Local Government Energy Audit:
Energy Audit Report

Edgemont School

Montclair Board of Education

20 Edgemont Road

Montclair, New Jersey 07042

January 3, 2019

Final Report by:

TRC Energy Services

Disclaimer

The intent of this energy analysis report is to identify energy savings opportunities and recommend upgrades to the facility's energy using equipment and systems. Approximate savings are included in this report to help make decisions about reducing energy use at the facility. This report, however, is not intended to serve as a detailed engineering design document. Further design and analysis may be necessary in order to implement some of the measures recommended in this report.

The energy conservation measures and estimates of energy savings have been reviewed for technical accuracy. However, estimates of final energy savings are not guaranteed, because final savings may depend on behavioral factors and other uncontrollable variables. TRC Energy Services (TRC) and New Jersey Board of Public Utilities (NJBPU) shall in no event be liable should the actual energy savings vary.

Estimated installation costs are based on TRC's experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from *RS Means*. The owner of the facility is encouraged to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Since actual installed costs can vary widely for certain measures and conditions, TRC and NJBPU do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

New Jersey's Clean Energy Program (NJCEP) incentive values provided in this report are estimates based on program information available at the time of the report. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. The owner of the facility should review available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Edgemont School.

The goal of a LGEA is to provide you with information on how your facility uses energy, identify energy conservation measures (ECMs) that can reduce your energy use, and put you in a position to implement the ECMs. The LGEA also sets you on the path to receive financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing the ECMs.

This study was conducted by TRC Energy Services (TRC), as part of a comprehensive effort to assist New Jersey district schools in controlling energy costs and protecting our environment by offering a full spectrum of energy management options.

1.1 Facility Summary

Edgemont School is a three-story building totaling 34,638 square foot facility originally constructed in 1925. The building has a pitched roof and exterior walls are finished with brick masonry. Interior lighting consists mainly of linear fluorescent fixtures which are mostly controlled with manual wall switches. Heating is provided by two steam boilers and the cooling system consists of window air conditioners.

A thorough description of the facility and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated eight measures. Five measures were recommended for implementation which represent an opportunity for Edgemont School to reduce annual energy costs by roughly $5,176 and annual greenhouse gas emissions by 38,286 lbs CO_2e. The measures would pay for themselves in roughly 9.12 years. The breakdown of existing and potential utility costs is illustrated in Figure 1 and Figure 2, respectively. These projects represent an opportunity to reduce Edgemont School's annual energy use by 5.4%.

Figure 1 – Previous 12 Month Utility Costs

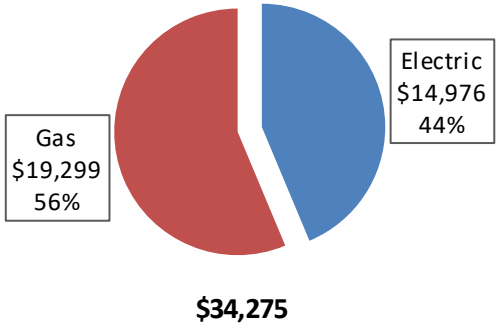
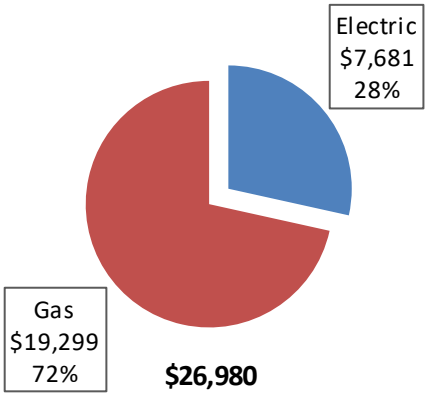


Figure 2 – Potential Post-Implementation Costs



A detailed description of Edgemont School's existing energy use can be found in Section 3.

The evaluated measures have been listed and grouped into major categories as shown in Figure 3. Brief descriptions of the categories can be found below and descriptions of the individual opportunities can be found in Section 4. Measures without an "ECM #" in the table below have been evaluated, but are not recommended for implementation.

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**32,804**	**14.6**	**$4,465.58**	**$44,872.25**	**$6,060.00**	**$38,812.25**	**8.69**	**33,033**
ECM 1	Install LED Fixtures	Yes	7,516	3.6	$1,023.13	$15,687.69	$1,000.00	$14,687.69	14.36	7,568
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	1,558	0.7	$212.04	$2,123.50	$200.00	$1,923.50	9.07	1,568
ECM 3	Retrofit Fixtures with LED Lamps	Yes	23,730	10.2	$3,230.42	$27,061.06	$4,860.00	$22,201.06	6.87	23,896
Lighting Control Measures			**5,217**	**2.3**	**$710.13**	**$9,744.00**	**$1,360.00**	**$8,384.00**	**11.81**	**5,253**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	4,688	2.0	$638.22	$8,544.00	$1,360.00	$7,184.00	11.26	4,721
ECM 5	Install High/Low Lighitng Controls	Yes	528	0.2	$71.91	$1,200.00	$0.00	$1,200.00	16.69	532
Motor Upgrades			**177**	**0.3**	**$24.05**	**$1,547.10**	**$0.00**	**$1,547.10**	**64.32**	**178**
	Premium Efficiency Motors	No	177	0.3	$24.05	$1,547.10	$0.00	$1,547.10	64.32	178
Variable Frequency Drive (VFD) Measures			**1,579**	**1.1**	**$214.94**	**$6,015.30**	**$0.00**	**$6,015.30**	**27.99**	**1,590**
	Install VFDs on Boiler Feedwater Pumps	No	1,579	1.1	$214.94	$6,015.30	$0.00	$6,015.30	27.99	1,590
Electric Unitary HVAC Measures			**431**	**0.4**	**$58.66**	**$2,536.81**	**$0.00**	**$2,536.81**	**43.24**	**434**
	Install High Efficiency Electric AC	No	431	0.4	$58.66	$2,536.81	$0.00	$2,536.81	43.24	434
TOTALS FOR RECOMMENDED MEASURES			**38,020**	**16.8**	**$5,175.71**	**$54,616.25**	**$7,420.00**	**$47,196.25**	**9.12**	**38,286**
TOTALS FOR EVALUATED MEASURES			**40,207**	**18.6**	**$5,473.36**	**$64,715.46**	**$7,420.00**	**$57,295.46**	**10.47**	**40,488**

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

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

Lighting Upgrades generally involve the replacement of existing lighting components such as lamps and ballasts (or the entire fixture) with higher efficiency lighting components. These measures save energy by reducing the power used by the lighting components due to improved electrical efficiency.

Lighting Controls measures generally involve the installation of automated controls to turn off lights or reduce light output when conditions allow. Automated control reduces reliance on occupant behavior for adjusting lights. These measures save energy by reducing the amount of time lights are on.

Motor Upgrades generally involve replacing old standard efficiency motors with motors of the current efficiency standard (EISA 2007). Motors will be replaced with the same size motors. This measure saves energy by reducing the power used by the motors due to improved electrical efficiency.

Variable Frequency Drives measures generally involve controlling the speed of a motor to achieve a flow or temperature rather than using a valve, damper, or no means at all. These measures save energy by slowing a motor which is an extremely efficient method of control.

Electric Unitary HVAC measures generally involve replacing old inefficient air conditioning systems with modern energy efficient systems. New air conditioning systems can provide cooling equivalent to older air condition systems, but use less energy. These measures save energy by reducing the power used by the air condition system due to improved electrical efficiency.

Energy Efficient Practices

TRC Energy Services also identified 12 low cost (or no cost) energy efficient practices. A facility's energy performance can be significantly improved by employing certain behavioral and operational adjustments as well as performing routine maintenance on building systems. Through these practices equipment lifetime can be extended; occupant comfort, health and safety can be improved; and annual energy, operation, and maintenance costs can be reduced. Opportunities identified at Edgemont School include:

- Reduce Air Leakage
- Close Doors and Windows
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Perform Routine Motor Maintenance
- Clean and/or Replace HVAC Filters
- Repair/Replace Steam Traps
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Water Conservation

For details on these energy efficient practices, please refer to Section 5.

Self-Generation Measures

TRC evaluated the potential for installing self-generation sources for Edgemont School. Based on the configuration of the site and its loads there is a low potential for installing any PV and combined heat and power self-generation measures.

For details on our evaluation and the self-generation potential, please refer to Section 6.

1.3 Implementation Planning

To realize the energy savings from the ECMs listed in this report, the equipment changes outlined for each ECM need to be selected and installed through project implementation. One of the first considerations is if there is capital available for project implementation. Another consideration is whether to pursue individual ECMs, a group of ECMs, or a comprehensive approach wherein all ECMs are pursued, potentially in conjunction with other facility projects or improvements.

Rebates, incentives, and financing are available from the NJBPU, NJCEP, as well as some of the state's investor-owned utilities, to help reduce the costs associated with the implementation of energy efficiency projects. Prior to implementing any project, please review the appropriate incentive program guidelines before proceeding. This is important because in most cases you will need to submit an application for the incentives before purchasing materials and beginning installation.

The ECMs outlined in this report may qualify under the following program(s):

- SmartStart
- Direct Install
- Energy Savings Improvement Program (ESIP)

For facilities with capital available for implementation of selected individual measures or phasing implementation of selected measures over multiple years, incentives are available through the SmartStart program. To participate in this program, you may utilize internal resources, or an outside firm or contractor, to design the ECM(s), select the equipment and apply for the incentive(s). Program pre-approval is required for some SmartStart incentives, so only after receiving approval may the ECM(s) be installed. The incentive values listed above in Figure 3 represent the SmartStart program and will be explained further in Section 8, as well as the other programs as mentioned below.

This facility also qualifies for the Direct Install program which, through an authorized network of participating contractors, can assist with the implementation of a group of measures versus installing individual measures or phasing implementation. This program is designed to be turnkey and will provide an incentive up to 70% of the cost of the project identified by the designated contractor.

For facilities without capital available to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with external project development, design, and implementation services as well as financing for implementing ECMs. This LGEA report is the first step for participating in ESIP and should help you determine next steps. Refer to Section 8.3 for additional information on the ESIP Program.

The Demand Response Energy Aggregator is a program (non-NJCEP) designed to reduce consumer electric load when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak demand. Demand Response (DR) service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability locally. By enabling grid operators to call upon Curtailment Service Providers and energy consumers to reduce electric usage 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 DR programs. Program participation is voluntary and participants will receive payments whether their facility is called upon to curtail their load. Refer to Section 7 for additional information on this program.

Additional descriptions of all relevant incentive programs are located in Section 8 or: www.njcleanenergy.com/ci.

To ensure projects are implemented such that maximum savings and incentives are achieved, bids and specifications should be reviewed by your procurement personnel and/or consultant(s) to ensure that selected equipment coincides with LGEA recommendations, as well as applicable incentive program guidelines and requirements.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Brian Fleischer	Business Administrator	bfleischer@montclair.k12.nj.us	973-509-4050
Designated Representative			
Ronald Jones	Custodian		973-509-4044
TRC Energy Services			
Moussa Traore	Auditor	mtraore@trcsolutions.com	732-855-0033

2.2 General Site Information

On November 09, 2016, TRC performed an energy audit at Edgemont School located in Montclair, New Jersey. TRC's auditor met with Ronald Jones to review the facility operations and focus the investigation on specific energy-using systems.

The 34,638-square foot facility is a three-story building comprised of classrooms, administrative offices, library, multipurpose room, and storage spaces. The building has a mid-level basement which houses mechanical equipment. The original building was constructed in 1925. In 1949, a new section was built to accommodate additional classrooms and the auditorium was built in 1950. The building is used primarily for primary school programs.

2.3 Building Occupancy

The school operates on a 10-month schedule and is open Monday through Friday. The typical schedule is presented in the table below. During a typical day, the school is occupied by approximately 310 students and staff.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Edgemont School	Weekday	8:00 AM - 3:30 PM
Edgemont School	Weekend	Closed

2.4 Building Envelope

The three-story building with a mid-level basement has a reinforced concrete foundation. The roofing system consists of a pitched concrete tile that is in good condition. The exterior walls are finished with brick masonry. The windows throughout the facility are double-pane, operable with aluminum frames, and are in good condition. Exterior doors are constructed of metal and are in good condition as well. Overall, the building's envelope is in good condition.

Image 1 – Building Envelope

2.5 On-site Generation

Edgemont School does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

Please refer to Appendix A: Equipment Inventory & Recommendations for an inventory of your equipment.

Lighting System

Lighting at the facility is provided predominately by 32-Watt linear fluorescent T8 lamps with electronic ballasts. Most of the building classrooms use 2-lamp or 4-lamp, 2-foot wide by 4-foot long troffers with diffusers. The multipurpose room is illuminated with 250-Watt metal halide lamps while the library office and the boiler room are illuminated with a combination of 32-Watt linear fluorescent T8 and 40-Watt T12 lamps. A small number of compact fluorescent and incandescent lamps are located in spaces such as stairwells and storage rooms. The remaining building spaces are illuminated with linear 32-Watt fluorescent T8 lamps. Exit signs throughout the facility are LED. Lighting control is provided mostly by manual wall switches. The facility exterior lighting system consists of 250-Watt metal halide outdoor wall-mounted area fixtures which are controlled by photocells.

Steam Heating System

The steam heating system consists of two 1,189 MBh steam boilers, each with a nominal combustion efficiency of 83%, plus the associated distribution system. Each boiler has a 3 hp combustion air fan. The boiler also has two 3 hp feed water pumps and a control valve that maintains the boiler water level. Steam is supplied to the radiators and heating unit ventilators at 15 psi. The Nestbitt unit ventilators serving rooms 13, 14, 114, and 115 appear in poor condition. The boilers operate in a lead/lag configuration. Local thermostats are used to control the temperatures in spaces. The boilers are two years old and are well maintained.

Image 2 – Steam Heating System

Air Conditioning

Cooling is provided by 15 window air conditioners with capacity ranging from 0.5 to 1.83 ton, and are relatively in good condition except for the two older less efficient units serving room 9 and the teacher room.

Two air handlers, each equipped with a 1 hp supply fan, provide fresh air to the facility from their location in the fan room.

Domestic Hot Water

The domestic hot water system for the facility consists of one Bradford White gas fired non-condensing hot water heater with an input rating of 76 MBh and a nominal efficiency of 82%. It has a 75-gallon storage tank and is located in the boiler room. The water heater is seven years old and appears in good condition.

Food Service & Refrigeration

The school includes a small institutional kitchen which includes a gas rack convection oven and insulated food holding cabinets, and three stand-up refrigerators. The kitchen is well maintained.

Plug Load & Vending Machines

The building has approximately 35 computers with LCD monitors that are used daily, plus servers, three large photocopiers, and four printers. There is no centralized PC power management software installed. The facility has no refrigerated beverage vending machines.

2.7 Water-Using Systems

There are several restrooms at this facility. A sampling of restrooms found that all the faucets are rated as low flow.

3 SITE ENERGY USE AND COSTS

Utility data for electricity and natural gas was analyzed to identify opportunities for savings. In addition, data for electricity and natural gas was evaluated to determine the annual energy performance metrics for the building in energy cost/ft^2 and energy use/ft^2. These energy use indices are indicative of the relative energy effectiveness of this building. There are many factors that could cause the energy use of this building to vary from the "typical" energy use for other facilities identified as: School (K-12). Specific local climate conditions, daily occupancy hours of the facility, seasonal fluctuations in occupancy, daily operating hours of energy use systems, and the behavior of the occupants regarding operating systems that impact energy use such as turning off appliances and leaving windows open. Please refer to the Benchmarking section within Section 3.4 for additional information.

3.1 Total Cost of Energy

The following energy consumption and cost data is based on the last 12-month period of utility usage data that was provided for each utility. The annual consumption and cost was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Edgemont School		
Fuel	**Usage**	**Cost**
Electricity	95,970 kWh	$14,976
Natural Gas	22,103 Therms	$19,299
Total		**$34,275**

The current utility cost for this site is $34,275 as shown in the chart below.

Figure 7 - Energy Cost Breakdown

$34,275

3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost (combined for commodity, transmission and distribution) for the past 12 months is $0.136/kWh, which is the blended rate used throughout the analyses in this report. The monthly electricity consumption and peak demand is represented graphically in the chart below. The electricity use profile reflects lower occupancy in the summer months confirming the 10 months facility operation.

Figure 8 - Electric Usage & Demand

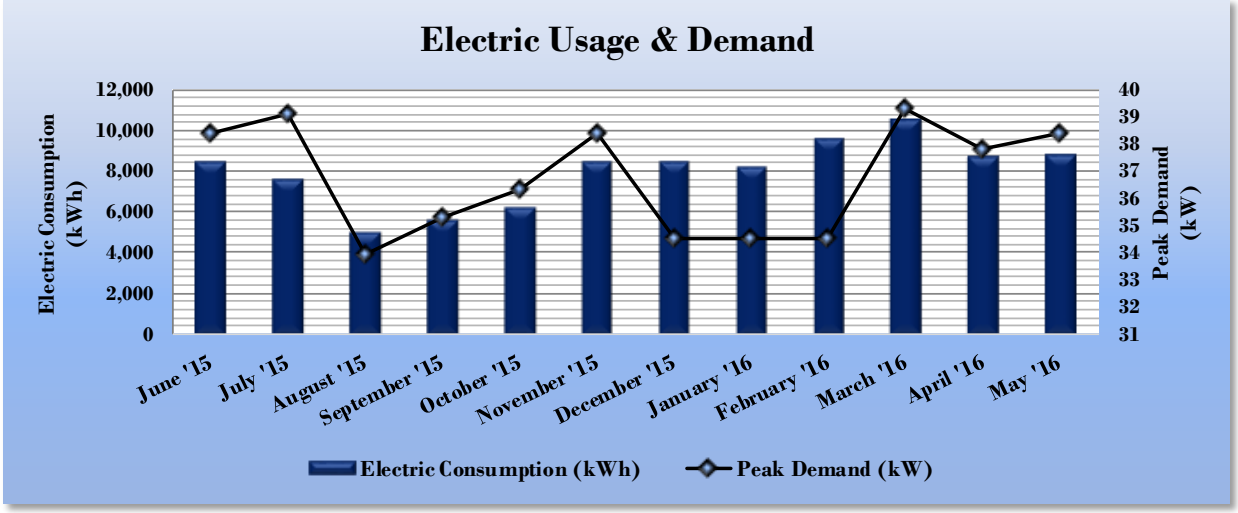


Figure 9 - Electric Usage & Demand

Electric Billing Data for Edgemont School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
6/16/15	30	8,520	38	$167	$1,335
7/18/15	31	7,620	39	$165	$1,508
8/17/15	30	4,990	34	$147	$1,096
9/16/15	31	5,660	35	$149	$1,209
10/16/15	31	6,240	36	$158	$1,273
11/17/15	30	8,490	38	$168	$1,224
12/16/15	31	8,490	35	$151	$1,202
1/16/16	30	8,250	35	$151	$1,115
2/16/16	31	9,600	35	$151	$1,298
3/16/16	31	10,590	39	$171	$1,375
4/16/16	29	8,730	38	$166	$1,166
5/17/16	30	8,790	38	$169	$1,176
Totals	**365**	**95,970**	**39.3**	**$1,912**	**$14,976**
Annual	**365**	**95,970**	**39.3**	**$1,912**	**$14,976**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.873/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is represented graphically in the chart below. The gas use profile is typical for a facility with a significant heating load relative to other end uses.

Figure 10 - Natural Gas Usage

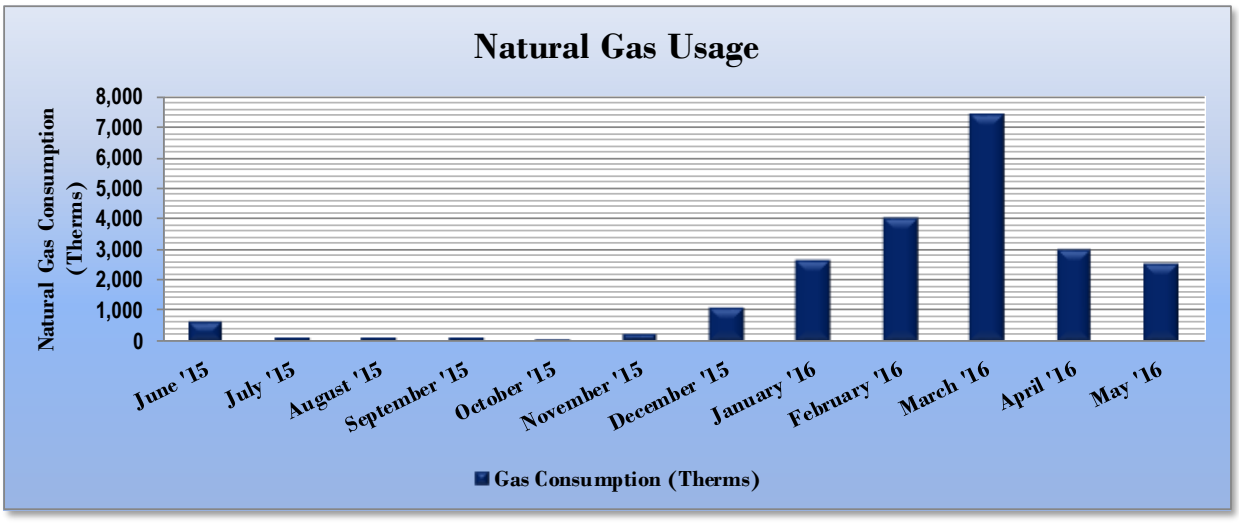


Figure 11 - Natural Gas Usage

Gas Billing Data for Edgemont School				
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost	TRC Estimated Usage?
6/16/15	30	625	$429	No
7/18/15	31	133	$177	Yes
8/17/15	30	114	$162	No
9/16/15	31	114	$191	No
10/16/15	31	33	$150	No
11/17/15	30	248	$241	No
12/16/15	31	1,096	$1,831	Yes
1/16/16	30	2,678	$2,554	No
2/16/16	31	4,046	$3,860	No
3/16/16	31	7,420	$5,435	No
4/16/16	29	3,024	$2,769	Yes
5/17/16	30	2,574	$1,497	No
Totals	**365**	**22,103**	**$19,299**	3
Annual	**365**	**22,103**	**$19,299**	

3.4 Benchmarking

This facility was benchmarked through Portfolio Manager®, an online tool created and managed by the United States Environmental Protection Agency (EPA) through the ENERGY STAR® program. Portfolio Manager® analyzes your building's consumption data, cost information, and operational use details and compares its performance against a yearly baseline, national medians, or similar buildings in your portfolio. Metrics used in this comparison are the energy use intensity (EUI) and ENERGY STAR® score.

The EUI is a measure of a facility's energy consumption per square foot, and it is the standard metric for comparing buildings' energy performance. Comparing the EUI of a building with the national median EUI for that building type illustrates whether that building uses more energy than similar buildings on a square foot basis or if that building performs better than the median. EUI is presented in both 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 is the raw fuel consumed to generate the energy consumed at the site, factoring in energy production and distribution losses.

Figure 12 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Edgemont School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	96.7	141.4
Site Energy Use Intensity (kBtu/ft^2)	73.3	58.2

By implementing all recommended measures covered in this reporting, the project's estimated post-implementation EUI improves as shown in the table below:

Figure 13 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Edgemont School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	84.9	141.4
Site Energy Use Intensity (kBtu/ft^2)	69.5	58.2

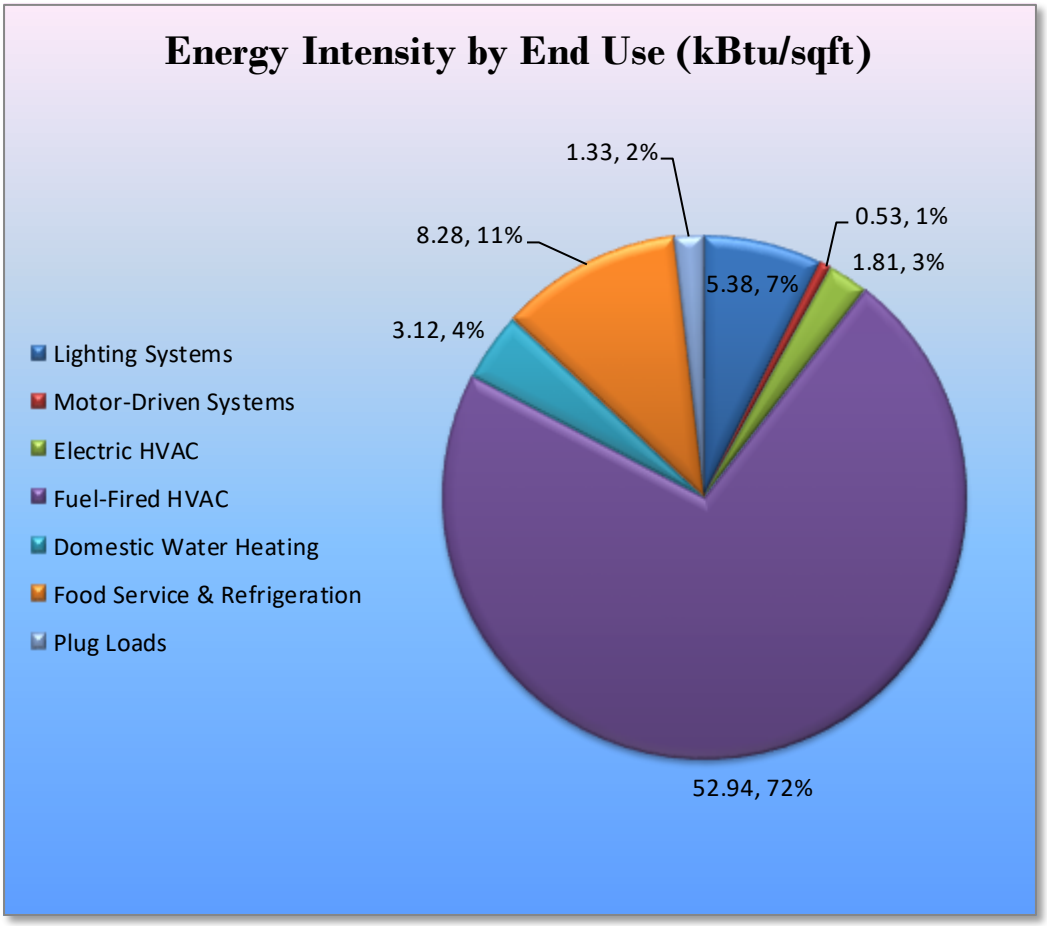
Many buildings can also receive a 1 – 100 ENERGY STAR® score. This score compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide — and may be eligible for ENERGY STAR® certification. This facility has a current score of 70.

The Portfolio Manager®, Statement of Energy Performance can be found in Appendix B: ENERGY STAR® Statement of Energy Performance.

3.5 Energy End-Use Breakdown

To provide a complete overview of energy consumption across building systems, an energy balance was performed at this facility. An energy balance utilizes standard practice engineering methods to evaluate all components of the various electric and fuel-fired systems found in a building and determine their proportional contribution to overall building energy usage. This visual representation of energy end uses highlights systems that may benefit most from energy efficiency projects.

Figure 14 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

The goal of this audit report is to identify potential energy projects, help prioritize specific measures for implementation, and set the Edgemont School on the path to receive financial incentives. For this audit report, most measures have received only a preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is considered sufficient to make "Go/No-Go" decisions and to prioritize energy projects. Savings are based on the New Jersey Board of Public Utilities New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016. Further analysis or investigation may be required to calculate more accurate savings to support any custom SmartStart, Pay for Performance, or Large Energy Users incentive applications. Financial incentives for the ECMs identified in this report have been calculated based the NJ prescriptive SmartStart program. Depending on your implementation strategy, the project may be eligible for more lucrative incentives through other programs as identified in Section 8.

The following sections describe the evaluated measures.

4.1 Recommended ECMs

The measures below have been evaluated by the auditor and are recommended for implementation at the facility.

Figure 15 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**32,804**	**14.6**	**0.0**	**$4,465.58**	**$44,872.25**	**$6,060.00**	**$38,812.25**	**8.69**	**33,033**
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ECM 4	Install Occupancy Sensor Lighting Controls	4,688	2.0	0.0	$638.22	$8,544.00	$1,360.00	$7,184.00	11.26	4,721
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TOTALS		**38,020**	**16.8**	**0.0**	**$5,175.71**	**$54,616.25**	**$7,420.00**	**$47,196.25**	**9.12**	**38,286**

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

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

4.1.1 Lighting Upgrades

Our recommendations for lighting measures are summarized in Figure 16 below.

Figure 16 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**32,804**	**14.6**	**0.0**	**$4,465.58**	**$44,872.25**	**$6,060.00**	**$38,812.25**	**8.69**	**33,033**
ECM 1	Install LED Fixtures	7,516	3.6	0.0	$1,023.13	$15,687.69	$1,000.00	$14,687.69	14.36	7,568
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,558	0.7	0.0	$212.04	$2,123.50	$200.00	$1,923.50	9.07	1,568
ECM 3	Retrofit Fixtures with LED Lamps	23,730	10.2	0.0	$3,230.42	$27,061.06	$4,860.00	$22,201.06	6.87	23,896

ECM 1: Install LED Fixtures

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	5,808	2.5	0.0	$790.65	$12,171.60	$100.00	$12,071.60	15.27	5,849
Exterior	1,708	1.1	0.0	$232.48	$3,516.09	$900.00	$2,616.09	11.25	1,720

Measure Description

This measure evaluates replacing existing interior and exterior fixtures containing 250-Watt metal halide lamps with new high-performance LED light fixtures. This measure saves energy by installing LED sources which use less power than other technologies with a comparable light output.

Maintenance savings are anticipated since LED sources have burn hours which are generally more than twice that of a fluorescent source and more than 10 times incandescent sources. Maintenance savings may be partially offset by the higher material costs associated with LED sources.

During planning and design for the installation of new fixtures, we recommend a holistic approach that considers both the technology of the lighting sources and how they are controlled.

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	1,558	0.7	0.0	$212.04	$2,123.50	$200.00	$1,923.50	9.07	1,568
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.00	0

Measure Description

This measure evaluates replacing linear fluorescent T12 lamps, ballasts, and reflectors with LED tube lamps, reflectors, and drivers specifically designed for existing linear fluorescent fixtures. The retrofit uses the existing fixture housing but replaces the rest of the components with an efficient source and reflectors designed for LEDs. This measure saves energy by installing LED sources which use less power than other technologies with a comparable light output and efficiently projects the light into the space.

Maintenance savings are anticipated since LED sources have burn hours which are more than twice that of a fluorescent source. Maintenance savings may be partially offset by the higher material costs associated with LED sources.

During retrofit planning and design, we recommend a holistic approach that considers both the technology of the lighting sources and how they are controlled.

ECM 3: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	23,730	10.2	0.0	$3,230.42	$27,061.06	$4,860.00	$22,201.06	6.87	23,896
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.00	0

Measure Description

This measure evaluates replacing linear fluorescent T8 lamps with LED tube lamps and replacing incandescent, halogen incandescent, and compact fluorescent screw-in based lamps with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed although there is a fluorescent fixture ballast in place. Other tube lamps require that fluorescent fixture ballasts be removed or replaced with LED drivers. Screw-in LED lamps can be used as a direct replacement for most other screw-in lamps. This measure saves energy by installing LED sources which use less power than other technologies with a comparable light output.

Maintenance savings are anticipated since LED sources have burn hours which are more than twice that of a fluorescent source and more than 10 times incandescent sources. LED lamps that use the existing fluorescent fixture ballast will be constrained by the remaining hours of the ballast. Maintenance savings may be partially offset by the higher material costs associated with LED sources.

During retrofit planning and design, we recommend a holistic approach that considers both the technology of the lighting sources and how they are controlled.

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 17 below.

Figure 17 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**5,217**	**2.3**	**0.0**	**$710.13**	**$9,744.00**	**$1,360.00**	**$8,384.00**	**11.81**	**5,253**
ECM 4	Install Occupancy Sensor Lighting Controls	4,688	2.0	0.0	$638.22	$8,544.00	$1,360.00	$7,184.00	11.26	4,721
ECM 5	Install High/Low Lighitng Controls	528	0.2	0.0	$71.91	$1,200.00	$0.00	$1,200.00	16.69	532

ECM 4: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
4,688	2.0	0.0	$638.22	$8,544.00	$1,360.00	$7,184.00	11.26	4,721

Measure Description

This measure evaluates installing occupancy sensors to control light fixtures that are currently manually controlled in restrooms, storage rooms, classrooms and offices. Sensors detect occupancy using ultrasonic and/or infrared wave technologies. Lighting systems are enabled when an occupant is detected. Fixtures are automatically turned off after an area has been vacant for a preset period. Occupants will also be able to manually turn off fixtures. Energy savings result from only operating lighting systems when they are required.

Occupancy sensors may be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. Ceiling-mounted or remote-mounted sensors require the use of low voltage switching relays or a wireless signal to the switch. In general, use wall switch replacement sensors for single occupant offices and other small rooms. Install ceiling-mounted or remote mounted sensors in locations without local switching, in situations where the existing wall switches are not in the line-of-sight of the main work area, and in large spaces. We recommend a holistic design approach that considers both the technology of the lighting sources and how they are controlled.

Maintenance savings are anticipated due to reduced lamp operation, however, additional maintenance costs may be incurred because the occupancy sensors may require periodic adjustment; it is anticipated that the net effect on maintenance costs will be negligible.

ECM 5: Install High/Low Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
528	0.2	0.0	$71.91	$1,200.00	$0.00	$1,200.00	16.69	532

Measure Description

This measure evaluates installing occupancy sensors to provide dual level lighting control for light fixtures in spaces that are infrequently occupied but require continuous or night lighting for safety or security reasons. Typical areas for such lighting control are stairwells, interior corridors.

The light fixtures operate at default low levels when the area is not occupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared wave technologies. The lighting systems are switched to the high-level setting when an occupant is detected. Fixtures are automatically switched back to low level after an area has been vacant for a preset period

For this application, the occupancy sensors will generally be ceiling or fixture mounted. Sufficient sensor coverage should be provided to turn lights on in an area as an occupant approaches the area.

Maintenance savings are anticipated due to reduced lamp operation, however, additional maintenance costs may be incurred because the occupancy sensors may require periodic adjustment; it is anticipated that the net effect on maintenance costs will be negligible.

4.2 ECMs Evaluated but Not Recommended

The measures below have been evaluated by the auditor but are not recommended for implementation at the facility. Reasons for exclusion can be found in each measure description section.

Figure 18 – Summary of Evaluated but Not Recommended ECMs

Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Motor Upgrades	**177**	**0.3**	**0.0**	**$24.05**	**$1,547.10**	**$0.00**	**$1,547.10**	**64.32**	**178**
Premium Efficiency Motors	177	0.3	0.0	$24.05	$1,547.10	$0.00	$1,547.10	64.32	178
Variable Frequency Drive (VFD) Measures	**1,579**	**1.1**	**0.0**	**$214.94**	**$6,015.30**	**$0.00**	**$6,015.30**	**27.99**	**1,590**
Install VFDs on Boiler Feedwater Pumps	1,579	1.1	0.0	$214.94	$6,015.30	$0.00	$6,015.30	27.99	1,590
Electric Unitary HVAC Measures	**431**	**0.4**	**0.0**	**$58.66**	**$2,536.81**	**$0.00**	**$2,536.81**	**43.24**	**434**
Install High Efficiency Electric AC	431	0.4	0.0	$58.66	$2,536.81	$0.00	$2,536.81	43.24	434
TOTALS	**2,187**	**1.8**	**0.0**	**$297.65**	**$10,099.21**	**$0.00**	**$10,099.21**	**33.93**	**2,202**

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

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

Premium Efficiency Motors

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
177	0.3	0.0	$24.05	$1,547.10	$0.00	$1,547.10	64.32	178

Measure Description

This measure evaluates replacing the two 3 hp boiler feed water pump standard efficiency motors with EISA 2007 efficiency motors. The evaluation assumes existing motors will be replaced with the same size motors. It is important that the speed of each new motor match the speed of the motor it replaces as closely as possible. The base case motor efficiencies are obtained from nameplate information. Proposed case premium motor efficiencies are obtained from the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings (2016)*. Savings are based on the difference between baseline and proposed efficiencies and the annual operating hours.

Reasons for not Recommending

The simple payback of this measure exceeds the expected useful life of the equipment and is therefore not recommended on the basis of energy savings alone.

Install VFDs on Boiler Feedwater Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,579	1.1	0.0	$214.94	$6,015.30	$0.00	$6,015.30	27.99	1,590

Measure Description

This measure evaluates installing a variable frequency drive (VFD) to control the two 3 hp steam boiler feedwater pumps. The existing level control valve will need to be maintained fully open and its control signal used to modulate the feedwater pump VFD speed. Energy savings result from reducing pump motor speed (and power) at reduced feedwater flow. The magnitude of energy savings is based on the amount of time at reduced loads.

Reasons for not Recommending

The simple payback of this measure exceeds the expected useful life of the equipment and is therefore not recommended on the basis of energy savings alone.

Install High Efficiency Electric AC

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
431	0.4	0.0	$58.66	$2,536.81	$0.00	$2,536.81	43.24	434

Measure Description

This measure evaluates replacing window air conditioners with high efficiency window air conditioners. There have been significant improvements in both compressor and fan motor efficiencies in the past several years. Therefore, electricity savings can be achieved by replacing old units with new high efficiency units. A higher EER or SEER rating indicates a more efficient cooling system. The magnitude of energy savings for this measure depends on the relative efficiency of the old and new unit, the cooling load, and the annual operating hours.

Reasons for not Recommending

The simple payback of this measure exceeds the expected useful life of the equipment and is therefore not recommended on the basis of energy savings alone.

5 ENERGY EFFICIENT PRACTICES

In addition to the quantifiable savings estimated in Section 4, a facility's energy performance can also be improved through application of low or no-cost efficiency strategies. By employing certain behavioral and operational adjustments as well as performing routine maintenance on building systems, equipment lifetime can be extended; occupant comfort, health and safety can be improved; and annual energy, operation, and maintenance costs can be reduced. The recommendations below are provided as a framework for developing a whole building maintenance plan that is customized to your facility. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Reduce Air Leakage

Air leakage, or infiltration, occurs when outside air enters a building uncontrollably through cracks and openings. Properly sealing such cracks and openings can significantly reduce heating and cooling costs, improve building durability, and create a healthier indoor environment. This includes caulking or installing weather stripping around leaky doors and windows allowing for better control of indoor air quality through controlled ventilation.

Close Doors and Windows

Ensure doors and windows are closed in conditioned spaces. Leaving doors and windows open leads to a significant increase in heat transfer between conditioned spaces and the outside air. Reducing a facility's air changes per hour (ACH) can lead to increased occupant comfort as well as significant heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

Perform Proper Lighting Maintenance

In order to sustain optimal lighting levels, lighting fixtures should undergo routine maintenance. Light levels decrease over time due to lamp aging, lamp and ballast failure, and buildup of dirt and dust on lamps, fixtures and reflective surfaces. Together, these factors can reduce total illumination by 20% - 60% or more, while operating fixtures continue drawing full power. To limit this reduction, lamps, reflectors and diffusers should be thoroughly cleaned of dirt, dust, oil, and smoke film buildup approximately every 6 – 12 months.

Develop a Lighting Maintenance Schedule

In addition to routine fixture cleaning, development of a maintenance schedule can both ensure maintenance is performed regularly and can reduce the overall cost of fixture re-lamping and re-ballasting. By re-lamping and re-ballasting fixtures in groups, lighting levels are better maintained and the number of site visits by a lighting technician or contractor can be minimized, decreasing the overall cost of maintenance.

Ensure Lighting Controls Are Operating Properly

Lighting controls are very cost-effective energy efficient devices, when installed and operating correctly. As part of a lighting maintenance schedule, lighting controls should be tested annually to ensure proper functioning. For occupancy sensors, this requires triggering the sensor and verifying that the sensor's timer settings are correct. For daylight sensors, maintenance involves cleaning of sensor lenses and confirming setpoints and sensitivity are appropriately configured.

Perform Routine Motor Maintenance

Motors consist of many moving parts whose collective degradation can contribute to a significant loss of motor efficiency. In order to prevent damage to motor components, routine maintenance should be performed. This maintenance consists of 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.

Clean and/or Replace HVAC Filters

Air filters work to reduce the amount of indoor air pollution and increase occupant comfort. Over time, filters become less and less effective as particulate buildup increases. In addition to health concerns related to clogged filters, filters that have reached saturation also restrict air flow through the facility's air conditioning or heat pump system, increasing the load on the distribution fans and decreasing occupant comfort levels. Filters should be checked monthly and cleaned or replaced when appropriate.

Repair/Replace Steam Traps

Properly functioning steam traps ensure that all latent heat in the steam is delivered to the end use by preventing pressurized steam from leaking. Steam traps should be inspected as part of the regular steam system maintenance. Traps that are blocked, venting, or allowing steam to leak through should be repaired or replaced. Repairing or replacing existing steam traps will reduce steam losses.

Perform Proper Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to retain proper functionality and efficiency of the heating system. Fuel burning equipment should undergo yearly tune-ups to ensure they are operating as safely and efficiently as possible from a combustion standpoint. A tune-up should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Buildup of dirt, dust, or deposits on the internal surfaces of a boiler can greatly affect its heat transfer efficiency. These deposits can accumulate on the water side or fire side of the boiler. Boilers should be cleaned regularly according to the manufacturer's instructions to remove this build up in order to sustain efficiency and equipment life.

Perform Proper Water Heater Maintenance

At least once a year, 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. Once a year check for any leaks or heavy corrosion on the pipes and valves. For gas water heaters, check the draft hood and make sure it is placed properly, with a few inches of air space between the tank and where it connects to the vent. Look for any 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 any 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 over three to four years old have a technician inspect the sacrificial anode annually.

Plug Load Controls

There are a variety of ways to limit the energy use of plug loads including increasing occupant awareness, removing under-utilized equipment, installing hardware controls, and using software controls. Some control steps to take are to enable the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips. For additional information refer to "Plug Load Best Practices Guide" http://www.advancedbuildings.net/plug-load-best-practices-guide-offices.

Water Conservation

Installing low flow faucets or faucet aerators, low flow showerheads, and kitchen sink pre-rinse spray valves saves both energy and water. These devices save energy by reducing the overall amount of hot water used hence reducing the energy used to heat the water. The flow ratings for EPA WaterSense™ (http://www3.epa.gov/watersense/products) labeled devices are 1.5 gallons per minute (gpm) for bathroom faucets, 2.0 gpm for showerheads, and 1.28 gpm for pre-rinse spray valves.

Installing dual flush or low flow toilets and low flow or waterless urinals are additional ways to reduce the sites water use, however, these devices do not provide energy savings at the site level. 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. The EPA WaterSense™ ratings for urinals is 0.5 gallons per flush (gpf) and toilets that use as little as 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

6 SELF-GENERATION MEASURES

Self-generation measures include both renewable (e.g., solar, wind) and non-renewable (e.g., microturbines) on-site technologies that generate power to meet all or a portion of the electric energy needs of a facility, often repurposing any waste heat where applicable. Also referred to as distributed generation, these systems contribute to Greenhouse Gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases, resulting in the electric system reliability through improved transmission and distribution system utilization.

The State of New Jersey's Energy Master Plan (EMP) encourages new distributed generation of all forms and specifically focuses on expanding use of combined heat and power (CHP) by reducing financial, regulatory and technical barriers and identifying opportunities for new entries. The EMP also outlines a goal of 70% of the State's electrical needs to be met by renewable sources by 2050.

Preliminary screenings were performed to determine the potential that a generation project could provide a cost-effective solution for your facility. Before deciding to implement, a feasibility study should be conducted that would take a detailed look at 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.

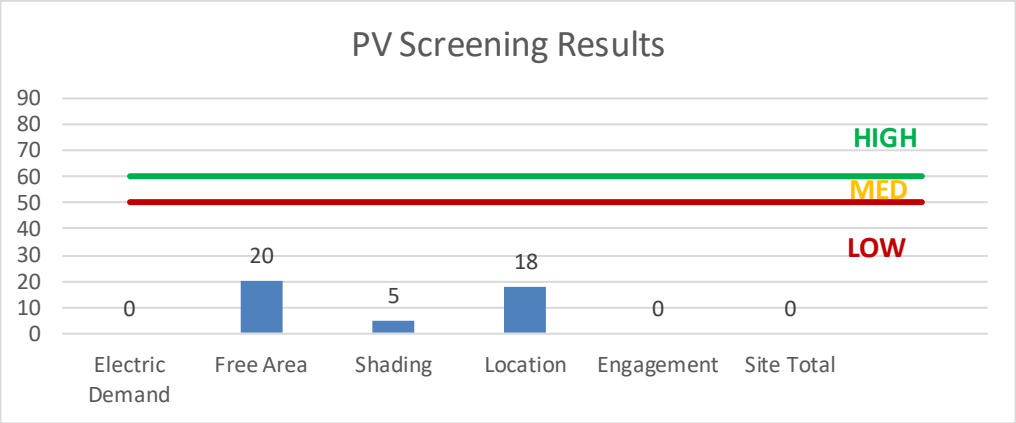
6.1 Photovoltaic

Sunlight can be converted into electricity using photovoltaics (PV) modules. Modules are racked together into an array that produces direct current (DC) electricity. The DC current is converted to alternating current (AC) through an inverter. The inverter is interconnected to the facility's electrical distribution system. The amount of unobstructed area available determines how large of a solar array can be installed. The size of the array combined with the orientation, tilt, and shading elements determines the energy produced.

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

To be cost-effective, a solar PV array generally needs a minimum of 4,000 square feet of flat or south-facing rooftop, or other unshaded space, on which to place the PV panels. In our opinion, the facility does appear not meet these minimum criteria for cost-effective PV installation.

Figure 19 - Photovoltaic Screening



Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about the pipeline of anticipated new solar capacity and insight into future SREC pricing.

For more information on solar PV technology and commercial solar markets in New Jersey, or to find a qualified solar installer, who can provide a more detailed assessment of the specific costs and benefits of solar develop of the site, please visit the following links below:

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

6.2 Combined Heat and Power

In non-industrial settings, combined heat and power (CHP) is the on-site generation of electricity and recovery of heat which is put to beneficial use. Common prime movers in CHP applications include reciprocating engines, microturbines, fuel cells, and (at large facilities) gas turbines. Electricity is typically interconnected to the sites local distribution system. Heat is recovered from the exhaust stream and the ancillary cooling system and interconnected to the existing hot water (or steam) distribution system.

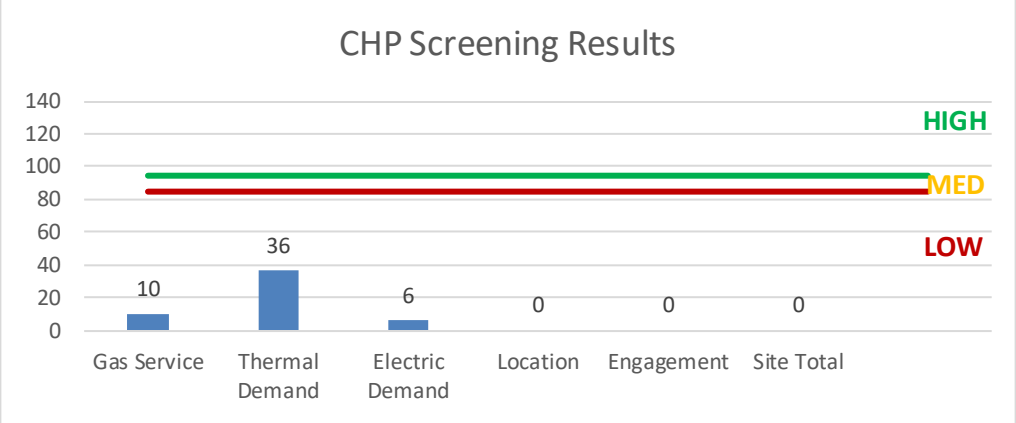
CHP systems are typically used to produce a portion of the electricity needed by a facility, with the balance of electric needs satisfied by purchase from the grid. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for the purpose of space cooling. The key criteria used for screening, however, is the amount of time the system operates at full load and the facility's ability to use the recovered heat. Facilities with continuous use for large quantities of waste heat are the best candidates for CHP.

A preliminary screening based on heating and electrical demand, siting, and interconnection shows that the facility has a **Low** potential for installing a cost-effective CHP system.

Low or infrequent thermal load, and lack of space near the existing thermal generation are the most significant factors contributing to the low potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

For a list of qualified firms in NJ specializing in commercial CHP cost assessment and installation, go to: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/.

Figure 20 - Combined Heat and Power Screening



7 DEMAND RESPONSE

Demand Response (DR) is a program designed to reduce consumer electric load when electric wholesale prices are high or when the reliability of the electric grid is threatened due to peak demand. DR service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability locally.

By enabling grid operators to call upon Curtailment Service Providers and energy consumers to reduce electric usage 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 DR programs. Program participation is voluntary and participants will receive payments whether or not their facility is called upon to curtail their load.

Typically, an electric customer needs to be capable of reducing their electric demand, within minutes, by at least 100 kW or more in order to participate in a DR program. Customers with a greater capability to quickly curtail their demand during peak hours will receive higher payments. Customers with back-up generators onsite may also receive additional DR payments for their generating capacity if they agree to run the generators for grid support when called upon. Eligible customers who have chosen to participate in a DR program often find it to be a valuable source of revenue for their facility(ies) because the payments can significantly offset annual utility costs.

Participating customers can often quickly reduce their peak load through simple measures, such as temporarily raising temperature set points on thermostats so that air conditioning units run less frequently or agreeing to dim or shut off less critical lighting. This usually requires some level of building automation and controls capability to ensure rapid load reduction during a DR event cycle. DR program participants often have to install smart meters and may need to also sub-meter larger energy-using equipment, such as chillers, in order to demonstrate compliance with DR program requirements.

DR does not include the reduction of electricity consumption based on normal operating practice or behavior. For example, if a company's normal schedule is to close for a holiday, the reduction of electricity due to this closure or scaled-back operation is not considered a demand response activity in most situations.

The first step toward participation in a DR program is to contact a Curtailment Service Provider. A list of these providers is available on PJM's website and it includes contact information for each company, as well as the states where they have active business (http://www.pjm.com/markets-and-operations/demand-response/csps.aspx). PJM also posts training materials that are developed for program members interested in specific rules and requirements regarding DR activity (http://www.pjm.com/training/training%20material.aspx), along with a variety of other DR program information.

Curtailment Service Providers typically offer free assessments to determine a facility's eligibility to participate in a DR program. They will provide details regarding the program rules and requirements for metering and controls, a facility's ability to temporarily reduce electric load, as well as the payments involved in participating in the program. Also, these providers usually offer multiple options for DR to larger facilities and may also install controls or remote monitoring equipment to help ensure compliance of all terms and conditions of a DR contract.

In our opinion, this facility is not a good candidate for DR curtailment.

8 PROJECT FUNDING / INCENTIVES

The NJCEP can provide the incentive programs described below, and others, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey's 1999 Electricity Restructuring Law which requires all customers of investor-owned electric and gas utilities to pay this charge on their monthly energy bills. As a contributor to the fund you could participate in the LGEA program and are also eligible to utilize the equipment incentive programs. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 21 for a list of the eligible programs identified for each recommended ECM.

Figure 21 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install
ECM 1	Install LED Fixtures	x		x
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	x		x
ECM 3	Retrofit Fixtures with LED Lamps	x		x
ECM 4	Install Occupancy Sensor Lighting Controls	x		x
ECM 5	Install High/Low Lighitng Controls			x

SmartStart is generally well suited for implementation of individual or small sets of measures, with the flexibility to install projects at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities to bundle measures and simplify participation, but requires the use of pre-approved contractors. The Pay for Performance (P4P) program is a "whole-building" energy improvement program designed for larger facilities and requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. The Large Energy Users Program (LEUP) is available to New Jersey's largest energy users giving them flexibility to install as little or as many measures, in a single facility or several facilities, with incentives capped based on the entity's annual energy consumption; applicants can use in-house staff or preferred contractor.

Generally, the incentive values provided throughout the report assume the SmartStart program is utilized because it provides a consistent comparison of available incentives.

Brief descriptions of all relevant alternative financing and incentive programs are located in the sections below. You may also check the following website for further information, including most current program availability, requirements, and incentive levels: www.njcleanenergy.com/ci.

8.1 SmartStart

Overview

The SmartStart program offers incentives for installing prescriptive and custom energy efficiency measures at your facility. Routinely the program adds, removes or modifies incentives from year to year for various energy efficiency equipment based on market trends and new technologies.

Prescriptive Equipment Incentives Available:

Electric Chillers
Electric Unitary HVAC
Gas Cooling
Gas Heating
Gas Water Heating
Ground Source Heat Pumps
Lighting
Lighting Controls
Refrigeration Doors
Refrigeration Controls
Refrigerator/Freezer Motors
Food Service Equipment
Variable Frequency Drives

Most equipment sizes and types are served by this program. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades.

Incentives

The prescriptive path provides fixed incentives for specific energy efficiency measures whereas the custom measure path provides incentives for unique or specialized technologies that are not addressed through prescriptive offerings.

Since your facility is an existing building, only the retrofit incentives have been applied in this report. Custom measure incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings, capped at the lesser of 50% of the total installed incremental project cost, or a buy down to a one year payback. Program incentives are capped at $500,000 per electric account and $500,000 per natural gas account, per fiscal year.

How to Participate

To participate in the SmartStart program you will need to submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. Applicants may work with a contractor of their choosing and can also utilize internal personnel, which provides added flexibility to the program. Using internal personnel also helps improve the economics of the ECM by reducing the labor cost that is included in the tables in this report.

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

8.2 Direct Install

Overview

Direct Install is a turnkey program available to existing small to mid-sized facilities with a peak electric demand that did not exceed 200 kW in any of the preceding 12 months. You will work directly with a pre-approved contractor who will perform a free energy assessment at your facility, identify specific eligible measures, and install those measures. Energy efficiency measures may include lighting and lighting controls, refrigeration, HVAC, motors, variable speed drives and controls.

Incentives

The program pays up to 70% of the total installed cost of eligible measures, up to $125,000 per project. Direct Install participants will also be held to a fiscal year cap of $250,000 per entity.

How to Participate

To participate in the Direct Install program, you will need to contact the participating contractor assigned to the county where your facility is located; a complete list is provided on the Direct Install website identified below. The contractor will be paid the program incentive directly which will pass on to you in the form of reduced material and implementation costs. This means up to 70% of eligible costs are covered by the program, subject to program caps mentioned above, and the remaining 30% of the cost is your responsibility to the contractor.

Since Direct Install offers a free assessment, LGEA applicants that do not meet the audit program eligibility requirements, but do meet the Direct Install requirements, may be moved directly into this program.

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

8.3 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) is an alternate method for New Jersey's government agencies to finance the implementation of energy conservation measures. An ESIP is a type of "performance contract," whereby school districts, counties, municipalities, housing authorities and other public and state entities enter in to contracts to help finance building energy upgrades. This is done in a manner that ensures that annual payments are lower than the savings projected from the ECMs, ensuring that ESIP projects are cash flow positive in year one, and every year thereafter. 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 can be leveraged to help further reduce the total project cost of eligible measures.

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 utilized for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

Please note that ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you may utilize the incentive programs to help further reduce costs when compiling the ESP. You should refer to the ESIP guidelines at the link above for further information and guidance on next steps.

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

In 1999, New Jersey State Legislature passed the Electric Discount & Energy Competition Act (EDECA) to restructure the electric power industry in New Jersey. This law deregulated the retail electric markets, allowing all consumers to shop for service from competitive electric suppliers. The intent was to create a more competitive market for electric power supply in New Jersey. As a result, utilities were allowed to charge Cost of Service and customers were given the ability to choose a third-party (i.e. non-utility) energy supplier.

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

If your facility is not purchasing electricity from a third-party supplier, consider shopping for a reduced rate from third-party electric suppliers. If your facility is purchasing electricity from a third-party supplier, review and compare prices at the end of the current contract or every couple years.

A list of third-party electric suppliers, who are licensed by the state to provide service in New Jersey, can be found online at: www.state.nj.us/bpu/commercial/shopping.html.

9.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey has also been deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and that fluctuate on a monthly basis. The utility provides basic gas supply service (BGSS) to customers who choose not to buy from a third-party supplier for natural gas commodity.

A customer's decision about whether to buy natural gas from a retail supplier is typically dependent upon whether a customer seeks 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 is not purchasing natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility is purchasing natural gas from a third-party supplier, review and compare prices at the end of the current contract or every couple year.

A list of third-party natural gas suppliers, who are licensed by the state to provide service in New Jersey, can be found online at: 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	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Library	16	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	16	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.77	1,783	0.0	$242.69	$1,638.13	$340.00	5.35
Office	3	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	1,320	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.13	308	0.0	$41.97	$467.00	$50.00	9.94
Hallway	20	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	20	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	924	0.55	1,266	0.0	$172.34	$1,770.00	$200.00	9.11
Hallway	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	924	0.14	334	0.0	$45.50	$285.40	$60.00	4.95
Girls Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Room 2	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.29	669	0.0	$91.01	$686.80	$140.00	6.01
Room 5	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Custodian	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,320	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,320	0.01	24	0.0	$3.31	$48.20	$10.00	11.55
Nurse Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.10	223	0.0	$30.34	$306.27	$60.00	8.12
Nurse Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Room 7	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.49	1,139	0.0	$155.11	$1,285.00	$220.00	6.87
Room 21	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.58	1,337	0.0	$182.01	$1,257.60	$260.00	5.48
Hallway Expo Light	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	1,320	Relamp	No	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	1,320	0.02	53	0.0	$7.23	$71.80	$10.00	8.54
Room 8	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Boys Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Staff Bathrrom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.02	50	0.0	$6.82	$58.50	$10.00	7.11
Groupe Study Room	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.16	380	0.0	$51.70	$467.00	$80.00	7.49
Multipurpose Room	20	Metal Halide: (1) 250W Lamp	Wall Switch	295	1,320	Fixture Replacement	Yes	20	LED - Fixtures: Downlight Pendant	Occupancy Sensor	75	924	3.18	7,362	0.0	$1,002.24	$16,571.60	$800.00	15.74
Custodian Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.02	50	0.0	$6.82	$58.50	$10.00	7.11
Stage Area	1	Incandescent: 65W A Lamp	Wall Switch	65	1,320	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	11	1,320	0.04	82	0.0	$11.16	$53.75	$10.00	3.92
Stage Area	56	Halogen Incandescent: PAR38 90W	Wall Switch	90	1,320	Relamp	No	56	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	15	1,320	2.75	6,376	0.0	$867.92	$3,010.17	$560.00	2.82
Kitchen	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	No	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,320	0.15	340	0.0	$46.29	$380.53	$80.00	6.49
Room 13	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.44	1,013	0.0	$137.87	$1,168.00	$200.00	7.02
Room 14	20	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	20	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.55	1,266	0.0	$172.34	$1,402.00	$240.00	6.74

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Room 22	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Room 22	1	Incandescent: 65W A Lamp	Wall Switch	65	1,320	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	11	1,320	0.04	82	0.0	$11.16	$53.75	$10.00	3.92
Stairwell	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	924	0.25	570	0.0	$77.55	$726.50	$90.00	8.21
Stairwell	6	Compact Fluorescent: 23W CFL	Wall Switch	23	1,320	Relamp	No	6	LED - Fixtures: Downlight Solid State Retrofit	Wall Switch	16	1,320	0.03	63	0.0	$8.56	$381.90	$0.00	44.64
2nd Floor Hallway	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	924	0.14	317	0.0	$43.09	$492.50	$50.00	10.27
Room 106	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Room 107	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Room 105	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,320	Relamp	Yes	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	924	0.49	1,139	0.0	$155.11	$1,102.40	$180.00	5.95
Custodian Closet	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,320	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,320	0.01	24	0.0	$3.31	$48.20	$10.00	11.55
Room 104	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.10	223	0.0	$30.34	$306.27	$60.00	8.12
Room 104	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Room 109	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Room 103	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Room 110	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.57	1,329	0.0	$180.96	$1,460.50	$250.00	6.69
Storage	2	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	1,320	Relamp & Reballast	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	924	0.09	206	0.0	$27.98	$350.00	$40.00	11.08
Storage	4	Incandescent: 65W A Lamp	Wall Switch	65	1,320	Relamp	Yes	4	LED Screw-In Lamps: Downlight Solid State Retrofit	Occupancy Sensor	11	924	0.15	348	0.0	$47.36	$331.01	$40.00	6.14
Room 112	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.04	100	0.0	$13.64	$117.00	$20.00	7.11
Hallway	3	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	176	1,320	Relamp & Reballast	Yes	3	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	924	0.27	617	0.0	$83.94	$685.50	$60.00	7.45
Room 115	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.29	669	0.0	$91.01	$686.80	$140.00	6.01
Room 114	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.29	669	0.0	$91.01	$686.80	$140.00	6.01
Boiler Room	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,320	Relamp	No	7	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.15	351	0.0	$47.74	$409.50	$70.00	7.11
Boiler Room	9	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	1,320	Relamp & Reballast	No	9	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,320	0.35	806	0.0	$109.73	$1,053.00	$90.00	8.78
Boiler Room	2	Incandescent: 65W A Lamp	Wall Switch	65	1,320	Relamp	No	2	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	11	1,320	0.07	164	0.0	$22.32	$107.51	$20.00	3.92
Exterior Perimeter Light	9	Metal Halide: (1) 250W Lamp	Daylight Dimming	295	863	Fixture Replacement	No	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	75	863	1.30	1,964	0.0	$267.35	$3,516.09	$900.00	9.79
Room 12	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	924	0.10	223	0.0	$30.34	$306.27	$60.00	8.12

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
School	19	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	19	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Motor Inventory & Recommendations

		Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	Boiler	2	Combustion Air Fan	3.0	82.0%	No	520	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Compressor	1	Air Compressor	0.8	78.7%	No	520	No	78.7%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Boiler	1	Other	0.5	71.0%	No	520	No	71.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Boiler Room	2	Boiler Feed Water Pump	3.0	78.0%	No	520	Yes	85.5%	Yes	2	1.39	1,756	0.0	$238.99	$7,562.40	$0.00	31.64
Fan Room	School	2	Supply Fan	1.0	82.0%	No	390	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Library	Library	2	Window AC	1.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 2	Room 2	1	Window AC	1.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office	Office	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office	9	1	Window AC	1.50		Yes	1	Window AC	1.50		12.00		No	0.24	277	0.0	$37.77	$1,633.14	$0.00	43.24
Room 5	Room 5	1	Window AC	1.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Nurse Office	Nurse Office	1	Window AC	0.66		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 7	Room 7	1	Window AC	1.54		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Group Study Room	Group Study Room	1	Window AC	1.16		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 107	Room 107	1	Window AC	1.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Teacher Room	Teacher Room	1	Window AC	0.83		Yes	1	Window AC	0.83		12.00		No	0.13	154	0.0	$20.90	$903.67	$0.00	43.24
Room 3	Room 103	1	Window AC	1.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 112	Room 112	1	Window AC	0.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 115	Room 115	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 114	Room 114	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating 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)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	School	2	Forced Draft Steam Boiler	1,189.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	School	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Stand-Up Refrigerator, Solid Door (≤15 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Gas Rack Oven (Double)	Yes	No	0.00	0	0.0	$0.00	$9,290.04	$2,000.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
School	35	Desktop Computer with LCD Monitors	205.0	Yes
School	4	Printer	460.0	Yes
School	3	Copy Machine	850.0	Yes
School	4	Microwave	1,000.0	No
Kitchen	1	Refrigerator	250.0	Yes
Teacher Room	1	Refrigerator	250.0	Yes

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Edgemont Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 34,638
Built: 1925

For Year Ending: April 30, 2016
Date Generated: December 20, 2017

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
Edgemont Elementary School 20 Edgemont Road Montclair, New Jersey 07042	Montclair Board of Education 22 Valley Road Montclair, NJ 07042 (973) 509-4050	Steve DiGeronimo 22 Valley Road Montclair, NJ 07042 (973) 509-4050 bfleischer@montclair.k12.nj.us

Property ID: 5724510

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
73.5 kBtu/ft²

Source EUI
97.1 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	330,511 (13%)
Natural Gas (kBtu)	2,214,138 (87%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	88.3
National Median Source EUI (kBtu/ft²)	116.7
% Diff from National Median Source EUI	-17%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	154

Signature & Stamp of Verifying Professional

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

Signature: _____ Date: _____

Licensed Professional

___ _____
,
(___)___-_____
_____

Professional Engineer Stamp (if applicable)