, one 15-ton Trane unit and three 3.5-ton split AC units providing cooling. These units serve the office room, activity room and various other smaller spaces respectively. The EER values of these units range from 10.0 to 11.0. Temperature control is provided by local programmable thermostats.

## Furnaces

Heating is provided using three furnaces with output heating capacities of 80 MBh for Trane, 113 MBh for American Standard, and 280 MBh for the larger Trane unit.

The Trane furnaces have an efficiency rating of 80% while the American Standard furnace is rated to be 92% efficient. Space temperatures are controlled using programmable thermostats. All furnaces are within their useful life and well-maintained.

Refer to Appendix A for detailed information about each unit.



20-ton and 15-ton split AC units



Electric heaters



Furnaces



3.5-ton split AC unit

## 2.6 Domestic Hot Water

Hot water is produced with a 74-gallon 75.1 MBh gas-fired, 80% efficient A.O. Smith storage water heater. The unit was installed in 2015, is in good condition, and well maintained.



Domestic hot water heater

## 2.7 Plug Load & Vending Machines

The location is doing a great job managing their electrical plug loads. This report makes additional suggestions for ECMS in this area as well as Energy Efficient Best Practices.

There are 13 computer workstations throughout the facility. Plug loads throughout the building include general café and office equipment.

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

## 2.8 Water-Using Systems

The building has faucets with flow rates at 1.5 gallons per minute (gpm) or higher. Toilets are rated at 1.6 gallons per flush (gpf) and urinals are rated at 1.0 gpf.



Faucets

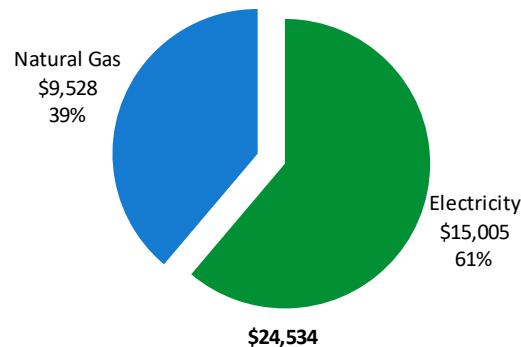


Urinals

### 3 ENERGY USE AND COSTS

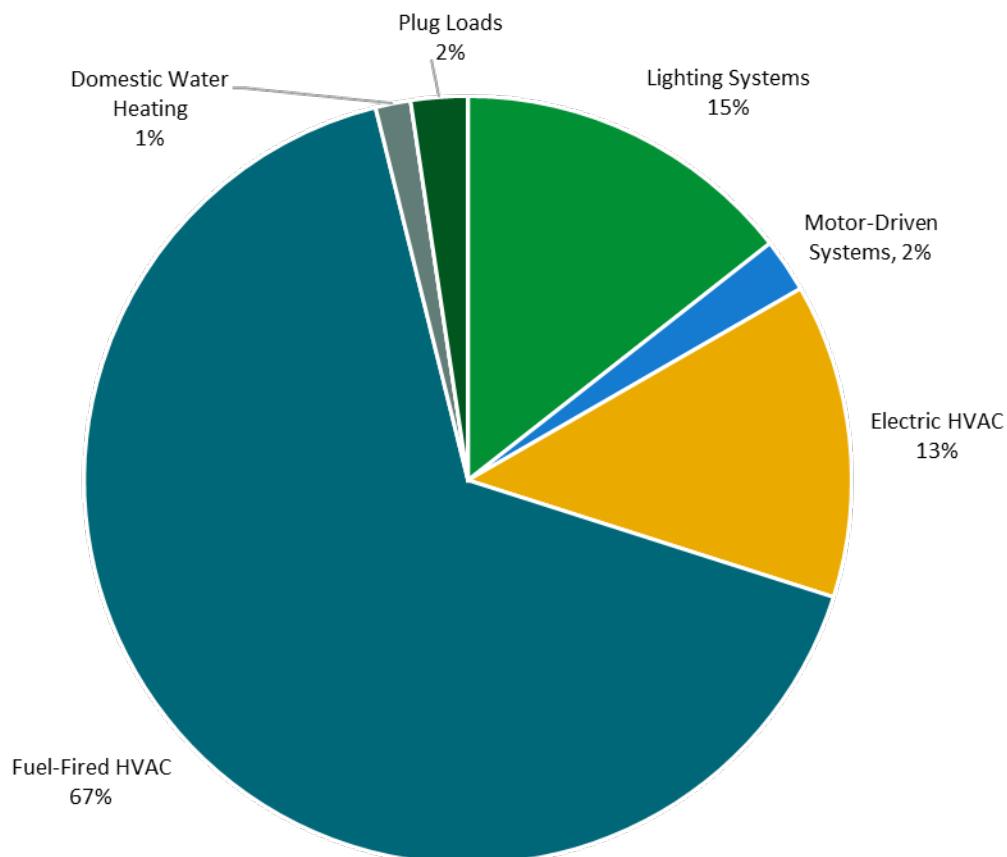
Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

Utility Summary		
Fuel	Usage	Cost
Electricity	110,160 kWh	\$15,005
Natural Gas	8,081 Therms	\$9,528
<b>Total</b>		<b>\$24,534</b>



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

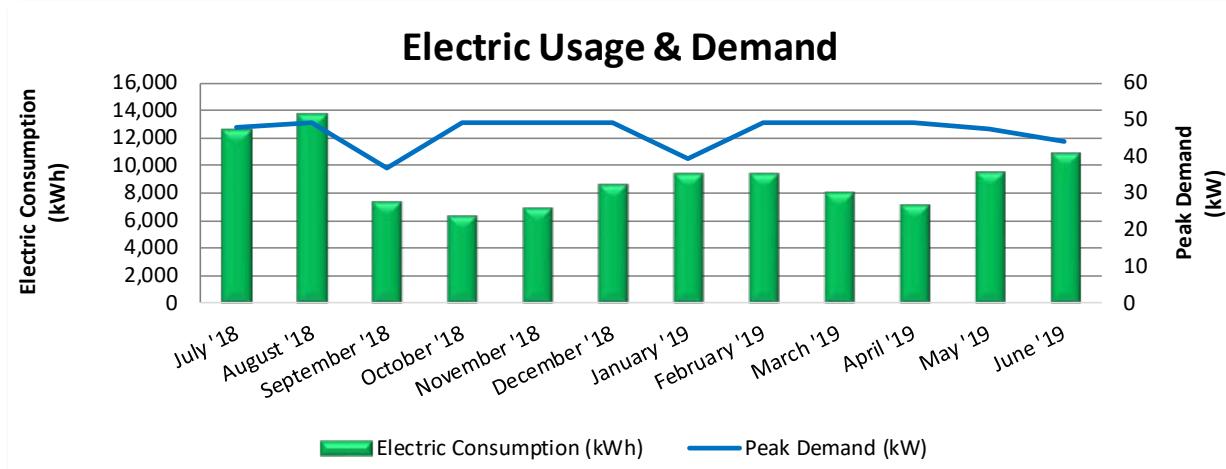
The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated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



*Figure 5 - Energy Balance*

### 3.1 Electricity

JCP&L delivers electricity under rate class GSS 3 phase, with electric production provided by South Jersey Energy, a third-party supplier.



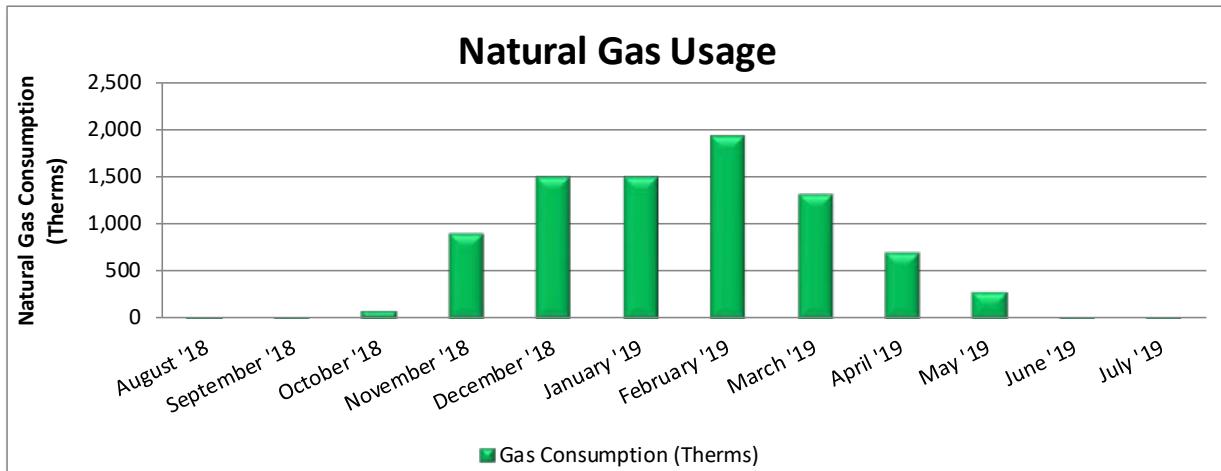
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
8/9/18	30	12,640	48		\$1,594
9/10/18	32	13,680	49		\$1,768
10/9/18	29	7,360	37		\$1,081
11/8/18	30	6,320	49		\$908
12/7/18	29	6,960	49		\$972
1/10/19	34	8,640	49		\$1,145
2/8/19	29	9,440	39		\$1,229
3/11/19	31	9,440	49		\$1,252
4/9/19	29	8,080	49		\$1,131
5/9/19	30	7,200	49		\$1,049
6/10/19	32	9,520	47		\$1,394
7/10/19	30	10,880	44		\$1,481
<b>Totals</b>	<b>365</b>	<b>110,160</b>	<b>49</b>	<b>\$0</b>	<b>\$15,005</b>
<b>Annual</b>	<b>365</b>	<b>110,160</b>	<b>49</b>	<b>\$0</b>	<b>\$15,005</b>

Notes:

- Peak demand of 49 kW occurred in August 2018.
- Average demand over the past 12 months was 47 kW.
- The average electric cost over the past 12 months was \$0.136/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

NJ Natural Gas delivers natural gas under rate class GSL, with natural gas supply provided by UGI Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
8/18/18	30	5	\$152
9/20/18	33	7	\$190
10/19/18	29	81	\$246
11/19/18	31	886	\$1,006
12/20/18	31	1,485	\$1,571
1/18/19	29	1,491	\$1,564
2/20/19	33	1,922	\$1,957
3/21/19	29	1,317	\$1,395
4/18/19	28	699	\$800
5/21/19	33	269	\$408
6/21/19	31	3	\$173
7/23/19	32	3	\$173
<b>Totals</b>	<b>369</b>	<b>8,170</b>	<b>\$9,633</b>
<b>Annual</b>	<b>365</b>	<b>8,081</b>	<b>\$9,528</b>

Notes:

- The average gas cost for the past 12 months is \$1.179/therm, which is the blended rate used throughout the analysis.

### 3.3 Benchmarking

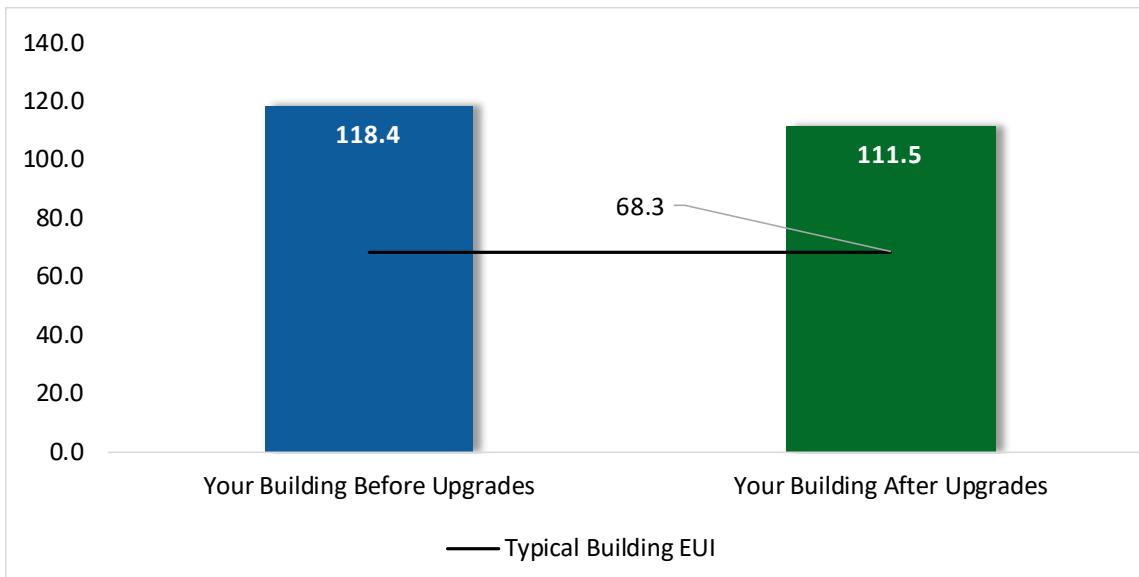
Your building was benchmarked using the United States Environmental Protection Agency's (EPA) *Portfolio Manager®* software. Benchmarking compares your building's energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy and operating hours. 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

N/A

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



*Figure 6 - Energy Use Intensity Comparison<sup>3</sup>*

Energy use intensity (EUI) measures energy consumption per square foot and is the standard metric for comparing buildings' energy performance. A lower EUI means better performance and less energy consumed. 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.

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



### **Tracking Your Energy Performance**

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

**We have created a Portfolio Manager® account for your facility and 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 website<sup>4</sup>.

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

## 4 ENERGY CONSERVATION MEASURES

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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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>			<b>10,248</b>	<b>4.0</b>	<b>-2</b>	<b>\$1,370</b>	<b>\$6,000</b>	<b>\$2,884</b>	<b>\$3,116</b>	<b>2.3</b>	<b>10,064</b>
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	599	0.2	0	\$80	\$409	\$110	\$299	3.7	588
ECM 2	Retrofit Fixtures with LED Lamps	Yes	9,649	3.8	-2	\$1,290	\$5,591	\$2,774	\$2,817	2.2	9,476
<b>Lighting Control Measures</b>			<b>3,206</b>	<b>1.2</b>	<b>-1</b>	<b>\$429</b>	<b>\$3,990</b>	<b>\$660</b>	<b>\$3,330</b>	<b>7.8</b>	<b>3,151</b>
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	3,092	1.2	-1	\$413	\$3,590	\$660	\$2,930	7.1	3,036
ECM 4	Install Photocell Controls	No	114	0.0	0	\$16	\$400	\$0	\$400	25.7	115
<b>Variable Frequency Drive (VFD) Measures</b>			<b>1,863</b>	<b>0.6</b>	<b>0</b>	<b>\$254</b>	<b>\$3,261</b>	<b>\$200</b>	<b>\$3,061</b>	<b>12.1</b>	<b>1,876</b>
ECM 5	Install VFDs on Constant Volume (CV) Fans	Yes	1,863	0.6	0	\$254	\$3,261	\$200	\$3,061	12.1	1,876
<b>Electric Unitary HVAC Measures</b>			<b>5,651</b>	<b>3.9</b>	<b>0</b>	<b>\$770</b>	<b>\$57,605</b>	<b>\$7,462</b>	<b>\$50,143</b>	<b>65.1</b>	<b>5,690</b>
ECM 6	Install High Efficiency Air Conditioning Units	No	4,787	3.3	0	\$652	\$51,687	\$6,818	\$44,869	68.8	4,820
ECM 7	Install High Efficiency Heat Pumps	No	864	0.6	0	\$118	\$5,918	\$644	\$5,274	44.8	870
<b>TOTALS</b>			<b>20,968</b>	<b>9.8</b>	<b>-3</b>	<b>\$2,823</b>	<b>\$70,856</b>	<b>\$11,206</b>	<b>\$59,650</b>	<b>21.1</b>	<b>20,782</b>

\* - 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 <sub>2</sub> e Emissions Reduction (lbs)	
<b>Lighting Upgrades</b>		<b>10,248</b>	<b>4.0</b>	<b>-2</b>	<b>\$1,370</b>	<b>\$6,000</b>	<b>\$2,884</b>	<b>\$3,116</b>	<b>2.3</b>	<b>10,064</b>	
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	599	0.2	0	\$80	\$409	\$110	\$299	3.7	588	
ECM 2	Retrofit Fixtures with LED Lamps	9,649	3.8	-2	\$1,290	\$5,591	\$2,774	\$2,817	2.2	9,476	
<b>Lighting Control Measures</b>		<b>3,092</b>	<b>1.2</b>	<b>-1</b>	<b>\$413</b>	<b>\$3,590</b>	<b>\$660</b>	<b>\$2,930</b>	<b>7.1</b>	<b>3,036</b>	
ECM 3	Install Occupancy Sensor Lighting Controls	3,092	1.2	-1	\$413	\$3,590	\$660	\$2,930	7.1	3,036	
<b>Variable Frequency Drive (VFD) Measures</b>		<b>1,863</b>	<b>0.6</b>	<b>0</b>	<b>\$254</b>	<b>\$3,261</b>	<b>\$200</b>	<b>\$3,061</b>	<b>12.1</b>	<b>1,876</b>	
ECM 5	Install VFDs on Constant Volume (CV) Fans	1,863	0.6	0	\$254	\$3,261	\$200	\$3,061	12.1	1,876	
<b>TOTALS</b>			<b>15,203</b>	<b>5.8</b>	<b>-3</b>	<b>\$2,037</b>	<b>\$12,851</b>	<b>\$3,744</b>	<b>\$9,107</b>	<b>4.5</b>	<b>14,976</b>

\* - 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>10,248</b>	<b>4.0</b>	<b>-2</b>	<b>\$1,370</b>	<b>\$6,000</b>	<b>\$2,884</b>	<b>\$3,116</b>	<b>2.3</b>	<b>10,064</b>
ECM 1	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	599	0.2	0	\$80	\$409	\$110	\$299	3.7	588
ECM 2	Retrofit Fixtures with LED Lamps	9,649	3.8	-2	\$1,290	\$5,591	\$2,774	\$2,817	2.2	9,476

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: Retrofit Fluorescent Fixtures with LED Lamps and Drivers**

Retrofit fluorescent fixtures by removing the fluorescent tubes and ballasts and replacing them with LED tubes and LED drivers (if necessary), which are designed to be used in retrofitted fluorescent fixtures.

The measure uses the existing fixture housing but replaces the electric components with more efficient lighting technology which use less power than other lighting technologies but provides equivalent lighting output. Maintenance savings may also be achieved since LED tubes last longer than fluorescent tubes and therefore do not need to be replaced as often.

**Affected building areas:** T-12 lamps located in the attic and janitor closet.

### **ECM 2: Retrofit Fixtures with LED Lamps**

Replace fluorescent or CFLs 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 T8 tube fluorescent fixtures, CFLs, and incandescent lamps.

## 4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Control Measures</b>		<b>3,206</b>	<b>1.2</b>	<b>-1</b>	<b>\$429</b>	<b>\$3,990</b>	<b>\$660</b>	<b>\$3,330</b>	<b>7.8</b>	<b>3,151</b>
ECM 3	Install Occupancy Sensor Lighting Controls	3,092	1.2	-1	\$413	\$3,590	\$660	\$2,930	7.1	3,036
ECM 4	Install Photocell Controls	114	0.0	0	\$16	\$400	\$0	\$400	25.7	115

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

### **ECM 3: Install Occupancy Sensor Lighting Controls**

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

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

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

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

**Affected building areas:** offices, game rooms, lounges, and restroom.

### **ECM 4: Install Photocell Controls**

Install photocells to eliminate exterior lighting use during daytime periods.

Photocells or photocell sensors are lighting controls used for dusk to dawn applications to automatically turn the fixtures on or off. Photo controls detect the amount of light outside and once the light level reaches a low point, the fixture will switch on. During the day the photocell will detect higher amounts of light and will turn the fixture off.

Photocells may be fixture mounted or wired externally and connected by line voltage to a single light fixture or to a series of fixtures.

This measure reduces energy use in exterior areas to restrict operation to non-daylight periods.

**Affected building areas:** exterior fixtures.

## 4.3 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Variable Frequency Drive (VFD) Measures</b>										
ECM 5	Install VFDs on Constant Volume (CV) Fans	1,863	0.6	0	\$254	\$3,261	\$200	\$3,061	12.1	1,876

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

### **ECM 5: Install VFDs on Constant Volume (CV) Fans**

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

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

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

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

**Affected air handlers:** 20-ton McQuay unit serving the office.

## 4.4 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 <sub>2</sub> e Emissions Reduction (lbs)
<b>Electric Unitary HVAC Measures</b>		<b>5,651</b>	<b>3.9</b>	<b>0</b>	<b>\$770</b>	<b>\$57,605</b>	<b>\$7,462</b>	<b>\$50,143</b>	<b>65.1</b>	<b>5,690</b>
ECM 6	Install High Efficiency Air Conditioning Units	4,787	3.3	0	\$652	\$51,687	\$6,818	\$44,869	68.8	4,820
ECM 7	Install High Efficiency Heat Pumps	864	0.6	0	\$118	\$5,918	\$644	\$5,274	44.8	870

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 split AC units eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

### **ECM 6: Install High Efficiency Air Conditioning Units**

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

**Affected units:** all split system air conditioning units.

### **ECM 7: Install High Efficiency Heat Pumps**

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

**Affected units:** 3.5-ton split air source HP.

## 4.5 Measures for Future Consideration

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

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

- evaluate these measures further
- develop firm costs
- determine measure savings
- prepare detailed implementation plans.

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

### **Upgrade to a Heat Pump System**

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

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

Consider investigating replacement of gas furnaces and electric resistance heaters with heat pumps.

## 5 ENERGY EFFICIENT BEST PRACTICES

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

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

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

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



You've heard it before - you 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 emissions<sup>5</sup>. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

### Weatherization

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

### Doors and Windows

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

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<sup>5</sup> <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.

## **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.

## **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.

## Water Conservation



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

For more information regarding water conservation go to the EPA's WaterSense® website<sup>6</sup> or download a copy of EPA's "WaterSense® at Work: Best Management Practices for Commercial and Institutional Facilities"<sup>7</sup> 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.

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<sup>6</sup> <https://www.epa.gov/watersense>.

<sup>7</sup> <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.

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.

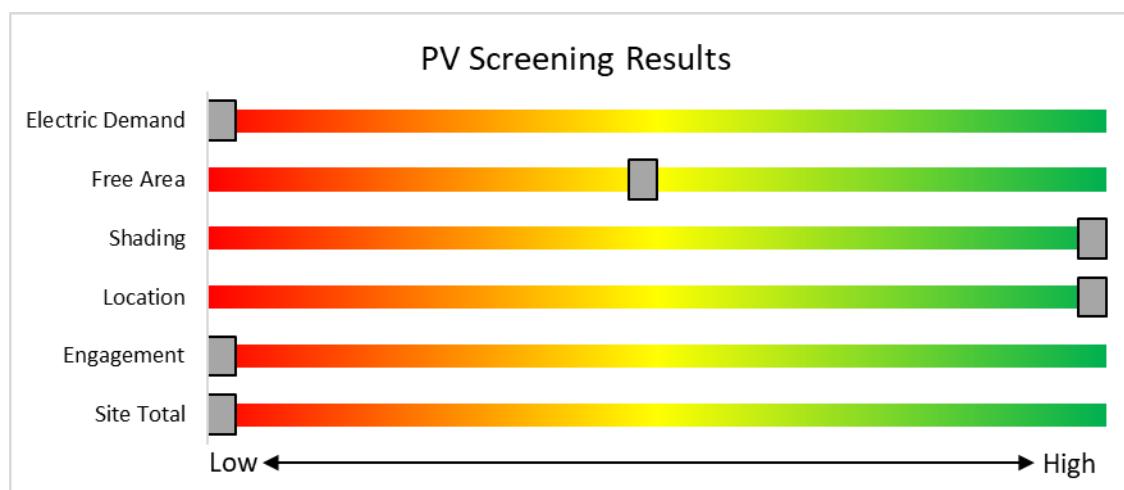


Figure 9 - Photovoltaic Screening

### Transition Incentive (TI) Program

The TI program is a bridge between the Legacy SREC Program and a to-be determined Successor Incentive Program. The program 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 TRECs (Transition Incentive Renewable Energy Certificates). The Transition Incentive is structured as a factorized renewable energy certificate. The factors allow the TI Program to provide differentiated financial incentives for different types of solar installation.

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:

**Transition Incentive (TI) Program:** <https://www.njcleanenergy.com/renewable-energy/programs/transition-incentive-program>

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

## 6.2 Combined Heat and Power

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

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

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

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

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.

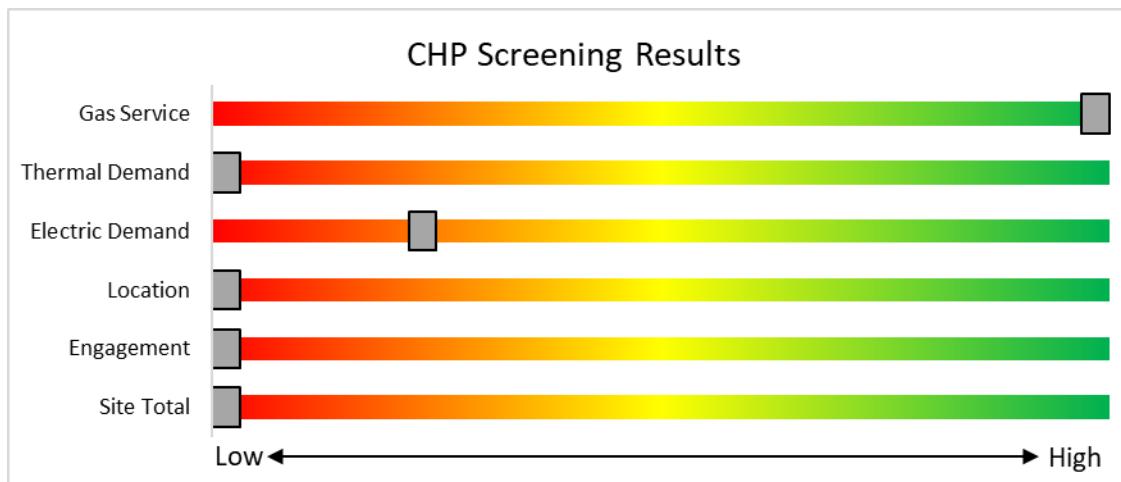


Figure 10 - Combined Heat and Power Screening

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/](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.

	<b>SmartStart</b> <i>Flexibility to install at your own pace</i>	<b>Direct Install</b> <i>Turnkey installation</i>	<b>Pay for Performance</b> <i>Whole building upgrades</i>
<b>Who should use it?</b>	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.
<b>How does it work?</b>	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.
<b>What are the Incentives?</b>	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.
<b>How do I participate?</b>	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 <a href="http://www.njcleanenergy.com">www.njcleanenergy.com</a> 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](http://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](http://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](http://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) <sup>1</sup>	Incentive (\$/kW)	% of Total Cost Cap per Project <sup>3</sup>	\$ Cap per Project <sup>3</sup>
Powered by non-renewable or renewable fuel source <sup>4</sup>	≤500 kW	\$2,000	30-40% <sup>2</sup>	\$2 million
	>500 kW - 1 MW	\$1,000		
Gas Internal Combustion Engine	> 1 MW - 3 MW	\$550	30%	\$3 million
	>3 MW	\$350		
Fuel Cells with Heat Recovery	<1 MW	\$1,000	30%	\$2 million
	> 1MW	\$500		
Waste Heat to Power*	<1 MW	\$1,000	30%	\$3 million
	> 1MW	\$500		

\*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](http://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](http://www.njcleanenergy.com/ESIP).

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

## 7.6 Transition Incentive (TI) Program

The TI program is a bridge between the Legacy SREC Program and a to-be determined Successor Incentive Program. The program 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 TRECs (Transition Incentive Renewable Energy Certificates). The Transition Incentive is structured as a factorized renewable energy certificate. The factors allow the TI Program to provide differentiated financial incentives for different types of solar installations. NJBPU calculates the value of a Transition Renewable Energy Certificate (TREC) by multiplying the base compensation rate (\$152/MWh) by the project's assigned factor (i.e. \$152 x 0.85 = \$129.20/MWh). The TREC factors are defined based on the chart below:

Project Type	Factor
Subsection (t): landfill, brownfield, areas of historic fill	1.00
Grid supply (Subsection (r)) rooftop	1.00
Net metered non-residential rooftop and carport	1.00
Community solar	0.85
Grid supply (Subsection (r)) ground mount	0.60
Net metered residential ground mount	0.60
Net metered residential rooftop and carport	0.60
Net metered non-residential ground mount	0.60

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 TRECs.

Eligible projects may generate TRECs for 15 years following the commencement of commercial operations (also referred to as the "Transition Incentive Qualification Life"). After 15 years, projects may be eligible for a NJ Class I REC.

TRECs will be used by the identified compliance entities to satisfy a compliance obligation tied to a new Transition Incentive Renewable Portfolio Standard ("TI-RPS"), which will exist in parallel with, and completely separate from, the existing Solar RPS for Legacy SRECs. The TI-RPS is a carve-out of the current Class I RPS requirement. The creation of TRECs is based upon metered generation supplied to PJM-EIS General Attribute Tracking System ("GATS") by the owners of eligible facilities or their agents. GATS would create one TREC for each MWh of energy produced from a qualified facility.

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

Solar projects help the State of New Jersey reach renewable energy goals outlined in the state's Energy Master Plan. The Transition Incentive Program online portal is now open to new applications effective May 1, 2020. There are instructions on "How and When to Transfer my SRP Registration to the Transition Incentive Program". If you are considering installing solar photovoltaics on your building, visit the following link for more information:

<https://www.njcleanenergy.com/renewable-energy/programs/transition-incentive-program>

## 8 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

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### 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 website<sup>8</sup>.

### 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 website<sup>9</sup>.

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

<sup>9</sup> [www.state.nj.us/bpu/commercial/shopping.html](http://www.state.nj.us/bpu/commercial/shopping.html).

## APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

### Lighting Inventory & Recommendations

Location	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis								
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Women's restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,080	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,080	0.0	74	0	\$10	\$37	\$20	1.7
Women's restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,435	0.1	332	0	\$44	\$262	\$80	4.1
Janitor closet	3	Linear Fluorescent - T12: 4' T12 (40W) - 1L	Wall Switch	S	46	2,080	1, 3	Relamp & Reballast	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,435	0.1	243	0	\$32	\$422	\$30	12.1
Men's restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2, 3	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,435	0.1	332	0	\$44	\$262	\$80	4.1
Men's restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,080	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,080	0.0	65	0	\$9	\$72	\$20	6.0
Restroom hallway	1	U-Bend Fluorescent - T8: UT8 (32W) - 2L	Wall Switch	S	62	2,080	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,080	0.0	65	0	\$9	\$72	\$20	6.0
Restroom hallway	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,080	0.0	126	0	\$17	\$73	\$40	2.0
Kitchen	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2, 3	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,435	0.3	665	0	\$89	\$562	\$230	3.7
Exercise room	36	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2, 3	Relamp	Yes	36	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,435	2.4	5,983	-1	\$800	\$2,899	\$1,510	1.7
Exercise room	4	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Storage 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,080	0.1	252	0	\$34	\$146	\$80	2.0
Storage 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,080	0.1	252	0	\$34	\$146	\$80	2.0
Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,080	0.0	126	0	\$17	\$73	\$40	2.0
Music Storage	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,080	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,080	0.0	126	0	\$17	\$73	\$40	2.0
Game room	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	2,080	2, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,435	0.2	424	0	\$57	\$280	\$130	2.6
Game room	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Pool room	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	2,080	2, 3	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,435	0.2	424	0	\$57	\$280	\$130	2.6
Pool room	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Card room	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	2,080	2, 3	Relamp	Yes	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,435	0.4	1,132	0	\$151	\$708	\$310	2.6
Card room	2	LED Lamps: Screw-in 1 lamp	Wall Switch	S	10	2,080	3	None	Yes	2	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	10	1,435	0.0	14	0	\$2	\$116	\$0	62.3
Pool Table	5	Incandescent: Screw-in 1 lamp	Wall Switch	S	65	2,080	2	Relamp	No	5	LED Lamps: Screw-in 1 lamp	Wall Switch	10	2,080	0.2	621	0	\$83	\$86	\$10	0.9
Pool Table	2	Compact Fluorescent: Spiral - 1 lamp	Wall Switch	S	32	2,080	2	Relamp	No	2	LED Lamps: Spiral - 1 lamp	Wall Switch	22	2,080	0.0	43	0	\$6	\$70	\$4	11.5
Employee lounge	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	2,080	2, 3	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,435	0.1	283	0	\$38	\$226	\$60	4.4
Employee lounge	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Employee lounge	1	U-Bend Fluorescent - T8: UT8 (32W) - 2L	Wall Switch	S	62	2,080	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,080	0.0	65	0	\$9	\$72	\$20	6.0

Location	Existing Conditions						Proposed Conditions						Energy Impact & Financial Analysis									
	Fixture Quantity	Fixture Description		Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description		Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives
Office 1	1	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	S	40	2,080			None	No	1	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	40	2,080	0.0	0	0	\$0	\$0	\$0	0.0
Office 2	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	S	40	2,080	3		None	Yes	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Occupancy Sensor	40	1,435	0.0	56	0	\$7	\$116	\$40	10.2
Main office	5	LED - Fixtures: Ambient - 2' - Indirect/Direct Fixture	Wall Switch	S	28	2,080	3		None	Yes	5	LED - Fixtures: Ambient - 2' - Indirect/Direct Fixture	Occupancy Sensor	28	1,435	0.0	97	0	\$13	\$270	\$70	15.3
Main office	2	LED Lamps: Wall scones - 1 lamp	Wall Switch	S	10	2,080			None	No	2	LED Lamps: Wall scones - 1 lamp	Wall Switch	10	2,080	0.0	0	0	\$0	\$0	\$0	0.0
Office area	6	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	S	40	2,080	3		None	Yes	6	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Occupancy Sensor	40	1,435	0.1	167	0	\$22	\$270	\$70	9.0
Head office	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	S	40	2,080	3		None	Yes	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Occupancy Sensor	40	1,435	0.0	56	0	\$7	\$116	\$40	10.2
Second command office	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Wall Switch	S	40	2,080	3		None	Yes	2	LED - Fixtures: Ambient - 4' - Indirect/Direct Fixture	Occupancy Sensor	40	1,435	0.0	56	0	\$7	\$116	\$40	10.2
Main lobby office	8	U-Bend Fluorescent - T8: U78 (32W) 2L	Wall Switch	S	62	2,080	2,3		Relamp	Yes	8	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,435	0.3	705	0	\$94	\$850	\$230	6.6
Main lobby office	4	Exit Signs: LED - 2 W Lamp	None		6	8,760			None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Main lobby office	5	LED Lamps: Screw-in 1 lamp	Wall Switch	S	10	2,080	3		None	Yes	5	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	10	1,435	0.0	35	0	\$5	\$270	\$0	58.0
Main entrance	5	LED Lamps: Recessed can - 1 lamp	Wall Switch	S	10	2,080	3		None	Yes	5	LED Lamps: Recessed can - 1 lamp	Occupancy Sensor	10	1,435	0.0	35	0	\$5	\$270	\$0	58.0
Attic	2	Linear Fluorescent - T12: 8' T12 (75W) - 2L	Wall Switch	S	158	2,080	1,3		Relamp & Reballast	Yes	2	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	1,435	0.2	487	0	\$65	\$373	\$120	3.9
Exterior	7	LED Lamps: Wall pack	Photocell	S	75	4,380			None	No	7	LED Lamps: Wall pack	Photocell	75	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Exterior	5	LED Lamps: Canopy bulbs	Wall Switch	S	10	2,080	4		None	Yes	5	LED Lamps: Canopy bulbs	Photocell	10	1,040	0.0	52	0	\$7	\$200	\$0	28.2
Exterior	2	LED Lamps: Floods Par 20	Wall Switch	S	30	2,080	4		None	Yes	2	LED Lamps: Floods Par 20	Photocell	30	1,040	0.0	62	0	\$8	\$200	\$0	23.5
Pole light	8	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	S	175	4,380			None	No	8	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	175	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Pole light	4	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	S	350	4,380			None	No	4	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	350	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Parking lot	11	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	S	250	4,380			None	No	11	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timedclock	250	4,380	0.0	0	0	\$0	\$0	\$0	0.0
Flag Pole	1	LED Lamps: PAR 38	Timedclock	S	90	4,380			None	No	1	LED Lamps: PAR 38	Timedclock	90	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
Attic	Office	1	Supply Fan	2.0	85.0%	No	B	2,745	5	No	86.5%	Yes	1	0.6	1,863	0	\$254	\$3,261	\$200	12.1
Attic	Building	4	Supply Fan	0.5	78.0%	No	B	2,745		No	78.0%	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
Women's restroom	Women's restroom	1	Electric Resistance Heat		10.23	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Men's restroom	Men's restroom	1	Electric Resistance Heat		10.23	B		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior	Office	1	Split-System AC	20.00		B	6	Yes	1	Split-System AC	20.00		12.00		1.5	2,215	0	\$302	\$23,815	\$3,160	68.4
Exterior	Big Room	1	Split-System AC	15.00		B	6	Yes	1	Split-System AC	15.00		12.00		0.7	1,019	0	\$139	\$17,398	\$2,370	108.2
Exterior	CU3	1	Split-System AC	3.50		B	6	Yes	1	Split-System AC	3.50		14.00		0.5	776	0	\$106	\$5,237	\$644	43.5
Exterior	CU4	1	Split-System AC	3.50		B	6	Yes	1	Split-System AC	3.50		14.00		0.5	776	0	\$106	\$5,237	\$644	43.5
Attic	CU	1	Split-System Air-Source HP	3.50	40.00	B	7	Yes	1	Split-System Air-Source HP	3.50	40.00	14.00	3.80	0.6	864	0	\$118	\$5,918	\$644	44.8

## 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
Attic	Building - IDH 5	1	Furnace	80	W		No						0.0	0	0	\$0	\$0	\$0	0.0
Attic	Building - IDH 6	1	Furnace	280	W		No						0.0	0	0	\$0	\$0	\$0	0.0
Attic	Unknown	1	Furnace	113	W		No						0.0	0	0	\$0	\$0	\$0	0.0

## 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	
Closet	Closet	1	Storage Tank Water Heater (> 50 Gal)	W		No						0.0	0	0	\$0	\$0	\$0	0.0	

### Plug Load Inventory

Existing Conditions				
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Senior Center	13	Desktop Computer	145	Yes
Senior Center	4	Small Printer	60	Yes
Senior Center	3	Copier machine	200	Yes
Senior Center	2	Paper Shredder	140	Yes
Senior Center	1	Microwave	900	Yes
Senior Center	1	Small Refrigerator	70	Yes
Senior Center	2	Large Refrigerator	220	Yes
Senior Center	4	Coffee Machine	400	Yes
Senior Center	1	Dishwasher	900	Yes
Senior Center	1	LCD TV	120	Yes
Senior Center	1	LED TV	90	Yes
Senior Center	2	Space Heater	1,500	Yes

## 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**

N/A
**Toms River Township Senior Center**

Primary Property Type: Social/Meeting Hall
Gross Floor Area (ft<sup>2</sup>): 10,000

Built: 1978
For Year Ending: June 30, 2019

ENERGY STAR® Score<sup>1</sup>
Date Generated: April 25, 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 Toms River Township Senior Center 652 Garfield Avenue Toms River, New Jersey 08753	Property Owner Township of Toms River 33 Washington Street Toms River, NJ 08753 (742) 341-1000	Primary Contact Donald Guardian 33 Washington Street Toms River, NJ 08753 (742) 341-1000 dguardian@tomsrivertownship.com
Property ID: 10865010		
Energy Consumption and Energy Use Intensity (EUI)		
<b>Site EUI</b> 119.5 kBtu/ft <sup>2</sup>	<b>Annual Energy by Fuel</b> Electric - Grid (kBtu) 378,204 (32%) Natural Gas (kBtu) 817,266 (68%)	<b>National Median Comparison</b> National Median Site EUI (kBtu/ft <sup>2</sup> ) 68.3 National Median Source EUI (kBtu/ft <sup>2</sup> ) 109.6 % Diff from National Median Source EUI 75% <b>Annual Emissions</b> Greenhouse Gas Emissions (Metric Tons CO <sub>2</sub> /year) 82
<b>Source EUI</b> 191.7 kBtu/ft <sup>2</sup>		

**Signature & Stamp of Verifying Professional**

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

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

Licensed Professional

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

Professional Engineer or Registered  
Architect Stamp  
(if applicable)

## APPENDIX C: GLOSSARY

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

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

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