Local Government Energy Audit Report

Summit Primary Center at Wilson School

August 1, 2023

Prepared for:
Summit Board of Education
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Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities and help prioritize specific measures for implementation. Most energy conservation measures have received preliminary analysis of feasibility that identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to establish a is 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 es estimated material and labor costs primarily on RS Means cost manuals as well as on our experience at similar facilities. This approach is ed 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 ed 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 ed 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 ed on previously run state efficiency programs. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. Please review all available utility program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

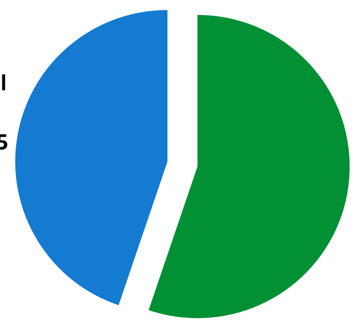
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state, and federal requirements.

Table of Contents

1 Executive Summary

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Summit Primary Center at Wilson School. 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: $44,408 Electricity: 190,720 kWh Natural Gas: 16,910 Therms	
ENERGY STAR® Benchmarking Score	60 *(1-100 scale)*	Congratulations, your building performs better than the national average. This report has suggestions about how to keep your building running efficiently, further improve performance, and lower your energy bills even more.

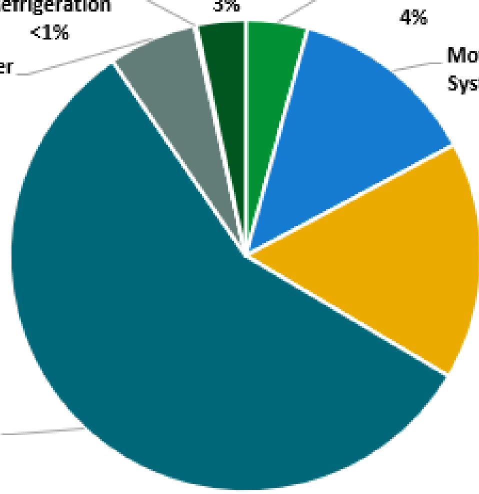


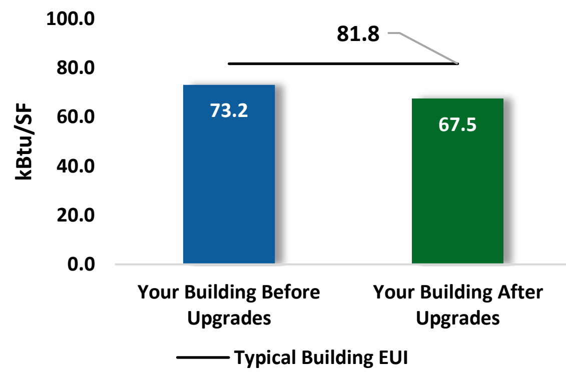
Figure 1 - Energy Use by System

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.

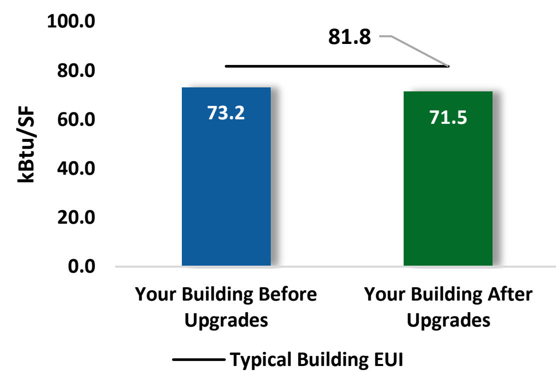
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	$145,999
Potential Rebates & Incentives[1]	$7,945
Annual Cost Savings	$2,705
Annual Energy Savings	Electricity: 6,538 kWh Natural Gas: 1,585 Therms
Greenhouse Gas Emission Savings	13 Tons
Simple Payback	51.0 Years
Site Energy Savings (All Utilities)	8%



Scenario 2: Cost Effective Package[2]

Installation Cost	$12,823
Potential Rebates & Incentives	$1,585
Annual Cost Savings	$1,665
Annual Energy Savings	Electricity: 11,768 kWh Natural Gas: 130 Therms
Greenhouse Gas Emission Savings	7 Tons
Simple Payback	6.7 Years
Site Energy Savings (all utilities)	2%



On-site Generation Potential

Photovoltaic	Low
Combined Heat and Power	None

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

[2] A cost-effective measure is defined as one where the simple payback does not exceed two-thirds of the expected proposed equipment useful life. Simple payback is ed 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_2e Emissions Reduction (lbs)
Lighting Control Measures			**1,435**	**0.5**	**0**	**$181**	**$2,122**	**$285**	**$1,837**	**10.2**	**1,410**
ECM 1	Install Occupancy Sensor Lighting Controls	Yes	1,435	0.5	0	$181	$2,122	$285	$1,837	10.2	1,410
Variable Frequency Drive (VFD) Measures			**10,333**	**3.0**	**0**	**$1,328**	**$10,500**	**$1,200**	**$9,300**	**7.0**	**10,405**
ECM 2	Install VFD on Variable Air Volume (VAV) Fans	Yes	10,333	3.0	0	$1,328	$10,500	$1,200	$9,300	7.0	10,405
Unitary HVAC Measures			**7,900**	**10.0**	**0**	**$1,015**	**$122,284**	**$6,360**	**$115,924**	**114.2**	**7,955**
ECM 3	Install High Efficiency Air Conditioning Units	No	7,900	10.0	0	$1,015	$122,284	$6,360	$115,924	114.2	7,955
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**5**	**$65**	**$8,195**	**$0**	**$8,195**	**126.9**	**643**
ECM 4	Install High Efficiency Unit Heaters	No	0	0.0	5	$65	$8,195	$0	$8,195	126.9	643
Domestic Water Heating Upgrade			**0**	**0.0**	**13**	**$156**	**$201**	**$100**	**$100**	**0.6**	**1,556**
ECM 5	Install Low-Flow DHW Devices	Yes	0	0.0	13	$156	$201	$100	$100	0.6	1,556
Custom Measures			**-13,130**	**0.0**	**140**	**-$40**	**$2,696**	**$0**	**$2,696**	**-67.4**	**3,170**
ECM 6	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-13,130	0.0	140	-$40	$2,696	$0	$2,696	-67.4	3,170
TOTALS (COST EFFECTIVE MEASURES)			**11,768**	**3.5**	**13**	**$1,665**	**$12,823**	**$1,585**	**$11,237**	**6.7**	**13,370**
TOTALS (ALL MEASURES)			**6,538**	**13.5**	**158**	**$2,705**	**$145,999**	**$7,945**	**$138,054**	**51.0**	**25,139**

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

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

***Negative Payback Explained in Section 4.6

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.

Options from Your Utility Company

Prescriptive and Custom Rebates

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

Direct Install

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

Engineered Solutions

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

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

Options from New Jersey's Clean Energy Program

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

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

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

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

Successor Solar Incentive Program (SuSI)

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

Ongoing Electric Savings with Demand Response

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

Large Energy User Program (LEUP)

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

For more details on these programs please visit New Jersey's Clean Energy Program website .

2 Existing Conditions

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Summit Primary Center at Wilson School. 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 September 29, 2022, TRC performed an energy audit at Summit Primary Center at Wilson School located in Summit, New Jersey. TRC met with Bob Stankwich to review the facility operations and help focus our investigation on specific energy-using systems.

Wilson Primary Center is a single story, 32,000 square foot building built in 2006. Spaces include classrooms, offices, restrooms, storage rooms, corridors, multipurpose room, and electrical and mechanical spaces. The building is 100% heated by two condensing boilers and one roof top unit (RTU). Direct expansion (DX) equipped RTUs provide cooling to approximately 80% of the facility.

Recent Improvements and Facility Concerns

In 2014 and 2015 Wilson Primary Center phased out the use of fluorescent fixtures and replaced them with efficient LED lighting. Additional improvements include the replacement of old cooling systems still using refrigerant R22 with a more efficient and environmentally friendly R410a. Other facility equipment has yet to be replaced, including some air conditioning (AC) units which are near their end of life.

Multipurpose Room

2.2 Building Occupancy

The school operates Monday through Friday with standard classes running from 8:00 AM to 3:30 PM. An aftercare program runs after school until 6 PM. Facility operating hours extend from 7:00 AM to 11:30 PM. The school year lasts for the standard 180 days with an average occupancy count of 52 staff and 301 students. Summer operation includes the BOE offices, and several classes used for summer school.

It should be noted that the energy and economic analysis for this building is based on the use of the building during the utility billing period, and that results will vary depending on changes to building use patterns.

Building Name	Weekday/Weekend	Operating Schedule
Summit Primary Center at Wilson School - General Operating Hours	Weekday	7:00 AM-11:30 PM
	Weekend	Closed
Summit Primary Center at Wilson School - Class Hours	Weekday	8:00 AM-3:30 PM
	Weekend	Closed
Summit Primary Center at Wilson School - Summer Operation	Weekday	7:00 AM-4:00 PM
	Weekend	7:00 AM-4:00 PM

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

The building walls are comprised of brick with an insulating layer of foam. A slab façade covers the front entrance of the building. The condition of the walls are good; however, birds have begun to pick at the insulating foam layer causing concern for facility staff. The roof is primarily flat, rubber sealed, and is in good condition. Other sections of the roof are pitched and are rubber sealed. A metal roof covers the main building entrance. RTUs, exhaust fans, and condensing units are housed on the roof. While the roof is partially covered in shade, there is considerable room for solar panels if desired.

Facility windows are mainly operable and double paned. The seal between the glass and aluminum frame is in good condition. Non-operable windows also appear to be in good condition. Exterior doors consist of a mix of solid metal and aluminum framed with glass. Both door types are in good condition and are sealed well.

Exterior Walls

Exterior Walls

Rubber Sealed and Metal Roof

Rubber Sealed and Metal Roof

Typical Windows

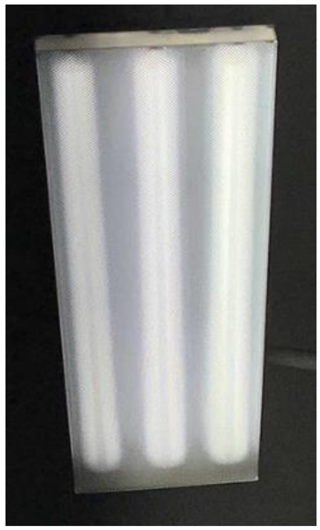
Exterior Doors

2.4 Lighting Systems

Wilson Primary Center has been exclusively operating with an LED lighting system after Direct Install retrofits in 2014 and 2015. The primary interior lighting lamps include 4-foot T8 equivalent linear LED tubes and 2-foot T8 equivalent U-Bend LED tubes. Classroom lighting includes pendant, can, and retrofit drop ceiling fixtures with two or three-lamps per fixture. Additionally, emergency exit signs have been replaced with LED technology.

Most of the interior lighting is controlled by wall and ceiling mounted occupancy sensors which are present throughout the facility. Few rooms still rely on wall switches for control. The school's interior lighting fixtures are in good condition and all spaces are adequately lit.

Exterior lighting technology also uses LED sources and operates according to a manually set timer. A mix of hardwired LED wall packs and plug in LED lamps comprise most of the exterior lighting. The small parking lot is illuminated by outdoor pole mounted LED fixtures which are also controlled by a timer.

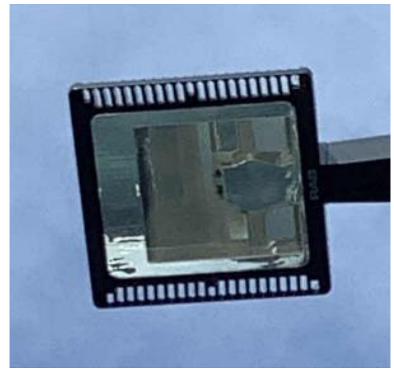

LED Linear Tubes

Recessed Can

Ceiling Mounted Occupancy Sensor

Wall Mounted Occupancy Sensor



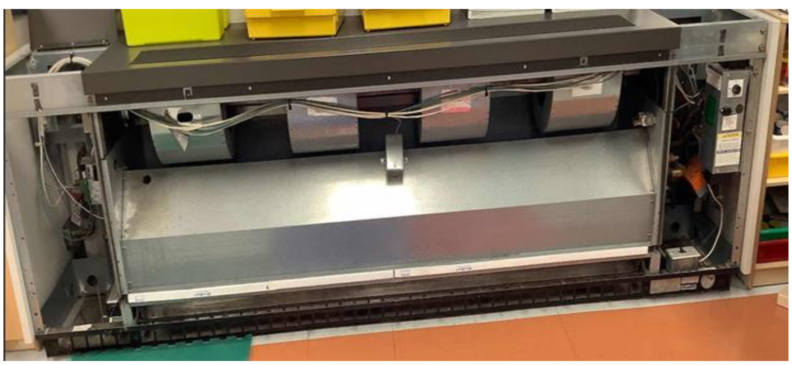


Exterior LED Lights

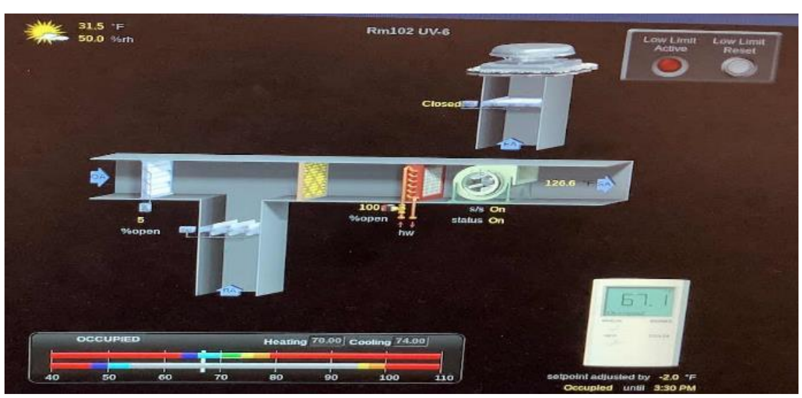
2.5 Air Handling Systems

Unit Ventilators

Unit ventilators are equipped with supply fan motors and digitally controlled outside air dampers and are connected to the hot water distribution system. They provide heating and ventilation to classrooms. Three unit ventilators are also equipped with direct expansion (DX) coils for cooling. This system is original to the building and appears to be in fair operating condition. The units are in good condition.




Unit Ventilator



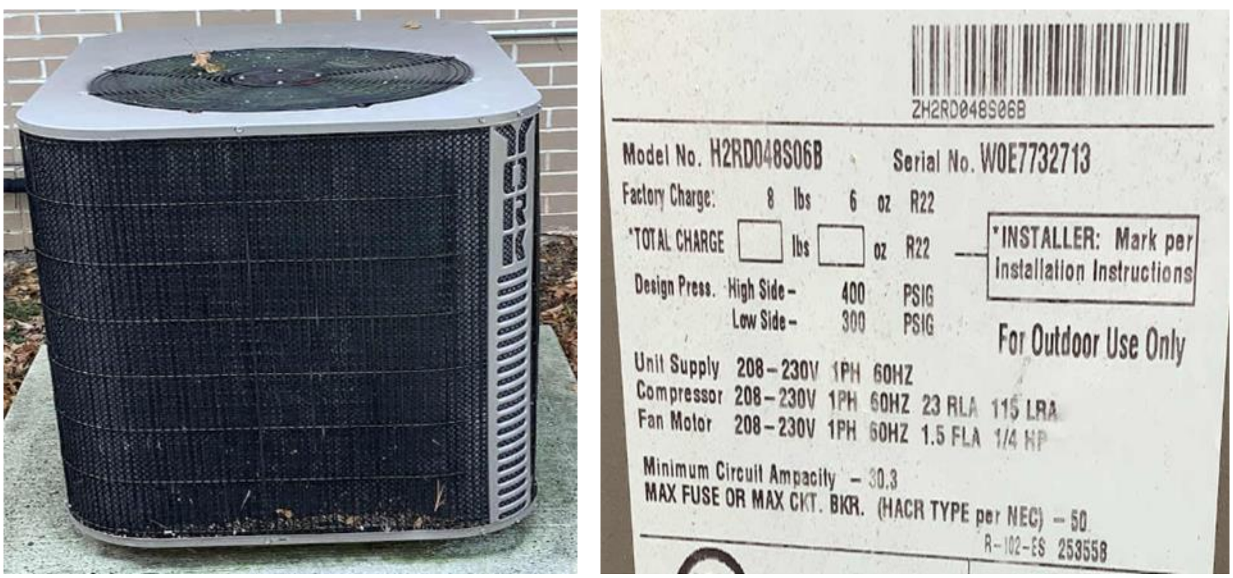
BAS View of Unit Ventilator

Unitary Electric HVAC Equipment

Certain classrooms are cooled by nine window AC units with cooling capacities between 1.5 tons and 2 tons. The energy efficiency ratio (EER) of these units ranges from 9.70 to 9.80. These units are beyond their useful life and have been evaluated for replacement.

Window AC Unit

Three, 4-ton York condensing units serve the cooling coils of three classroom unit ventilators. The units are 16 years old and have passed their useful life. They are located on the outside ground. They appear in fair condition and have been evaluated for replacement.



York 4-Ton Condensing Unit

Packaged Units

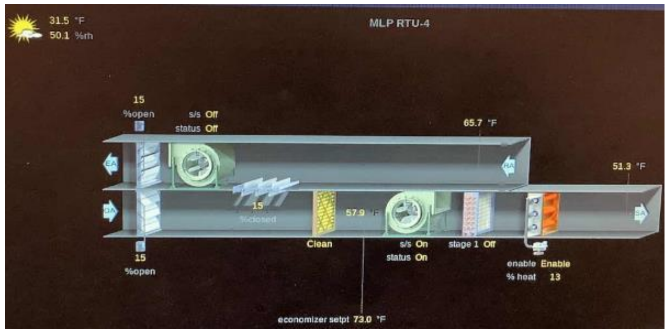
A total of five roof top units (RTUs) equipped with economizers serve Wilson Primary Center. The building automation system (BAS) controls the RTUs. The units provide only DX cooling apart from RTU-4 which also provides gas heating. RTU-1 and RTU-3 are capable of gas heating; however, they are currently not connected to gas lines. RTU-4 and RTU-5 are operating beyond their useful life while RTU-1 and RTU-2 are in good condition. RTU-4 is connected to a separate 30-ton condensing unit that is also operating beyond its useful life. Variable fan drives (VFDs) are only equipped on RTU-5 which supplies variable air volume (VAV) boxes located above ceiling.

Unit	Area Served	Cooling Capacity (Tons)	Cooling Efficiency (EER)	Heating Capacity (MBh)	AFUE Heating Efficiency (%)	Supply Fan (hp)	Return/Exhaust Fan (hp)
RTU-1	Nurse Office	4.0	13.2	N/A	N/A	1.0	N/A
RTU-2	OPT Office	6.5	11.4	N/A	N/A	2.0	N/A
RTU-3	Main Office	3.0	12.2	N/A	N/A	0.8	N/A
RTU-4	Multipurpose Room	30.0	9.5	400	80	7.5	3.0
RTU-5	Board Room	30.0	11.0	N/A	N/A	7.5	4.0

Refer to Appendix A for detailed information about each unit.

RTU-1

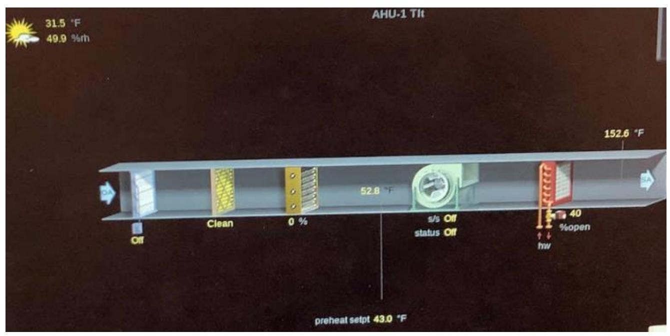

RTU-5



RTU-4 BAS Diagram

Air Handling Units (AHUs)

There is one air handling unit (AHU-1) that serves restrooms, according to the BAS. This AHU is mounted above the ceiling and was inaccessible during the audit. It is assumed to have a 2 hp constant speed supply motor fan and is equipped with hot water coil for heating.



AHU-1 BAS Diagram

2.6 Building General Exhaust Air Systems

General exhaust fans serve to ventilate restrooms, corridors, and other spaces. Fractional horsepower motors drive the fans which appear to be in good condition. The BAS controls the exhaust fans, and they operate on the same schedule as the UVs.

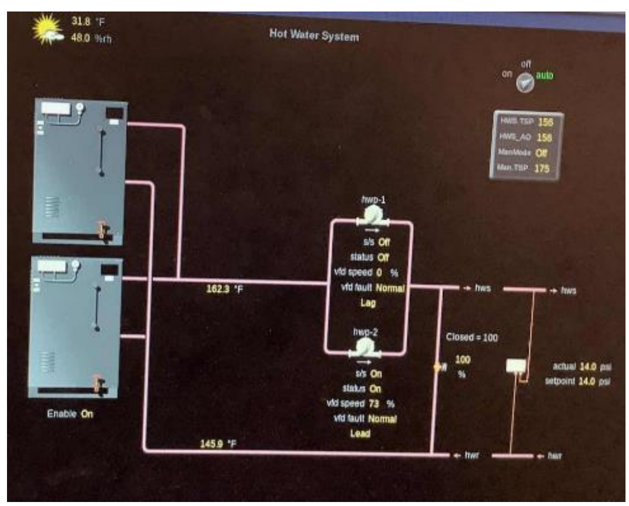
Roof Exhaust Fans

2.7 Heating Hot Water Systems

Two, 1720 MBh AERCO condensing hot water boilers serve most of the building's heating load. The burners are fully modulating with a nominal efficiency of 86%. The boilers are configured to run together and modulate the load. Installed in 2007, the boilers are in good condition. The hydronic distribution system is two-pipe, heating only. Two, 7.5 hp variable speed pumps distribute heating hot water to AHUs, hydronic baseboards, and unit heaters.

The boilers operate based on outside temperature. The boilers and the hot water loop are controlled by the BAS. During the audit, the hot water supply and return temperature were 162.3°F and 145.9°F respectively with an outside temperature of 31.8°F.

Heating Hot Water Boilers

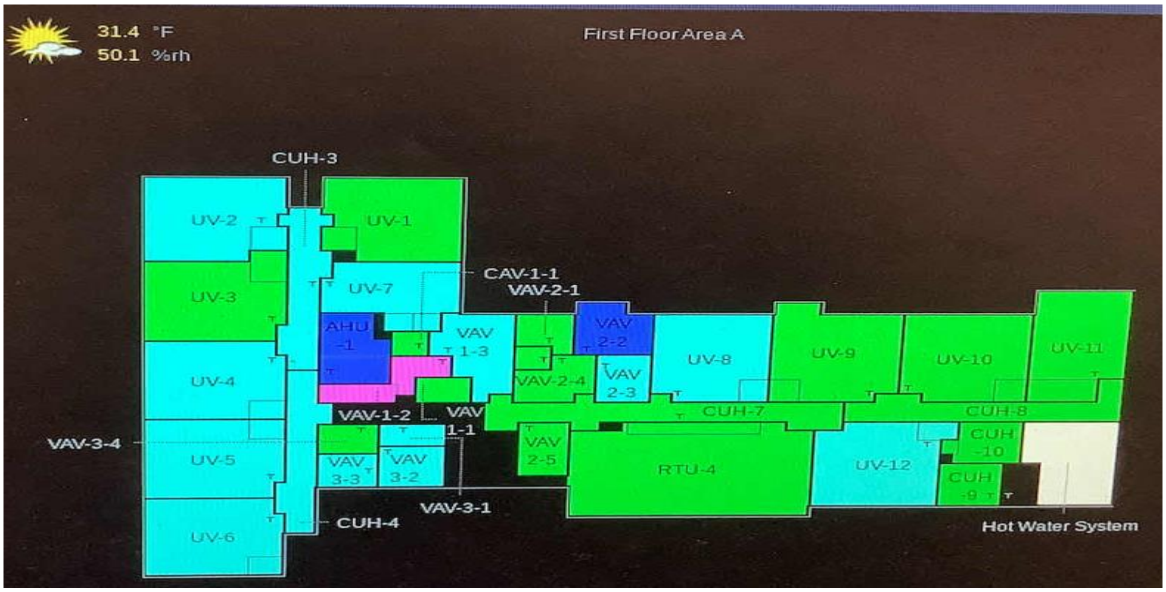


Heating Hot Water Pumps

Heating Hot Water BAS Diagram

2.8 Building Automation System (BAS)

An Automated Logic system controls the HVAC equipment, boilers, UVs, exhaust fans, RTUs, and the AHU. The system provides equipment scheduling control and monitors and controls space temperatures, supply air temperatures, humidity, and heating water loop temperatures.



First Floor Overview

2.9 Domestic Hot Water

A natural gas, Bradford White 60-gallon condensing water heater serves the building's entire domestic hot water demand. The system efficiency is estimated to be around 90%. At the time of inspection, the tank was set to a temperature of 125°F, and the pipes were well insulated. Two, fractional horsepower domestic hot water pumps circulate the water throughout the building. The water heater was manufactured in 2018 and is well within its useful life.

Domestic Hot Water Heater

Fractional HP Pump

2.10 Food Service Equipment

Once a week, an electric, full-size insulated food holding cabinet is used to warm meals. Students supply their own meals which results in the low usage of the cabinet. An electric kitchen table is also present at the facility and is also infrequently used. No other food equipment is in service.

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

Food Holding Cabinet

2.11 Refrigeration

The building does not have any large commercial refrigerators or freezers. A single stand up, glass door refrigerator with a capacity of 10.2 cubic feet is located in the multipurpose room. This unit is ENERGY STAR certified, is infrequently used, and is in good condition.

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

Stand Up Glass Door Refrigerator

2.12 Plug Load and Vending Machines

There are 47 desktop computers throughout the building. Plug loads include office and general classroom equipment. Typical classroom loads include projectors, printers, and computers. Office plug loads include copiers, microwaves, coffee machines, and televisions. Water coolers, paper shredders, and toaster ovens are additional plug loads found at Wilson Primary Center.

There are four full size and four mini residential refrigerators throughout the building. Equipment condition and efficiencies vary.

Copier/Scanner

Residential Style Refrigerator

2.13 Water-Using Systems

There are several restrooms with toilets, urinals, and sinks. Faucet flow rates are at 2.2 gallons per minute (gpm) or lower. Toilets are rated at 2.5 gallons per flush (gpf) and urinals are rated at 2.5 gpf. There is room for improvement to reduce the site's water usage.

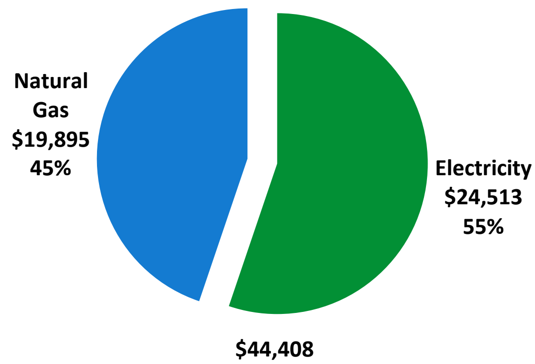
Typical Restroom Sink

Typical Classroom Sink

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	190,720 kWh	$24,513
Natural Gas	16,910 Therms	$19,895
Total		**$44,408**



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.

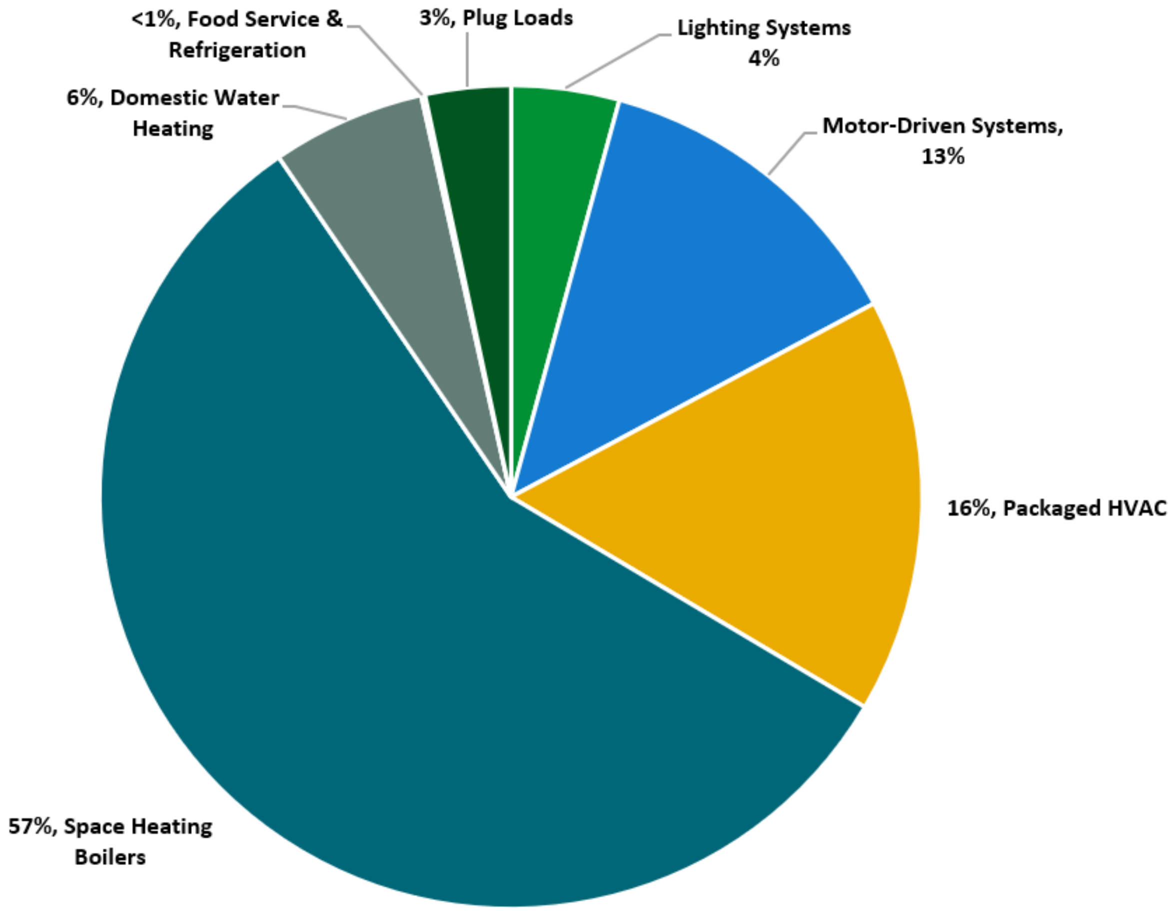
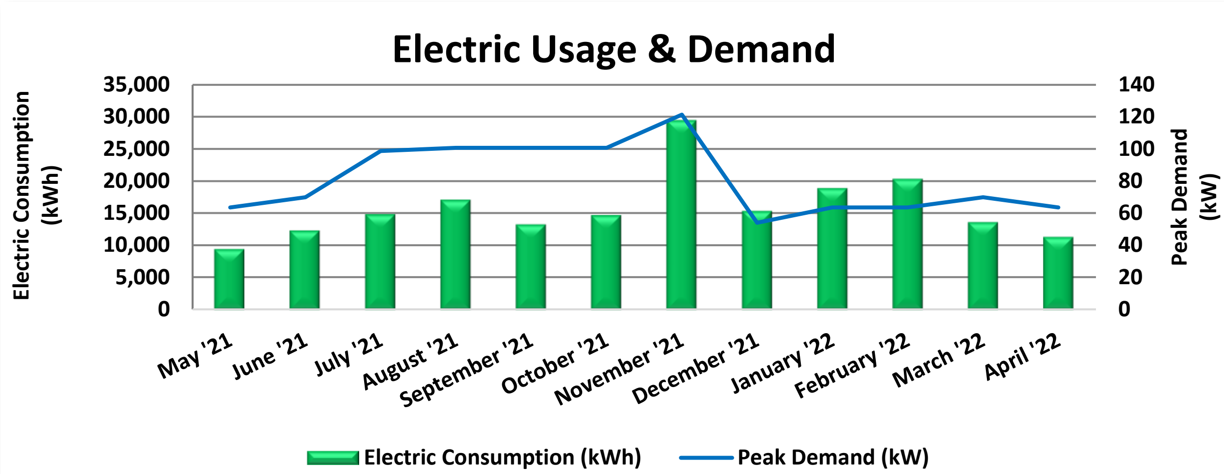


Figure 4 - Energy Balance

3.1 Electricity

JCP&L delivers electricity under General Service Secondary 3 Phase class rate.



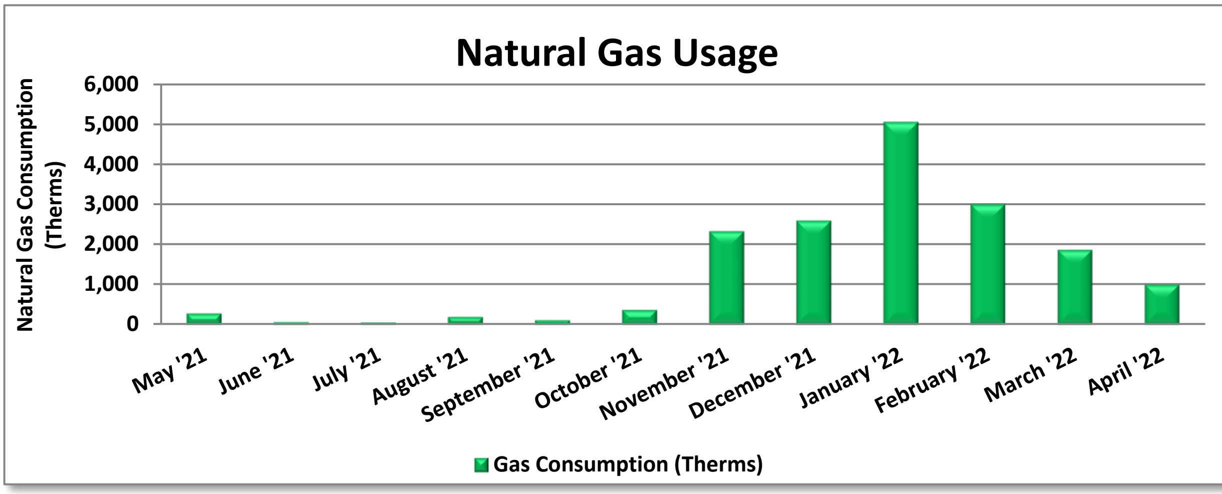
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
6/7/21	32	9,440	64	$355	$1,302
7/7/21	30	12,320	70	$397	$1,604
8/5/21	29	14,880	99	$588	$2,029
9/7/21	33	17,120	101	$602	$2,250
10/6/21	29	13,280	101	$560	$1,857
11/4/21	29	14,720	101	$575	$2,015
12/5/21	31	29,440	121	$821	$3,628
1/6/22	32	15,360	54	$400	$1,911
2/4/22	29	18,880	64	$400	$2,228
3/7/22	31	20,320	64	$400	$2,366
4/5/22	29	13,600	70	$440	$1,784
5/6/22	31	11,360	64	$400	$1,541
Totals	**365**	**190,720**	**121**	**$5,937**	**$24,513**
Annual	**365**	**190,720**	**121**	**$5,937**	**$24,513**

Notes:

- Peak demand of 121 kW occurred in November '21.
- Average demand over the past 12 months was 81 kW.
- The average electric cost over the past 12 months was $0.129/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 Large Volume Gas (LVG), with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
6/7/21	32	276	$293
7/7/21	30	66	$191
8/6/21	30	53	$184
9/7/21	32	195	$255
10/5/21	28	116	$373
11/3/21	29	365	$1,000
12/7/21	34	2,329	$2,173
1/6/22	30	2,593	$3,329
2/4/22	29	5,046	$5,588
3/7/22	31	3,001	$3,439
4/6/22	30	1,865	$1,905
5/6/22	30	1,004	$1,164
Totals	**365**	**16,910**	**$19,895**
Annual	**365**	**16,910**	**$19,895**

Notes:

- The average gas cost for the past 12 months is $1.177/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	**60**

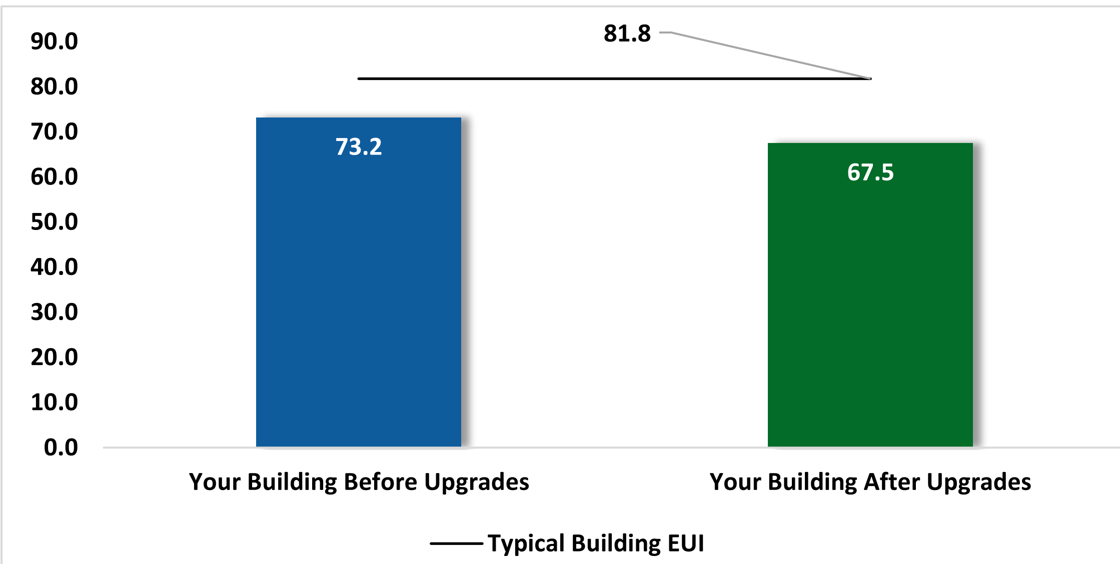


Figure 5 - Energy Use Intensity Comparison[3]

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

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

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

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

4 Energy Conservation Measures

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

Calculations of energy use and savings are ed 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 ed on specific circumstances.

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures			**1,435**	**0.5**	**0**	**$181**	**$2,122**	**$285**	**$1,837**	**10.2**	**1,410**
ECM 1	Install Occupancy Sensor Lighting Controls	Yes	1,435	0.5	0	$181	$2,122	$285	$1,837	10.2	1,410
Variable Frequency Drive (VFD) Measures			**10,333**	**3.0**	**0**	**$1,328**	**$10,500**	**$1,200**	**$9,300**	**7.0**	**10,405**
ECM 2	Install VFD on Variable Air Volume (VAV) Fans	Yes	10,333	3.0	0	$1,328	$10,500	$1,200	$9,300	7.0	10,405
Unitary HVAC Measures			**7,900**	**10.0**	**0**	**$1,015**	**$122,284**	**$6,360**	**$115,924**	**114.2**	**7,955**
ECM 3	Install High Efficiency Air Conditioning Units	No	7,900	10.0	0	$1,015	$122,284	$6,360	$115,924	114.2	7,955
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**5**	**$65**	**$8,195**	**$0**	**$8,195**	**126.9**	**643**
ECM 4	Install High Efficiency Unit Heaters	No	0	0.0	5	$65	$8,195	$0	$8,195	126.9	643
Domestic Water Heating Upgrade			**0**	**0.0**	**13**	**$156**	**$201**	**$100**	**$100**	**0.6**	**1,556**
ECM 5	Install Low-Flow DHW Devices	Yes	0	0.0	13	$156	$201	$100	$100	0.6	1,556
Custom Measures			**-13,130**	**0.0**	**140**	**-$40**	**$2,696**	**$0**	**$2,696**	**-67.4**	**3,170**
ECM 6	Replace Gas Fired Water Heater with Heat Pump Water Heater	No	-13,130	0.0	140	-$40	$2,696	$0	$2,696	-67.4	3,170
TOTALS			**6,538**	**13.5**	**158**	**$2,705**	**$145,999**	**$7,945**	**$138,054**	**51.0**	**25,139**

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

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

***Negative Payback Explained in Section 4.6

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_2e Emissions Reduction (lbs)
Lighting Control Measures		**1,435**	**0.5**	**0**	**$181**	**$2,122**	**$285**	**$1,837**	**10.2**	**1,410**
ECM 1	Install Occupancy Sensor Lighting Controls	1,435	0.5	0	$181	$2,122	$285	$1,837	10.2	1,410
Variable Frequency Drive (VFD) Measures		**10,333**	**3.0**	**0**	**$1,328**	**$10,500**	**$1,200**	**$9,300**	**7.0**	**10,405**
ECM 2	Install VFD on Variable Air Volume (VAV) Fans	10,333	3.0	0	$1,328	$10,500	$1,200	$9,300	7.0	10,405
Domestic Water Heating Upgrade		**0**	**0.0**	**13**	**$156**	**$201**	**$100**	**$100**	**0.6**	**1,556**
ECM 5	Install Low-Flow DHW Devices	0	0.0	13	$156	$201	$100	$100	0.6	1,556
TOTALS		**11,768**	**3.5**	**13**	**$1,665**	**$12,823**	**$1,585**	**$11,237**	**6.7**	**13,370**

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

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

Figure 7 – Cost Effective ECMs

4.1 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**1,435**	**0.5**	**0**	**$181**	**$2,122**	**$285**	**$1,837**	**10.2**	**1,410**
ECM 1	Install Occupancy Sensor Lighting Controls	1,435	0.5	0	$181	$2,122	$285	$1,837	10.2	1,410

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 1: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, classrooms, and the multipurpose room

4.2 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**10,333**	**3.0**	**0**	**$1,328**	**$10,500**	**$1,200**	**$9,300**	**7.0**	**10,405**
ECM 2	Install VFD on Variable Air Volume (VAV) Fans	10,333	3.0	0	$1,328	$10,500	$1,200	$9,300	7.0	10,405

Variable frequency drives control motors for fans, pumps, and process equipment ed 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 2: Install VFD on Variable Air Volume (VAV) Fans

Replace existing air volume control devices on variable volume fans, such as inlet vanes and variable pitch fan blades, with VFDs. Inlet guide vanes and variable pitch fan blades are an inefficient means of controlling the air volume compared to VFDs. The existing volume control device will be removed or permanently disabled, and the control signal will be redirected to the VFD to determine proper fan motor speed.

Energy savings result from using a more efficient control device to regulate the air flow provided by the fan. Additional maintenance savings may result from this measure. VFDs are solid state electronic devices, which generally require less maintenance than mechanical air volume control devices.

Affected Roof Top Units: RTU-4 (supply and exhaust fans)

4.3 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_2e Emissions Reduction (lbs)
Unitary HVAC Measures		**7,900**	**10.0**	**0**	**$1,015**	**$122,284**	**$6,360**	**$115,924**	**114.2**	**7,955**
ECM 3	Install High Efficiency Air Conditioning Units	7,900	10.0	0	$1,015	$122,284	$6,360	$115,924	114.2	7,955

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

ECM 3: Install High Efficiency Air Conditioning Units

We evaluated replacing standard efficiency window, condensing and packaged air conditioning units with high efficiency window, condensing and packaged air conditioning units. One of the replacement units (RTU-4) will incorporate an efficient gas furnace (see ECM-4). The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling and heating load, and the estimated annual operating hours.

Affected Units: RTU-4, RTU-5, York condensing units, and all window ACs

4.4 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**5**	**$65**	**$8,195**	**$0**	**$8,195**	**126.9**	**643**
ECM 4	Install High Efficiency Unit Heaters	0	0.0	5	$65	$8,195	$0	$8,195	126.9	643

ECM 4: Install High Efficiency Unit Heaters

We evaluated replacing the standard gas-fired heater associated with RTU-4 with a high efficiency gas-fired heater. Improved combustion technology and heat exchanger design optimize the heat recovery from the combustion gases, which can significantly improve heater efficiency. Savings result from improved system efficiency.

4.5 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_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**0**	**0.0**	**13**	**$156**	**$201**	**$100**	**$100**	**0.6**	**1,556**
ECM 5	Install Low-Flow DHW Devices	0	0.0	13	$156	$201	$100	$100	0.6	1,556

ECM 5: 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.

4.6 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Custom Measures		**-13,130**	**0.0**	**140**	**-$40**	**$2,696**	**$0**	**$2,696**	**-67.4**	**3,170**
ECM 6	Replace Gas Fired Water Heater with Heat Pump Water Heater	-13,130	0.0	140	-$40	$2,696	$0	$2,696	-67.4	3,170

ECM 6: Evaluate Replacement of Gas Fired Water Heater with Heat Pump Water Heater

We evaluated replacing the gas fired hot water heater with a heat pump water heater.

A gas fired water heater uses a burner to heat water. Air source heat pump water heaters (HPWH) use a refrigeration cycle to transfer heat from the surrounding air to the domestic water. Water heater efficiency is rated by the uniform energy factor (UEF). For a relative comparison of water heater UEFs, the criteria for certifying a water heater in the ENERGY STAR program are provided below. These values indicate that HPWH heaters are significantly more efficient than gas fired water heaters.

There are two types of HPWH: those integrated with the heat pump and storage tank in the same unit, and those that are split into two sections (with the storage tank separate from the heat pump). The measure considers an integrated HPWH.

ENERGY STAR Uniform Energy Factor (UEF) Criteria for Certified Water Heaters *

Water Heater Type	**Minimum UEF**	**Other**
Integrated HPWH	3.3	
Integrated HPWH	2.2	120 Volt, 15 Amp circuit
Split System HPWH	2.2	
Gas Fired Storage	0.64	≤ 55-gal, Medium Draw Pattern
Gas Fired Storage	0.68	≤ 55-gal, High Draw Pattern
Gas Fired Storage	0.78	> 55-gal, Medium Draw Pattern
Gas Fired Storage	0.80	> 55-gal, High Draw Pattern
Gas Fired Storage	0.80	Residential Duty
Gas Fired Instantaneous	0.87	

** Note: Uniform Energy Factor (UEF): The newest measure of water heater overall efficiency. The higher the UEF value is, the more efficient the water heater. UEF is determined by the Department of Energy's test method outlined in 10 CFR Part 430, Subpart B, Appendix E.*[4]

HPWH reject cold air. As such, they need to be installed in an unconditioned space of about 750 cubic feet with good ventilation[5]. Ideal locations are garages, large enclosed, unconditioned storage areas, or areas with excess heat such as a furnace or boiler room. The HPWH will also produce condensate so accommodations for draining the condensate need to be provided.

Most HPWH operate effectively down to an air temperature of 40 °F. Below that temperature, an electric resistance booster heater is typically required to achieve full heating capacity. It is critical that the HPWH controls are set up so that the electric resistance heat only engages when the air temperature is too cold for the HPWH to extract heat from it. HPWHs have a slow recovery. During periods of high demand, the electric resistance heating element, if enabled, may be energized to maintain set point, thus reducing the overall efficiency of the unit. It is recommended that a careful analysis of the hot water demand be conducted to determine if the application makes economic sense, and the HPWH heating capacity and storage are properly sized.

[4] https://www.energy.gov/sites/prod/files/2014/06/f17/rwh_tp_final_rule.pdf

[5] https://c.pnnl.gov/code-compliance/heat-pump-water-heaters-code-compliance-brief#:~:text=HPWH%20must%20have%20unrestricted%20airflow,depending%20on%20size%20of%20system

HPWH operate most effectively when the temperature difference between the incoming and outgoing water is high. Generally, this means that cold make-up water should be piped to the bottom of the tank and return water should be piped to the top of the tank in order to maintain stratification within the storage tank. Water should be drawn from the bottom of the tank to be heated. If there is a DHW recirculation pump, it should only be operated during high hot water demand periods.

Switching from a gas fired water heater to a HPWH has the potential to reduce the sites overall greenhouse gas emissions. If the electricity for the HPWH is provided by an on-site photovoltaic (PV) system, then there are essentially no greenhouse gas (GHG) emissions. A 2016 study conducted at Cornell [6]calculated the kg of methane (CH_4) and carbon dioxide (CO_2) produced per GJ of water heated. The study compared HPWH to gas and electric fired, storage and tankless water heaters. The study also considered electricity produced from natural gas and coal fired electric plants. In all cases the study found that HPWHs produced less methane than all of the other water heaters. The study also found that HPWH produced less carbon dioxide than electric resistance water heaters but more carbon dioxide than tankless gas water heaters and about the same amount of carbon dioxide as storage gas water heaters. The summary tables provide the reduction in CO2 equivalent emissions ed on the typical New Jersey electric utility.

This measure has a negative simple payback due to the relative cost of electricity to natural gas. At this site the cost per Btu for natural gas is significantly lower than for electricity. Therefore, even though this measure will result in a net energy savings in terms of Btu at this site it will increase the overall cost for providing domestic hot water.

[6] Greenhouse gas emissions from domestic hot water: Heat pumps compared to most commonly used systems. Bongghi Hong, Robert W. Howarth. Department of Ecology and Evolutionary Biology, Cornell University. Energy Science and Engineering 2016.

5 ENERGY EFFICIENT BEST PRACTICES

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

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

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

Energy Tracking with ENERGY STAR Portfolio Manager

You've heard it before—you cannot manage what you do not measure. ENERGY STAR Portfolio Manager is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[7]. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

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

Doors and Windows

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

[7] https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager.

Lighting Maintenance

Clean lamps, reflectors and lenses of dirt, dust, oil, and smoke buildup every six to twelve months. Light levels decrease over time due to lamp aging, lamp and ballast failure, and buildup of dirt and dust. Together, this can reduce total light output by up to 60% while still drawing full power.

In addition to routine cleaning, developing a maintenance schedule can ensure that maintenance is performed regularly, and it can reduce the overall cost of fixture re-lamping and re-ballasting. Group re-lamping and re-ballasting maintains lighting levels and minimizes the number of site visits by a lighting technician or contractor, decreasing the overall cost of maintenance.

Lighting Controls

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

Motor Maintenance

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

Fans to Reduce Cooling Load

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

Thermostat Schedules and Temperature Resets

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

Economizer Maintenance

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

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Boiler Maintenance

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

Label HVAC Equipment

For improved coordination in maintenance practices, we recommend labeling or re-labeling the site HVAC equipment. Maintain continuity in labeling by following labeling conventions as indicated in the facility drawings or building equipment list. Use weatherproof or heatproof labeling or stickers for permanence, but do not cover over original equipment nameplates, which should be kept clean and readable whenever possible. Besides equipment, label piping for service and direction of flow when possible. Ideally, maintain a log of HVAC equipment, including nameplate information, asset tag designation, areas served, installation year, service dates, and other pertinent information.

This investment in your equipment will enhance collaboration and communication between your staff and your contracted service providers and may help you with regulatory compliance.

Optimize HVAC Equipment Schedules

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

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

Water Heater Maintenance

The lower the supply water temperature that is used for hand washing sinks, the less energy is needed to heat the water. Reducing the temperature results in energy savings and the change is often unnoticeable to users. Be sure to review the domestic water temperature requirements for sterilizers and dishwashers as you investigate reducing the supply water temperature.

Also, preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. At least once a year, follow manufacturer instructions to drain a few gallons out of the water heater using the drain valve. If there is a lot of sediment or debris, then a full flush is recommended. Turn the temperature down and then completely drain the tank. Annual checks should include checks for:

- Leaks or heavy corrosion on the pipes and valves.
- Corrosion or wear on the gas line and on the piping. If you noticed any black residue, soot, or charred metal, this is a sign you may be having combustion issues and you should have the unit serviced by a professional.
- For electric water heaters, look for signs of leaking such as rust streaks or residue around the upper and lower panels covering the electrical components on the tank.
- For water heaters more than three years old, have a technician inspect the sacrificial anode annually.

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[8] or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"[9] 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.

[8] https://www.epa.gov/watersense.

[9] 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.

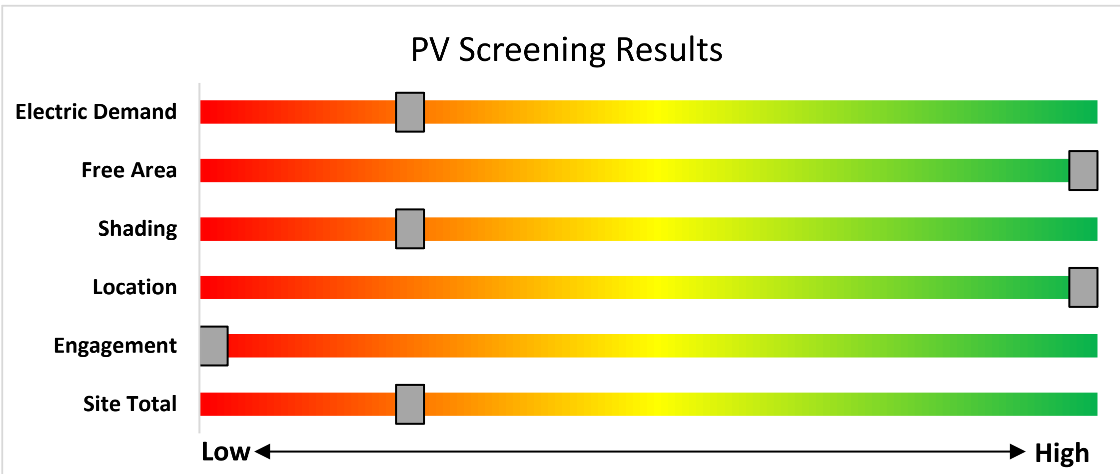
6.1 Solar Photovoltaic

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 ed on the facility's electric demand, size and location of free area, and shading elements shows that the facility has low potential for installing a PV array.

This facility has a low potential to meet 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.



Potential	Low	
System Potential	81	kW DC STC
Electric Generation	60,948	kWh/yr
Displaced Cost	$7,830	/yr
Installed Cost	$210,600	

Figure 8 - Photovoltaic Screening

Successor Solar Incentive Program (SuSI)

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

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

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

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

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.

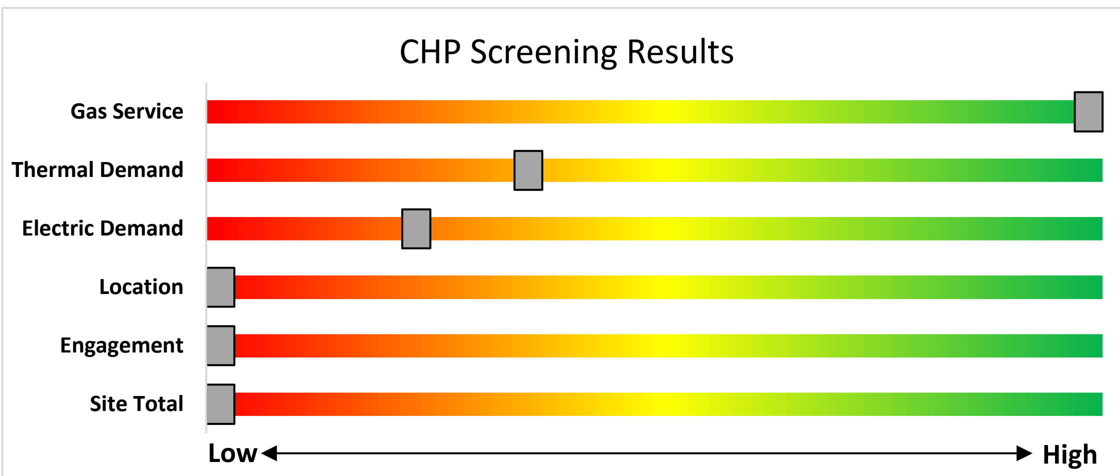


Figure 9 - Combined Heat and Power Screening

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 ELECTRIC VEHICLES (EV)

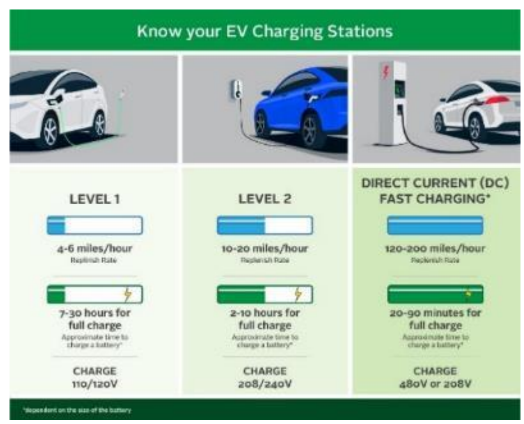
All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes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

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

7.1 Electric Vehicle Charging

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

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



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

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

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

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

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

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

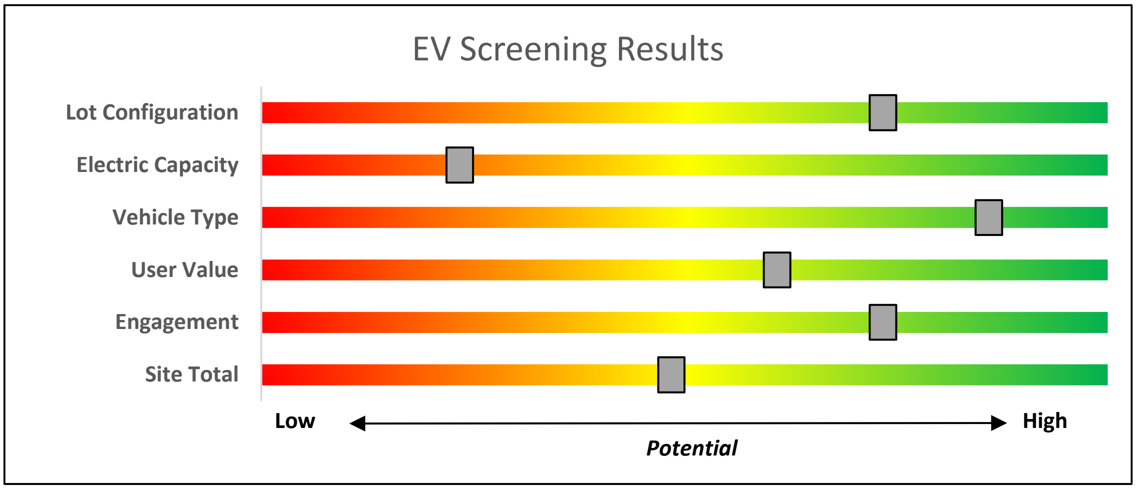


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

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

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

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

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

8 Project Funding and Incentives

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

8.1 Utility Energy Efficiency Programs

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

Prescriptive and Custom

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

Equipment Examples

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

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

Direct Install

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

Incentives

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

How to Participate

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

Engineered Solutions

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

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

8.2 New Jersey's Clean Energy Programs

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

Large Energy Users

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

Incentives

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

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

How to Participate

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

Detailed program descriptions, instructions for applying, and applications can be found at www.njcleanenergy.com/LEUP.

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

Successor Solar Incentive Program (SuSI)

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

Administratively Determined Incentive (ADI) Program

The ADI Program provides administratively set incentives for net metered residential projects, net metered non-residential projects 5 MW or less, and all community solar projects.

After the registration is accepted, construction is complete, and a complete final as-built packet has been submitted, the project is issued a New Jersey certification number, which enables it to generate New Jersey SREC- IIs.

Market Segments	Size MW dc	Incentive Value ($/SREC II)	Public Entities Incentive Value - $20 Adder ($/SRECII)
Net Metered Residential	All types and sizes	$90	N/A
Small Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects smaller than 1 MW	$100	$120
Large Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects 1 MW to 5 MW	$90	$110
Small Net Metered Non-Residential Ground Mount	Projects smaller than 1 MW	$85	$105
Large Net Metered Non-Residential Ground Mount	Projects 1 MW to 5 MW	$80	$100
LMI Community Solar	Up to 5 MW	$90	N/A
Non-LMI Community Solar	Up to 5 MW	$70	N/A
Interim Subsection (t)	All types and sizes	$100	N/A

Eligible projects may generate SREC-IIs for 15 years following the commencement of commercial operations which is defined as permission to operate (PTO) from the Electric Distribution Company. After 15 years, projects may be eligible for a NJ Class I REC.

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

The ADI Program online portal is now open to new registrations.

Competitive Solar Incentive Program

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

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

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

Energy Savings Improvement Program

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

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

How to Participate

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

(1) Use an energy services company or "ESCO."

(2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.

(3) Use a hybrid approach of the two options described above where the ESCO is used for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

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.

9 Project Development

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

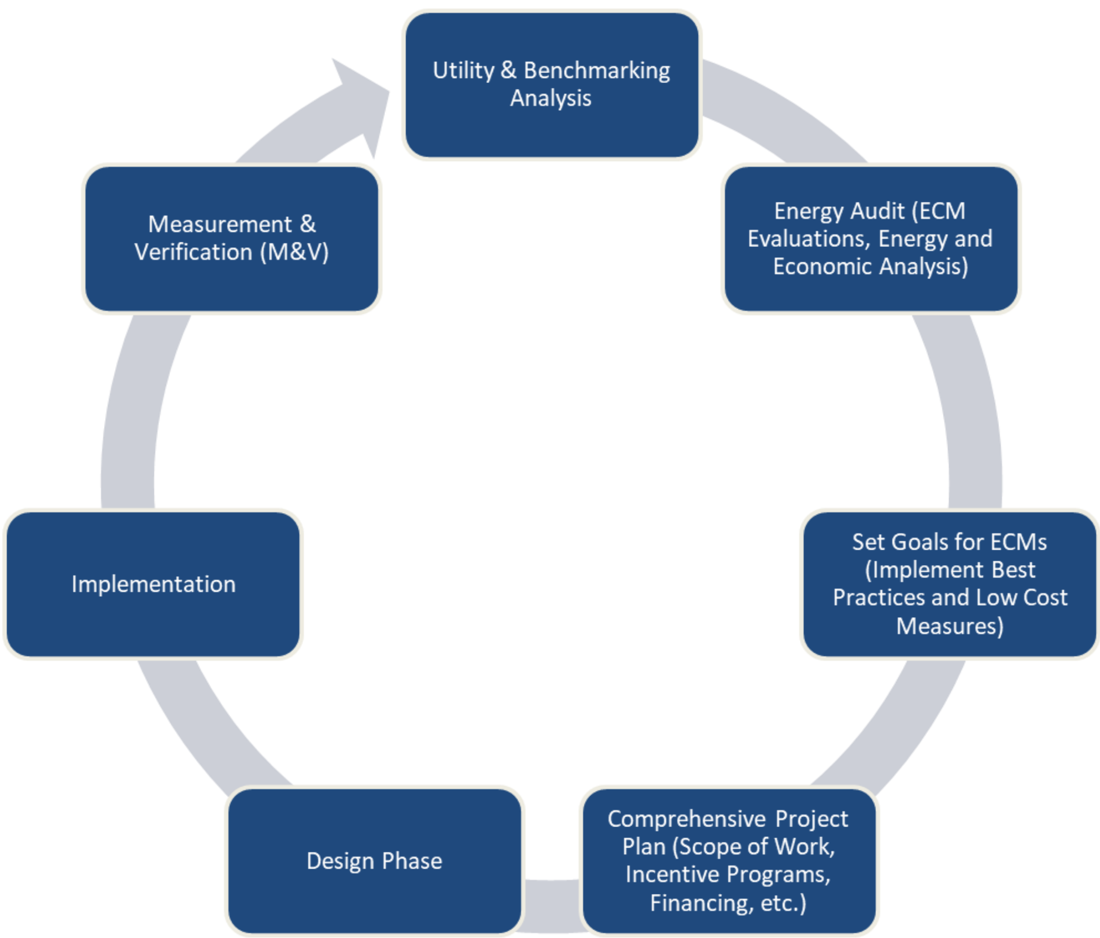


Figure 11 – Project Development Cycle

10 Energy Purchasing and Procurement Strategies

10.1 Retail Electric Supply Options

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

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

A list of licensed third-party electric suppliers is available at the NJBPU website[10].

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 ed and fluctuate monthly. The utility provides ic gas supply service to customers who choose not to buy from a third-party supplier for natural gas commodity.

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

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

A list of licensed third-party natural gas suppliers is available at the NJBPU website[11].

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[10] www.state.nj.us/bpu/commercial/shopping.html.

[11] www.state.nj.us/bpu/commercial/shopping.html.

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Behavioral office	6	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980	1	None	Yes	6	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	49	0	$6	$270	$35	38.3
Behavioral office	3	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	76	0	$10	$0	$0	0.0
Board meeting room	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Board meeting room storage	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
BOE Copy room	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
BOE open Office	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
BOE open Office	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
BOE Storage	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980		None	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	38	1,980	0.0	0	0	$0	$0	$0	0.0
Boiler Room	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Boiler Room	9	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	25	1,980		None	No	9	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	25	1,980	0.0	0	0	$0	$0	$0	0.0
Boys restroom	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 102	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 102	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 102 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 104	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 104	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 104 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 106	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 106	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 106 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 108	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 108	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 108 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 110	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 110	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 110 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 112	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 112	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 112 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 114	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 114	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 114	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 114 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 138	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 138	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 140	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 140	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 140 bathroom	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 142	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 142	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 142 bathroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 144	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 144	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 144 restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 152	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 152 bathroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Classroom 152 break room	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	25	1,980		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	25	1,980	0.0	0	0	$0	$0	$0	0.0
Conference room	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Conference room 120	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Conference room 125	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Conference room 206	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Copier room 122	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor	5	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	5	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor	16	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	16	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor	26	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	26	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor BOE	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor BOE	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor Main BOE	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor Main BOE	2	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	2	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor Main BOE	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Corridor Main BOE	4	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	4	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Custodial closet	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	800		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	800	0.0	0	0	$0	$0	$0	0.0
Custodian closet	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	800		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	800	0.0	0	0	$0	$0	$0	0.0
Directors Office	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Electrical room	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	25	1,980		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	25	1,980	0.0	0	0	$0	$0	$0	0.0
Entrance E1	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Exterior pole lighting	4	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		75	4,380		None	No	4	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	75	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior Recessed	11	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock		26	4,380		None	No	11	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock	26	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior Recessed	4	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock		26	4,380		None	No	4	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock	26	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	18	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock		26	4,380		None	No	18	LED Lamps: (2) 13W G25 Screw-In Lamps	Timeclock	26	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock		15	4,380		None	No	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock	15	4,380	0.0	0	0	$0	$0	$0	0.0
File Room 219	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Fire sprinkler Room	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	25	1,980		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	25	1,980	0.0	0	0	$0	$0	$0	0.0
Girls restroom	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Library Storage	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	12	1,980	0.0	0	0	$0	$0	$0	0.0
Main Lobby	8	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	S	12	1,366		None	No	8	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	0	0	$0	$0	$0	0.0
Main Lobby	4	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	4	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Maintenance office	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Maintenance office bathroom	1	LED - Fixtures: Downlight Recessed	Wall Switch	S	10	1,980		None	No	1	LED - Fixtures: Downlight Recessed	Wall Switch	10	1,980	0.0	0	0	$0	$0	$0	0.0
Men's restroom	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0
Multipurpose room 136	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
Multipurpose room 136	24	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	24	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.2	608	0	$77	$540	$70	6.1
Multipurpose room storage	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980		None	No	3	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	12	1,980	0.0	0	0	$0	$0	$0	0.0
Nurse Office 126	10	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	10	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.1	253	0	$32	$270	$35	7.4
Nurse Office examination room	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Nurse Office restroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Occupational therapy	4	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980	1	None	Yes	4	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	32	0	$4	$270	$35	57.5
Occupational therapy	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	51	0	$6	$0	$0	0.0
Office 204	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Office 207	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Office 208	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	51	0	$6	$116	$20	15.0
Office 209	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	51	0	$6	$116	$20	15.0
Office 221	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Office 222	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Physical therapy	10	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980	1	None	Yes	10	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	81	0	$10	$270	$35	23.0
Physical therapy	4	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	101	0	$13	$0	$0	0.0
Principal office	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Secretary Office	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Special education services room 230	11	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	11	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Special education services room 230	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Special education services storage	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	800		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	800	0.0	0	0	$0	$0	$0	0.0
Speech	4	LED Lamps: (1) 12W G23 Screw-In Lamp	Wall Switch	S	12	1,980	1	None	Yes	4	LED Lamps: (1) 12W G23 Screw-In Lamp	Occupancy Sensor	12	1,366	0.0	32	0	$4	$270	$35	57.5
Speech	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	S	38	1,980	1	None	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	51	0	$6	$0	$0	0.0
Storage	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
Storage	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	800		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	800	0.0	0	0	$0	$0	$0	0.0
Storage	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	800		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	800	0.0	0	0	$0	$0	$0	0.0
Superintendent Office	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	S	38	1,366		None	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	38	1,366	0.0	0	0	$0	$0	$0	0.0
Support services bathroom	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	S	26	1,366		None	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	26	1,366	0.0	0	0	$0	$0	$0	0.0
Support services foyer	3	LED - Linear Tubes: (2) U-Lamp	Wall Switch	S	26	1,980		None	No	3	LED - Linear Tubes: (2) U-Lamp	Wall Switch	26	1,980	0.0	0	0	$0	$0	$0	0.0
Women's restroom	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	25	1,366		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	25	1,366	0.0	0	0	$0	$0	$0	0.0

Motor Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions: Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	Proposed Conditions: ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Energy Impact & Financial Analysis: 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
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.5	70.0%	No			W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.2	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Office Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Restroom Exhaust	1	Exhaust Fan	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Board meeting room	Closet	1	Fan Coil Unit	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Boiler Room	Boiler Room	1	Fan Coil Unit	0.1	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Boiler Room	Heating HW Pump	2	Heating Hot Water Pump	7.5	91.7%	Yes			W	1,800		No	91.7%	No		0.0	0	0	$0	$0	$0	0.0
Boiler Room	DHW Pump	2	DHW Circulation Pump	0.1	65.0%	No			W	4,380		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Custodial Closet	Sump Pump	2	Other	0.5	70.0%	No			W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Supply Fan - RTU 1	1	Supply Fan	1.0	70.0%	No			W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0

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
Classrooms	Unit Ventilators & Cabinet Heaters	26	Fan Coil Unit	0.3	65.0%	No			W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Supply Fan - RTU 2	1	Supply Fan	2.0	86.5%	No			W	2,745		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Supply Fan - RTU 3	1	Supply Fan	0.8	70.0%	No			W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Supply Fan - RTU 4	1	Supply Fan	7.5	91.7%	No			W	3,391	2	No	91.7%	Yes	1	2.1	7,759	0	$997	$5,945	$1,000	5.0
Roof	Exhaust Fan - RTU 4	1	Exhaust Fan	3.0	89.5%	No			W	2,745	2	No	89.5%	Yes	1	0.9	2,574	0	$331	$4,555	$200	13.2
Roof	Supply Fan - RTU 5	1	Supply Fan	7.5	88.5%	Yes			W	2,745		No	88.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Exhaust Fan - RTU 5	1	Exhaust Fan	4.0	86.0%	Yes			W	2,745		No	86.0%	No		0.0	0	0	$0	$0	$0	0.0
Above Ceiling	AHU-1 - Toilets	1	Supply Fan	2.0	84.0%	No			W	2,745		No	84.0%	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
Roof	RTU 4 - Multipurpose Room	1	Unit Heater		400.00		0.8 AFUE	York	YCHC0030	B	4	Yes	1	Unit Heater		400.00		0.82 AFUE	0.0	0	5	$65	$8,195	$0	126.9
Roof	RTU 5 - Board Room	1	Package Unit	30.00		11.00		York	Z22AC02Q9KAYAH	B	3	Yes	1	Package Unit	30.00		12.50		2.0	1,547	0	$199	$35,079	$2,550	163.6
Roof	RTU 3 - Main Office	1	Package Unit	3.00		12.20		York	ZE036H05A2A1ABA1A2	W		No							0.0	0	0	$0	$0	$0	0.0
Roof	RTU 1 - Nurse Office	1	Package Unit	4.00		13.20		York	ZE048H12A2A1ABA1A2	W		No							0.0	0	0	$0	$0	$0	0.0
Roof	RTU 2 - OPT Offices	1	Package Unit	6.50		11.40		York	ZJ078C00D2B5GCA2R2	W		No							0.0	0	0	$0	$0	$0	0.0
Classrooms	Various Classrooms	8	Window AC	1.50		9.70		Comfort Aire	RAD-183A	B	3	Yes	8	Window AC	1.50		12.00		1.4	1,121	0	$144	$8,750	$0	60.7
Classrooms	Various Classrooms	1	Window AC	1.96		9.80		Friedrich	CP24G30A	B	3	Yes	1	Window AC	1.96		12.00		0.2	173	0	$22	$1,541	$0	69.2
Ground	Condensing Unit - Outside Ground	3	Split-System	4.00		11.30		York	H2RD048S06B	B	3	Yes	3	Split-System	4.00		16.00		1.9	1,475	0	$190	$22,245	$1,260	110.7
Roof	Condensing Unit - RTU 4	1	Split-System	30.00		9.50		York	YCUL0030EB17	B	3	Yes	1	Split-System	30.00		12.50		4.5	3,583	0	$461	$54,669	$2,550	113.2

Space Heating Boiler Inventory & Recommendations

		Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	HW Heating System	2	Condensing Hot Water Boiler	1,720	Aerco	BMK 2.0 GWB	W		No						0.0	0	0	$0	$0	$0	0.0

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	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
Boiler Room	DHW System	1	Storage Tank Water Heater (> 50 Gal)	Bradford White	EF60T199E3N2	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

	Recommendation Inputs					Energy Impact & Financial Analysis						
Location	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	5	28	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	13	$156	$201	$100	0.6

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Multipurpose room 136	1	Stand-Up Refrigerator, Glass Door (≤15 cu. ft.)	Turbo Air	TGM-12SDB-N6	Yes		No	0.0	0	0	$0	$0	$0	0.0

Cooking Equipment Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	Manufacturer	Model	High Efficiency Equipement?	ECM #	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Multipurpose room 136	1	Insulated Food Holding Cabinet (Full Size)	Metro	C5 Series 3 Low Wattage Full Length	No		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?	Manufacturer	Model
Wilson Elementary School	7	Coffee Machine	900	No		
Wilson Elementary School	1	Dehumidifier	480	No		
Wilson Elementary School	47	Desktop	150	No		
Wilson Elementary School	2	Microwave	1,000	No		
Wilson Elementary School	4	Paper Shredder	360	No		
Wilson Elementary School	10	Printer (Medium/Small)	20	No		
Wilson Elementary School	5	Printer/Copier (Large)	600	Yes		
Wilson Elementary School	16	Projector	585	No		
Wilson Elementary School	4	Refrigerator (Mini)	153	No		
Wilson Elementary School	4	Refrigerator (Residential)	172	No		
Wilson Elementary School	7	Television	71	No		
Wilson Elementary School	2	Toaster	850	No		
Wilson Elementary School	2	Toaster Oven	1,200	No		
Wilson Elementary School	3	Water Cooler	92	No		
Wilson Elementary School	1	Kitchen Electric Table	300	No		

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

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

LEARN MORE AT energystar.gov

ENERGY STAR® Statement of Energy Performance

60

ENERGY STAR® Score[1]

Summit Primary Center at Wilson School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 32,000
Built: 2006

For Year Ending: April 30, 2022
Date Generated: January 16, 2023

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
Summit Primary Center at Wilson School 14 Beekman Terrace Summit, New Jersey 07901	Summit Public Schools 14 Beekman Terrace Summit, NJ 07901-1702 (908) 918-2100	Summit Schools 14 Beekman Terrace Summit, NJ 07901-1702 (908) 918-2100 rrodri81@asu.edu

Property ID: 21961676

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
73.1 kBtu/ft²

Source EUI
112.3 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	650,768 (28%)
Natural Gas (kBtu)	1,687,722 (72%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	81.8
National Median Source EUI (kBtu/ft²)	125.7
% Diff from National Median Source EUI	-11%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	146

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	*British thermal unit*: 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	*Combined heat and power*. Also referred to as cogeneration.
COP	*Coefficient of performance*: 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-ed rates or other forms of financial incentives.
DCV	*Demand control ventilation*: a control strategy to limit the amount of outside air introduced to the conditioned space ed on actual occupancy need.
US DOE	*United States Department of Energy*
EC Motor	*Electronically commutated motor*
ECM	*Energy conservation measure*
EER	*Energy efficiency ratio*: a measure of efficiency in terms of cooling energy provided divided by electric input.
EUI	*Energy Use Intensity:* 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	*United States Environmental Protection Agency*
Generation	The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil).
GHG	*Greenhouse gas* 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	*Gallons per flush*

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

SEER	*Seasonal energy efficiency ratio:* a measure of efficiency in terms of annual cooling energy provided divided by total electric input.
SEP	*Statement of energy performance:* a summary document from the ENERGY STAR Portfolio Manager.
Simple Payback	The amount of time needed to recoup the funds expended in an investment or to reach the break-even point between investment and savings.
SREC (II)	*Solar renewable energy credit*: a credit you can earn from the state for energy produced from a photovoltaic array.
T5, T8, T12	A reference to a linear lamp diameter. The number represents increments of 1/8th 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	*Variable air volume*
VFD	*Variable frequency drive*: 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.