



Local Government Energy Audit Report

Douglas House

November 17, 2021

Prepared for:

City of Trenton
163 E Front Street
Trenton, NJ 08608

Prepared by:

TRC
900 Route 9 North
Woodbridge, NJ 07095

Disclaimer

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

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

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

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

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

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ENERGY EFFICIENCY INCENTIVE & REBATE TRANSITION

For the purposes of your LGEA, estimated incentives and rebates are included as placeholders for planning purposes. New Jersey utilities are rolling out their own energy efficiency programs, which your project may be eligible for depending on individual measures, quantities, and size of the building.

In 2018, Governor Murphy signed into law the landmark legislation known as the [Clean Energy Act](#). The law called for a significant overhaul of New Jersey's clean energy systems by building sustainable infrastructure in order to fight climate change and reduce carbon emissions, which will in turn create well-paying local jobs, grow the state's economy, and improve public health while ensuring a cleaner environment for current and future residents.

These "next generation" energy efficiency programs feature new ways of managing and delivering programs historically administered by New Jersey's Clean Energy Program™ (NJCEP). All of the investor-owned gas and electric utility companies will now also offer complementary energy efficiency programs and incentives directly to customers like you. NJCEP will still offer programs for new construction, renewable energy, the Energy Savings Improvement Program (ESIP), and large energy users.

New utility programs are expected to start rolling out in the spring and summer of 2021. Keep up to date with developments by visiting the [NJCEP website](#).

The infographic features logos for Atlantic City Electric, Jersey Central Power & Light, PSEG, Rockland Electric Company, Elizabethtown Gas, South Jersey Gas, and New Jersey Natural Gas. Below the logos, it lists program areas to be served by utilities and proposed new programs and features.

Program areas to be served by the Utilities:

- Existing Buildings (residential, commercial, industrial, government)
- Efficient Products
 - HVAC
 - Appliance Rebates
 - Appliance Recycling

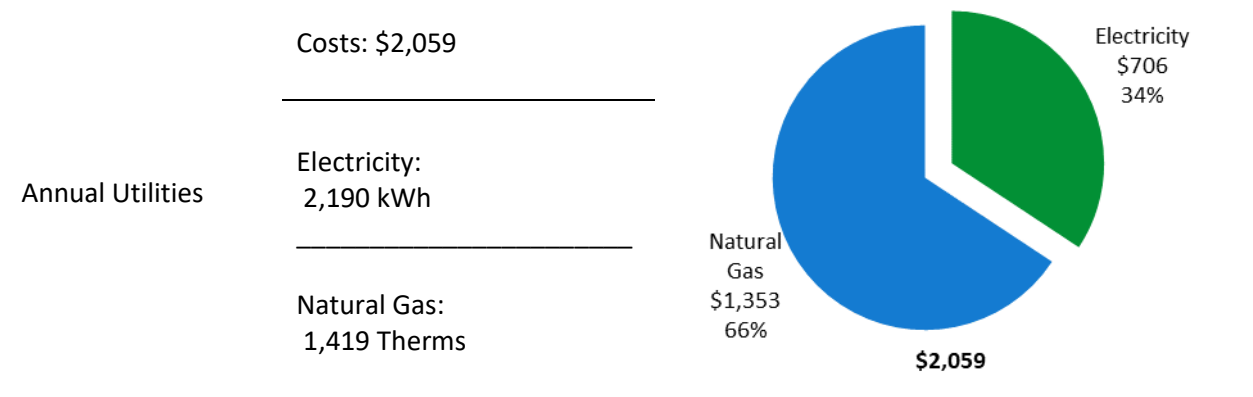
Proposed New Programs & Features:

- Dedicated multi-family program
- More financing options
- Quick home energy check-ups

1 EXECUTIVE SUMMARY

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

BUILDING PERFORMANCE REPORT



ENERGY STAR® Benchmarking Score	N/A <i>(1-100 scale)</i>	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.
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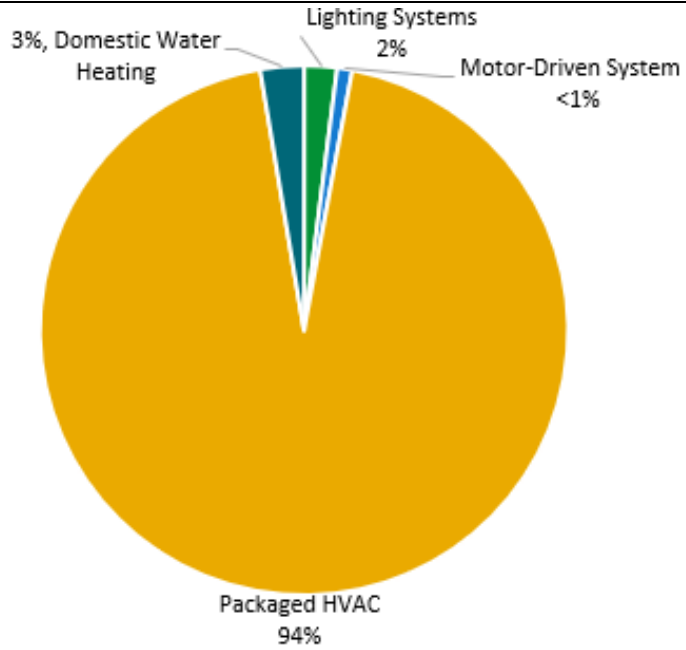


Figure 1 - Energy Use by System

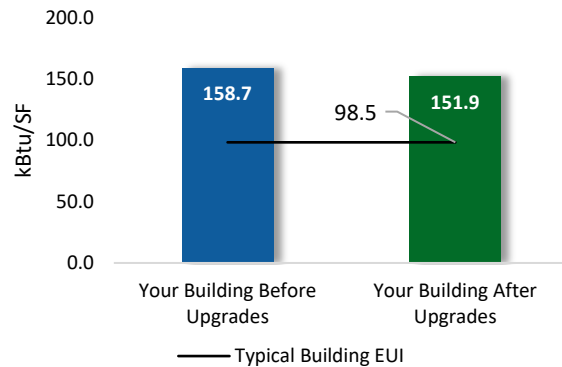
POTENTIAL IMPROVEMENTS



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.

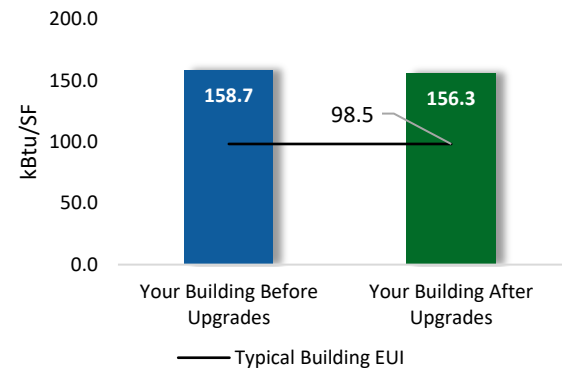
Scenario 1: Full Package (all evaluated measures)

Installation Cost	\$6,065
Potential Rebates & Incentives ¹	\$442
Annual Cost Savings	\$152
Annual Energy Savings	Electricity: 741 kWh Natural Gas: 39 Therms
Greenhouse Gas Emission Savings	1 Tons
Simple Payback	37.1 Years
Site Energy Savings (all utilities)	4%



Scenario 2: Cost Effective Package²

Installation Cost	\$143
Potential Rebates & Incentives	\$22
Annual Cost Savings	\$85
Annual Energy Savings	Electricity: 516 kWh Natural Gas: 6 Therms
Greenhouse Gas Emission Savings	0 Tons
Simple Payback	1.4 Years
Site Energy Savings (all utilities)	2%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
ECM 1	Retrofit Fixtures with LED Lamps	Yes	516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
Unitary HVAC Measures			225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618
ECM 2	Install High Efficiency Air Conditioning Units	No	225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618
Domestic Water Heating Upgrade			0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
ECM 3	Install Low-Flow DHW Devices	Yes	0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
TOTALS (COST EFFECTIVE MEASURES)			516	0.1	1	\$85	\$143	\$22	\$121	1.4	586
TOTALS (ALL MEASURES)			741	0.4	4	\$152	\$6,065	\$442	\$5,622	37.1	1,204

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

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

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

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

For details on these programs please visit [New Jersey's Clean Energy Program website](#) or contact your utility provider.



Options from Around the State

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

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

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

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

Ongoing Electric Savings with Demand Response

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

2 EXISTING CONDITIONS

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

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

2.1 Site Overview

On March 24, 2021, TRC performed an energy audit at Douglas House located in Trenton, New Jersey. TRC met with Ned White to review the facility operations and help focus our investigation on specific energy-using systems.

Douglas House is a three-story, 941 square foot building built in 1766. Spaces include offices, corridors, stairwells, and mechanical space.

2.2 Building Occupancy

The facility is occupied for tours only. It does not have a regular schedule.

Building Name	Weekday/Weekend	Operating Schedule
Douglas House	Weekday	Varies
	Weekend	closed

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

The building is a wood frame home with clapboard siding. The pitched roof has wood shingles. Interior walls are covered in plaster or gypsum board.



Building Facade



Roof - Wood Shingles

Most of the windows are single glazed with storm windows and have wood frames. The glass-to-frame seals are in fair condition. The operable window weather seals are in fair condition. Exterior doors have wood frames and are in fair condition. Degraded window and door seals increase drafts and outside air infiltration.



Window



Exterior Door

2.4 Lighting Systems

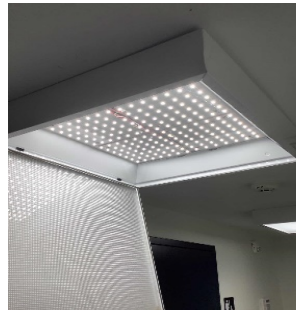
Most of the fixtures are decorative, reflective of the buildings historic design. The lamps are LED or incandescent.



Candelabra Sconce



Candelabra Sconces



2-foot x 2-foot Surface Mount Hallway Lighting



Exit Sign

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

The facility has a 2-ton split A/C unit connected with an 80 MBH gas-fired furnace. The unit is in fair condition, believed to be operating beyond its useful life. It is not ENERGY STAR® labeled.



Outdoor Condensing Unit



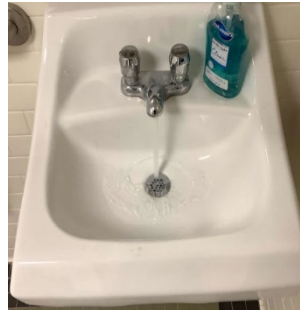
Furnace with DX Coil

2.6 Domestic Hot Water

Hot water is produced by a 30 gallon, 32 MBh gas-fired storage water heater operating at 80% efficiency.



Gas-Storage Hot Water Heater



Restroom Sink

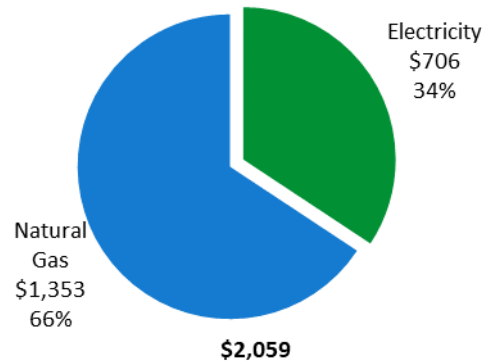
2.7 Water-Using Systems

There are two restrooms with sinks. Faucet flow rates are at 2.2 gallons per minute (gpm) or higher.

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	2,190 kWh	\$706
Natural Gas	1,419 Therms	\$1,353
Total		\$2,059



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.

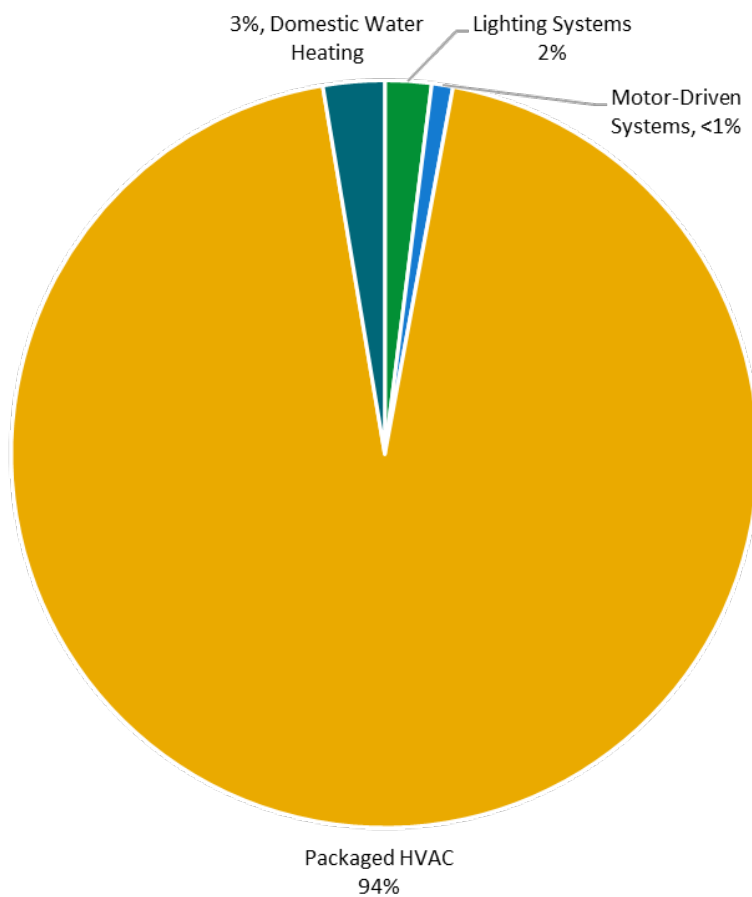
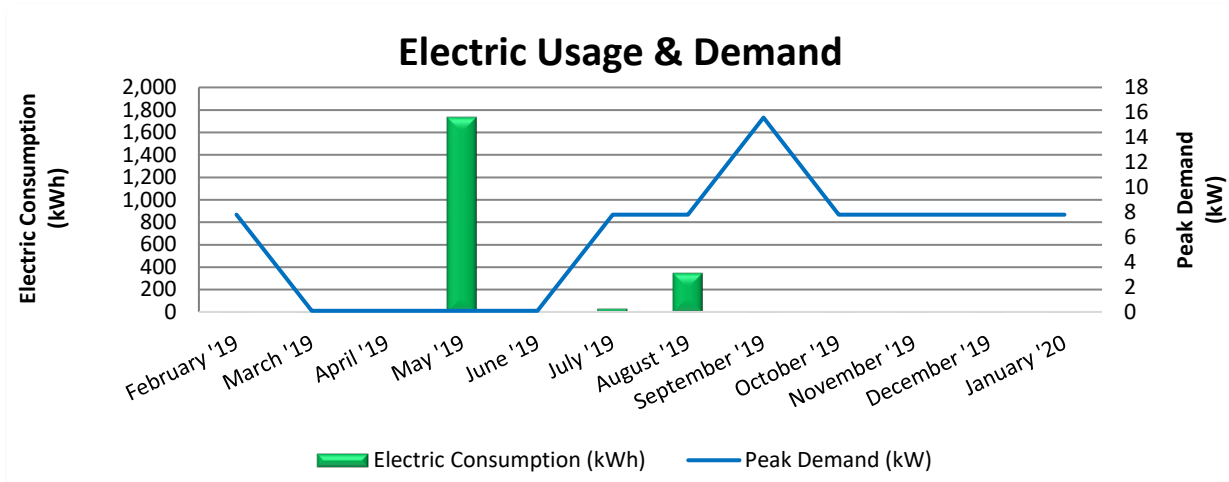


Figure 4 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class General Lighting & Power (GLP), with electric production provided by Direct Energy Business, LLC, a third-party supplier.



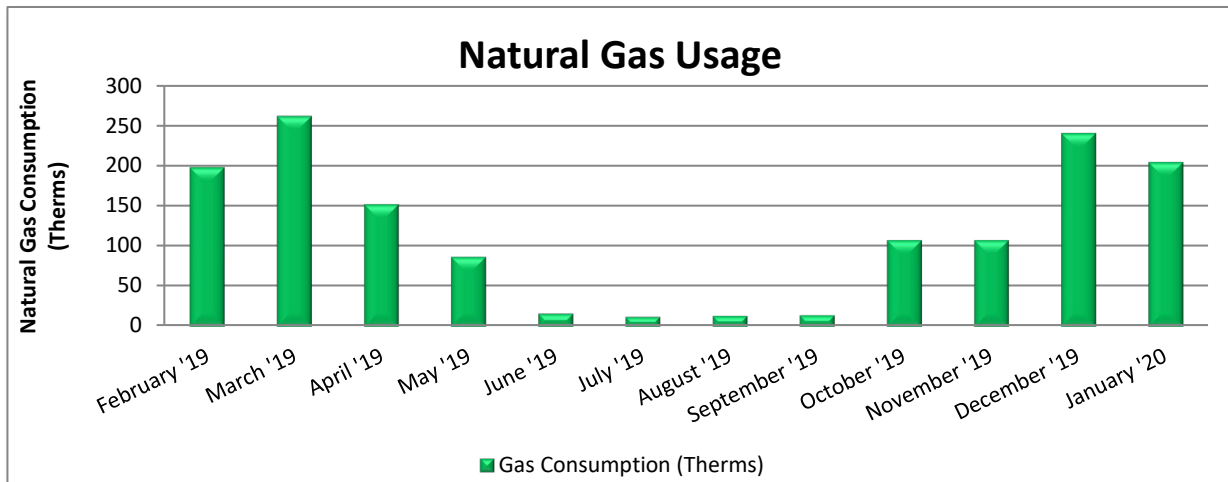
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
3/6/19	29	6	8	\$31	\$36
4/5/19	30	12	0	\$0	\$16
5/7/19	32	12	0	\$0	\$17
6/6/19	29	1,740	0	\$1	\$177
7/8/19	32	0	0	\$1	\$14
8/6/19	29	36	8	\$107	\$117
9/5/19	30	354	8	\$107	\$146
10/4/19	31	6	16	\$31	\$37
11/4/19	31	6	8	\$31	\$37
12/5/19	31	6	8	\$31	\$37
1/7/20	32	6	8	\$31	\$36
2/5/20	29	6	8	\$31	\$36
Totals	365	2,190	16	\$403	\$706
Annual	365	2,190	16	\$403	\$706

Notes:

- Peak demand of 16 kW occurred in September 2019.
- Average demand over the past 12 months was 6 kW.
- The average electric cost over the past 12 months was \$0.154/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

PSE&G delivers natural gas under rate class General Service Gas Heating - GSG (HTG).



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
3/5/19	29	198	\$177
4/5/19	30	262	\$224
5/7/19	32	152	\$137
6/6/19	29	87	\$85
7/8/19	32	17	\$29
8/6/19	29	13	\$25
9/4/19	30	14	\$26
10/3/19	31	15	\$27
11/4/19	31	108	\$103
12/4/19	31	108	\$103
1/5/20	32	241	\$227
2/4/20	29	205	\$189
Totals	365	1,419	\$1,353
Annual	365	1,419	\$1,353

Notes:

- The average gas cost for the past 12 months is \$0.953/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]
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Due to its unique characteristics, this building type is not able to receive a benchmarking score. This report contains suggestions about how to improve building performance and reduce energy costs.

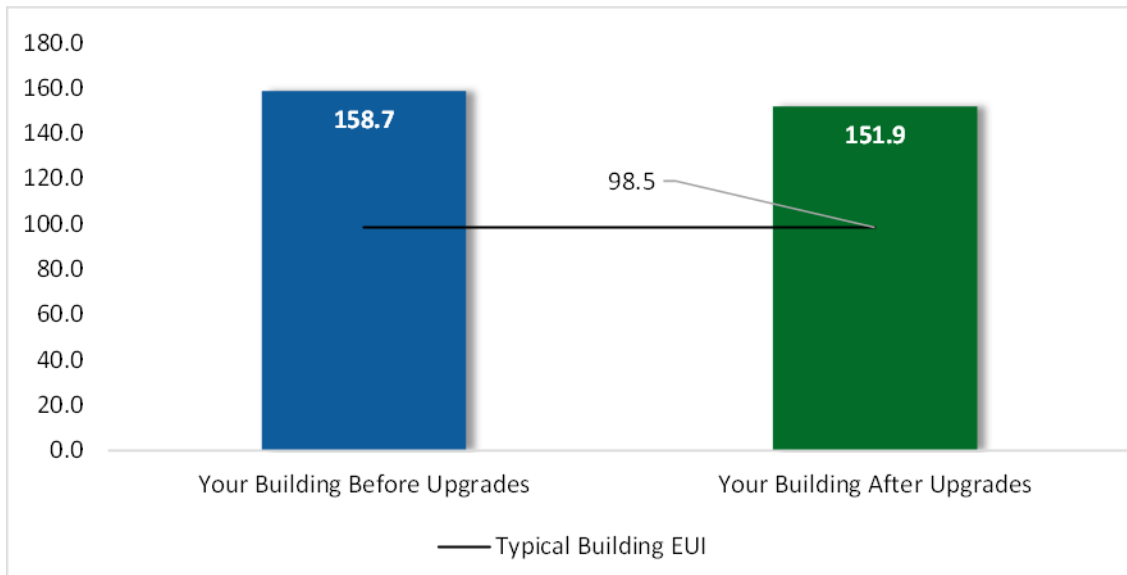


Figure 5 - Energy Use Intensity Comparison³

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

³ Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

For more information on ENERGY STAR® and Portfolio Manager®, visit their website⁴.

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

4 ENERGY CONSERVATION MEASURES

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

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

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

Financial incentives are based on previously run state rebate programs. New utility programs are expected to start rolling out in the spring and summer of 2021. Keep up to date with developments by visiting the [NJCEP website](#). Some measures and proposed upgrades may be eligible for higher incentives than those shown below.

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
ECM 1	Retrofit Fixtures with LED Lamps	Yes	516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
Unitary HVAC Measures			225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618
ECM 2	Install High Efficiency Air Conditioning Units	No	225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618
Domestic Water Heating Upgrade			0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
ECM 3	Install Low-Flow DHW Devices	Yes	0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
TOTALS			741	0.4	4	\$152	\$6,065	\$442	\$5,622	37.1	1,204

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

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

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
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ECM 3	Install Low-Flow DHW Devices	0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
TOTALS		516	0.1	1	\$85	\$143	\$22	\$121	1.4	586

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		516	0.1	0	\$80	\$129	\$8	\$121	1.5	519
ECM 1	Retrofit Fixtures with LED Lamps	516	0.1	0	\$80	\$129	\$8	\$121	1.5	519

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 Fixtures with LED Lamps

Replace incandescent lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies.

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.

4.2 Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Unitary HVAC Measures		225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618
ECM 2	Install High Efficiency Air Conditioning Units	225	0.3	3	\$67	\$5,922	\$420	\$5,502	82.6	618

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 2-ton split system A/C is eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

ECM 2: Install High Efficiency Air Conditioning Units

We evaluated replacing the standard efficiency packaged air conditioning unit with a high efficiency packaged air conditioning unit. In this case, the replacement units will need to incorporate an efficient gas furnace. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling and heating load and the estimated annual operating hours.

4.3 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		0	0.0	1	\$5	\$14	\$14	\$0	0.0	67
ECM 3	Install Low-Flow DHW Devices	0	0.0	1	\$5	\$14	\$14	\$0	0.0	67

ECM 3: Install Low-Flow DHW Devices

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

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

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

Additional cost savings may result from reduced water usage.

5 ENERGY EFFICIENT BEST PRACTICES

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

Operation and maintenance (O&M) plans enhance the operational efficiency of HVAC and other energy intensive systems and could save between 5% to 20% of the energy usage in your building without substantial capital investment. A successful plan includes your records of energy usage trends and costs, building equipment lists, current maintenance practices, 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 emissions⁵. 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.

Window Treatments/Coverings

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

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

Lighting Maintenance



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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

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® website⁶ or download a copy of EPA's "WaterSense® at Work: Best Management Practices for Commercial and Institutional Facilities"⁷ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

Procurement Strategies

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

⁶ <https://www.epa.gov/watersense>.

⁷ <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.

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

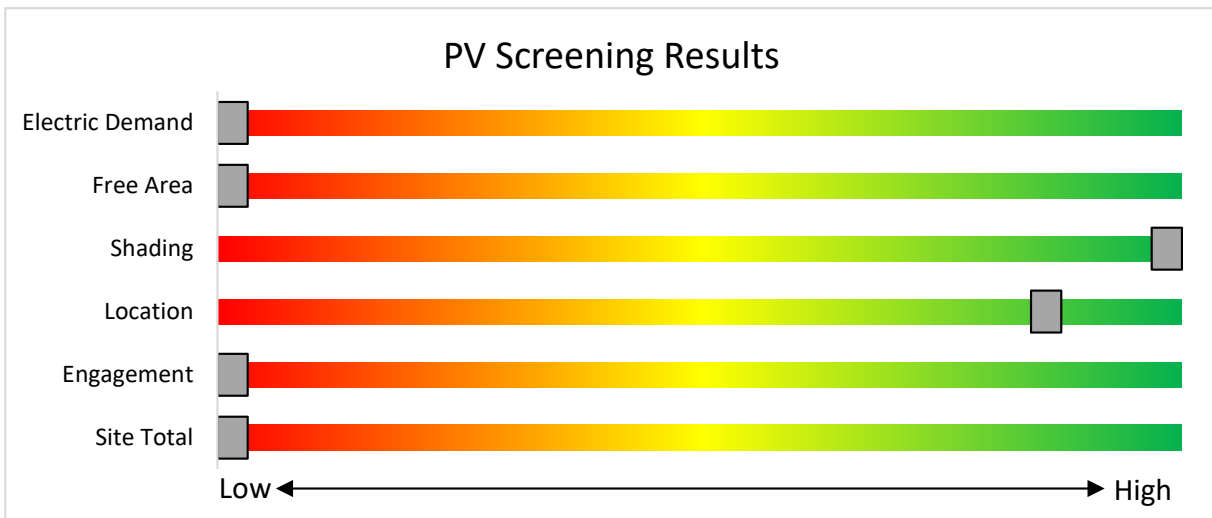


Figure 8 - Photovoltaic Screening

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

6.2 Combined Heat and Power

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

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

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

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

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

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

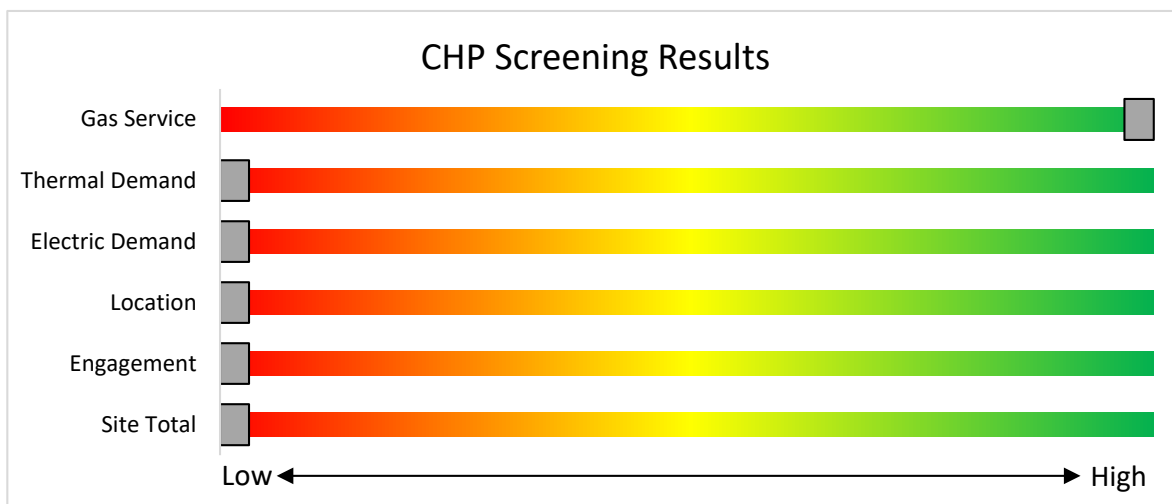


Figure 9 - Combined Heat and Power Screening

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

7 PROJECT FUNDING AND INCENTIVES

Ready to improve your building’s performance? Your utility provider may be able to help.

7.1 Utility Energy Efficiency Programs

The infographic features logos for Atlantic City Electric, Jersey Central Power & Light, PSEG, Rockland Electric Company, Elizabethtown Gas, South Jersey Gas, and New Jersey Natural Gas. Below the logos, it lists program areas to be served by utilities and proposed new programs and features.

Program areas to be served by the Utilities:

- Existing Buildings (residential, commercial, industrial, government)
- Efficient Products
 - HVAC
 - Appliance Rebates
 - Appliance Recycling

Proposed New Programs & Features:

- Dedicated multi-family program
- More financing options
- Quick home energy check-ups

New utility programs are expected to start rolling out in the spring and summer of 2021. Keep up to date with developments by visiting the [NJCEP website](#).

8 NEW JERSEY'S CLEAN ENERGY PROGRAMS

New Jersey's Clean Energy Program will continue to offer some energy efficiency programs.



Program areas staying with NJCEP:

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

8.1 Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

8.2 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 descriptions and application can be found at www.njcleanenergy.com/ESIP.

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

8.3 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. $\$152 \times 0.85 = \$129.20/\text{MWh}$). 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>

9 PROJECT DEVELOPMENT

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

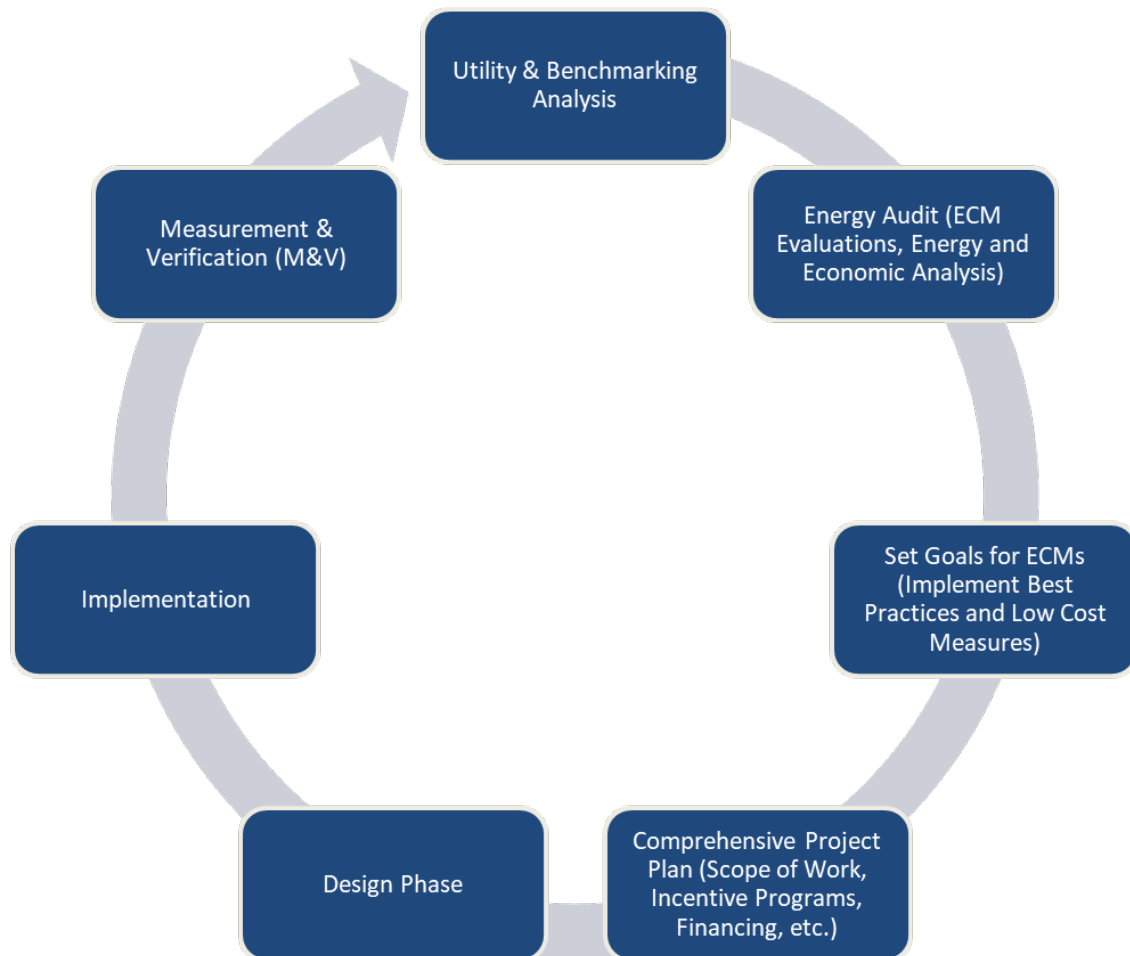


Figure 3 – Project Development Cycle

10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

10.1 Retail Electric Supply Options

Energy deregulation in New Jersey has increased energy buyers' options by separating the function of electricity distribution from that of electricity supply. 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 website⁸.

10.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey is also deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and 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 website⁹.

⁸ www.state.nj.us/bpu/commercial/shopping.html.

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Exterior 1	1	Incandescent: (2) 65W BR30 Screw-In Lamps	Timeclock		130	4,368	1	Relamp	No	1	LED Lamps: BR30	Timeclock	20	4,368	0.0	483	0	\$74	\$48	\$6	0.6
Exterior 1	1	LED - Fixtures: Downlight Recessed	Timeclock		20	4,368		None	No	1	LED - Fixtures: Downlight Recessed	Timeclock	20	4,368	0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 1	1	Incandescent: (1) 60W A19 Screw-In Lamp	Wall Switch	S	60	200	1	Relamp	No	1	LED Lamps: Screw-in LED	Wall Switch	9	200	0.0	11	0	\$2	\$17	\$1	9.7
Restroom - Female	1	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	S	40	138		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	138	0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Male 1	1	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	S	40	138		None	No	1	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	138	0.0	0	0	\$0	\$0	\$0	0.0
Restroom hall	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
Restroom hall	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	S	40	138		None	No	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	138	0.0	0	0	\$0	\$0	\$0	0.0
Dining Area 1	1	Incandescent: (1) 40W C9 Screw-In Lamp	Wall Switch	S	40	200	1	Relamp	No	1	LED Lamps: Screw-in LED	Wall Switch	6	200	0.0	7	0	\$1	\$23	\$0	20.8
Hall	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
Hall	1	LED Lamps: (1) 6W C9 Screw-In Lamp	Wall Switch	S	6	200		None	No	1	LED Lamps: (1) 6W C9 Screw-In Lamp	Wall Switch	6	200	0.0	0	0	\$0	\$0	\$0	0.0
Kitchen 1	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
Kitchen 1	1	Incandescent: (1) 40W C9 Screw-In Lamp	Wall Switch	S	40	200	1	Relamp	No	1	LED Lamps: Screw-in LED	Wall Switch	6	200	0.0	7	0	\$1	\$23	\$0	20.8
Restroom - Unisex	1	Incandescent: (1) 43W A19 Screw-In Lamp	Wall Switch	S	43	200	1	Relamp	No	1	LED Lamps: Screw-in LED	Wall Switch	6	200	0.0	8	0	\$1	\$17	\$1	13.5
Stairs 1	1	LED Lamps: (1) 6W A15 Screw-In Lamp	Wall Switch	S	6	200		None	No	1	LED Lamps: (1) 6W A15 Screw-In Lamp	Wall Switch	6	200	0.0	0	0	\$0	\$0	\$0	0.0

Motor Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
		Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Douglas House	1	Supply Fan	0.3	70.0%	No	Unknown	Unknown	B	2,000		No	70.0%	No		0.0	0	0	\$0	\$0	\$0	0.0

Packaged HVAC Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
		System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
ground	Douglas House	1	Split-System	2.00	80.00	12.00	0.8 AFUE	Heil/Tappan	NUGG100DF03/CM2441C	B	2	Yes	1	Split-System	2.00	80.00	16.00	0.82 AFUE	0.3	225	3	\$67	\$5,922	\$420	82.6

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
		System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 1	Douglas House	1	Storage Tank Water Heater (≤ 50 Gal)	AO Smith	FSG 216	B		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

Location	Recommendation Inputs					Energy Impact & Financial Analysis						
	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
restrooms	3	2	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	1	\$5	\$14	\$14	0.0

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

Douglas House

Primary Property Type: Museum
Gross Floor Area (ft²): 941
Built: 1766

For Year Ending: February 29, 2020
Date Generated: February 08, 2021

ENERGY STAR® Score¹

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
Douglas House 165 E. Front Street Trenton, New Jersey 08608	City of Trenton 319 East State Street Trenton, NJ 08618 (609) 982-3615	Hoggarth Stephen 319 East State Street Trenton, NJ 08618 (609) 982-3615 shoggarth@trentonnj.org

Property ID: 14444453

Energy Consumption and Energy Use Intensity (EUI)

Site EUI	Annual Energy by Fuel		National Median Comparison	
158.8 kBtu/ft ²	Natural Gas (kBtu)	141,598 (90%)	National Median Site EUI (kBtu/ft ²)	96.5
	Electric - Grid (kBtu)	7,472 (5%)	National Median Source EUI (kBtu/ft ²)	112
			% Diff from National Median Source EUI	61%
Source EUI	Annual Emissions			
180.7 kBtu/ft ²	Greenhouse Gas Emissions (Metric Tons CO ₂ e/year)	8		

Signature & Stamp of Verifying Professional

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

LP Signature: _____ Date: _____

Licensed Professional

() _____

Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

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

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

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