Local Government Energy Audit:
Energy Audit Report

Northeast School

Montclair Board of Education

603 Grove Street

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 the Northeast 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 school districts in controlling energy costs and protecting our environment by offering a full spectrum of energy management options.

1.1 Facility Summary

The Northeast School is a three-story building totaling 56,549 square feet, originally constructed in 1935. The building has a flat and pitched roof sections. Exterior walls are finished with stone blocks, masonry brick and concrete façade. Interior lighting is provided mainly by 32-Watt linear fluorescent T8 fixtures which are mostly controlled by manual wall switches. Heating is provided by two steam boilers and rooftop furnaces. The cooling system consists of window air conditioners (ACs), split system ACs and rooftop packaged units.

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 13 measures. Eight measures were recommended for implementation which together represent an opportunity for Northeast School to reduce annual energy costs by roughly $15,213 and annual greenhouse gas emissions by 120,163 lbs CO_2e. The measures would pay for themselves in roughly 4.5 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 Northeast School's annual energy use by 23.9%.

Figure 1 – Previous 12 Month Utility Costs

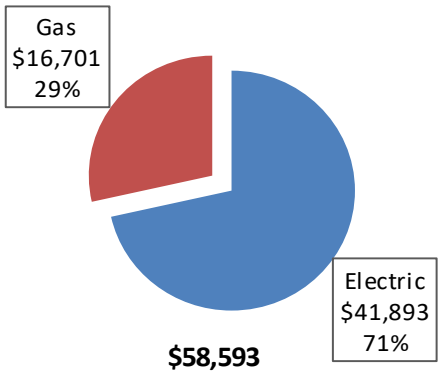
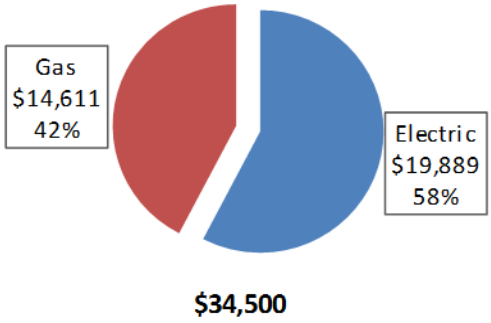


Figure 2 – Potential Post-Implementation Costs



A detailed description of the Northeast 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 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			**81,330**	**23.4**	**0.0**	**$10,792.69**	**$64,690.58**	**$9,450.00**	**$55,240.58**	**5.12**	**81,899**
ECM 1	Install LED Fixtures	Yes	14,553	3.5	0.0	$1,931.16	$14,906.34	$800.00	$14,106.34	7.30	14,654
ECM 2	Retrofit Fixtures with LED Lamps	Yes	65,649	19.9	0.0	$8,711.80	$48,278.47	$8,650.00	$39,628.47	4.55	66,108
ECM 3	Install LED Exit Signs	Yes	1,128	0.1	0.0	$149.73	$1,505.77	$0.00	$1,505.77	10.06	1,136
Lighting Control Measures			**14,651**	**4.4**	**0.0**	**$1,944.29**	**$11,334.00**	**$1,585.00**	**$9,749.00**	**5.01**	**14,754**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	13,200	3.9	0.0	$1,751.66	$9,734.00	$1,585.00	$8,149.00	4.65	13,292
ECM 5	Install High/Low Lighitng Controls	Yes	1,452	0.4	0.0	$192.63	$1,600.00	$0.00	$1,600.00	8.31	1,462
Variable Frequency Drive (VFD) Measures			**2,021**	**1.0**	**0.0**	**$268.21**	**$6,015.30**	**$0.00**	**$6,015.30**	**22.43**	**2,035**
	Install VFDs on Hot Water Pumps	No	2,021	1.0	0.0	$268.21	$6,015.30	$0.00	$6,015.30	22.43	2,035
Electric Unitary HVAC Measures			**17,182**	**13.5**	**0.0**	**$2,280.11**	**$97,008.17**	**$5,080.50**	**$91,927.67**	**40.32**	**17,302**
	Install High Efficiency Electric AC	No	17,182	13.5	0.0	$2,280.11	$97,008.17	$5,080.50	$91,927.67	40.32	17,302
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**117.2**	**$1,062.45**	**$109,206.70**	**$6,832.00**	**$102,374.70**	**96.36**	**13,725**
	Install High Efficiency Steam Boilers	No	0	0.0	102.5	$929.18	$97,243.63	$5,232.00	$92,011.63	99.02	12,003
	Install High Efficiency Furnaces	No	0	0.0	14.7	$133.28	$11,963.07	$1,600.00	$10,363.07	77.76	1,722
HVAC System Improvements			**9,165**	**2.1**	**0.0**	**$1,216.23**	**$2,900.00**	**$1,000.00**	**$1,900.00**	**1.56**	**9,229**
ECM 6	Install Dual Enthalpy Outside Economizer Control	Yes	9,165	2.1	0.0	$1,216.23	$2,900.00	$1,000.00	$1,900.00	1.56	9,229
Domestic Water Heating Upgrade			**0**	**0.0**	**113.3**	**$1,027.01**	**$4,613.91**	**$150.00**	**$4,463.91**	**4.35**	**13,267**
	Install High Efficiency Gas Water Heater	No	0	0.0	15.6	$141.39	$4,449.00	$150.00	$4,299.00	30.40	1,827
ECM 7	Install Low-Flow Domestic Hot Water Devices	Yes	0	0.0	97.7	$885.62	$164.91	$0.00	$164.91	0.19	11,441
Plug Load Equipment Control - Vending Machine			**2,821**	**0.0**	**0.0**	**$374.32**	**$1,437.60**	**$0.00**	**$1,437.60**	**3.84**	**2,840**
ECM 8	Vending Machine Control	Yes	2,821	0.0	0.0	$374.32	$1,437.60	$0.00	$1,437.60	3.84	2,840
TOTALS FOR PROPOSED MEASURES			**107,967**	**29.9**	**97.7**	**$15,213.15**	**$80,527.09**	**$12,035.00**	**$68,492.09**	**4.50**	**120,163**
TOTALS FOR ALL MEASURES			**127,170**	**44.4**	**230.5**	**$18,965.32**	**$297,206.26**	**$24,097.50**	**$273,108.76**	**14.40**	**155,052**

* - 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.

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.

Gas Heating (HVAC/Process) measures generally involve replacing old inefficient hydronic heating systems with modern energy efficient systems. Gas heating systems can provide heating equivalent to older systems, but use less energy. These measures save energy by reducing the fuel used by the heating due to improved combustion and heat transfer efficiency.

HVAC System Improvements generally involve the installation of automated controls to reduce heating and cooling demand when conditions allow. These measures could encompass changing temperature setpoints, using outside air for free cooling, or limiting excessive outside air during extreme outdoor air temperatures. These measures save energy by reducing the demand on the systems and the amount of time systems operate.

Domestic Water Heating upgrade measures generally involve replacing old inefficient domestic water heating systems with modern energy efficient systems. New domestic water heating systems can provide equivalent or greater capacity as older systems, but use less energy. These measures save energy by reducing the fuel used by the domestic water heating systems due to improved efficiency or the removal of standby losses.

Plug Load Equipment control measures generally involve installing automation that limits the power use or operation of equipment plugged into an electrical receptacle based on occupancy.

Energy Efficient Practices

TRC also identified nine 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 Northeast School include:

- Reduce Air Leakage
- Close Doors and Windows
- Ensure Lighting Controls Are Operating Properly
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- 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 the Northeast School. Based on the configuration of the site and its loads there is a high potential for installing a photovoltaic (PV) array.

Figure 4 – Photovoltaic Potential

Potential	High	
System Potential	90	kW DC STC
Electric Generation	107,224	kWh/yr
Displaced Cost	$9,330	/yr
Installed Cost	$234,000	

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
- SREC (Solar Renewable Energy Certificate) Registration Program (SRP)
- 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 8.4 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 or not 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 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Brian Fleischer	Business Administrator	bfleischer@montclair.k12.nj.us	(973) 509-4050
Designated Representative			
Steve Yekel	Custodian		(973) 509-4293
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 the Northeast School located in Montclair, New Jersey. TRC's auditor met with Steve Yekel to review the facility operations and focus the investigation on specific energy-using systems.

The 56,549-square foot building is a three-story facility comprised of classrooms, administrative offices, music room, multipurpose room, kitchen, media center, storage and mechanical spaces. The original building was built in 1935, the multipurpose room and additional classrooms were added in 1957. In 2000, a new section was built in the center to accommodate additional classrooms. The building is used primarily for elementary 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 410 students and staff.

Figure 6 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Notheast School	Weekday	7:00 AM - 5:30 PM
Notheast School	Weekend	Closed

2.4 Building Envelope

Image 1 – Building Envelope

The three-story building has a reinforced concrete foundation. The original building has a basement. The roofing system consists of a pitched concrete tile roof on the front facing section and perimeter, and a membrane type roof on the back of the building where the HVAC equipment resides. Exterior walls are finished with stone, concrete blocks, and masonry brick. The windows throughout the facility are double paned with aluminum frames which are in good condition and well maintained. Exterior doors are constructed of metal. The door seals were found to be in good condition. Overall, the building's envelope is in good condition.

2.5 On-site Generation

The Northeast 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

Interior lighting at the facility is provided mainly by 32-Watt linear fluorescent T8 lamps with electronic ballasts. Most of the fixtures are 2-lamp or 4-lamp, 4-foot long troffers with diffusers. The main portion of the multipurpose room is illuminated with 250-Watt mercury vapor lamps while the stage area has halogen incandescent lamps. The front entrance hallway is lit with a combination of 32-Watt linear fluorescent T8 lamps and 40-Watt candelabra incandescent lamps while the media center is illuminated with compact fluorescent lamps (CFLs) in addition to 32-Watt linear fluorescent T8 lamps. A small number of 60-Watt incandescent screw-in lamps are found in spaces such as storage and closet rooms, Dean's office and some restrooms. Exit signs throughout the facility are primarily provided by incandescent sources. Lighting control is provided mostly by manual wall switches. The facility exterior lighting consists of 150-Watt metal halide and LED wall mounted area fixtures which are controlled with timers.

Steam and Heating Hot Water System

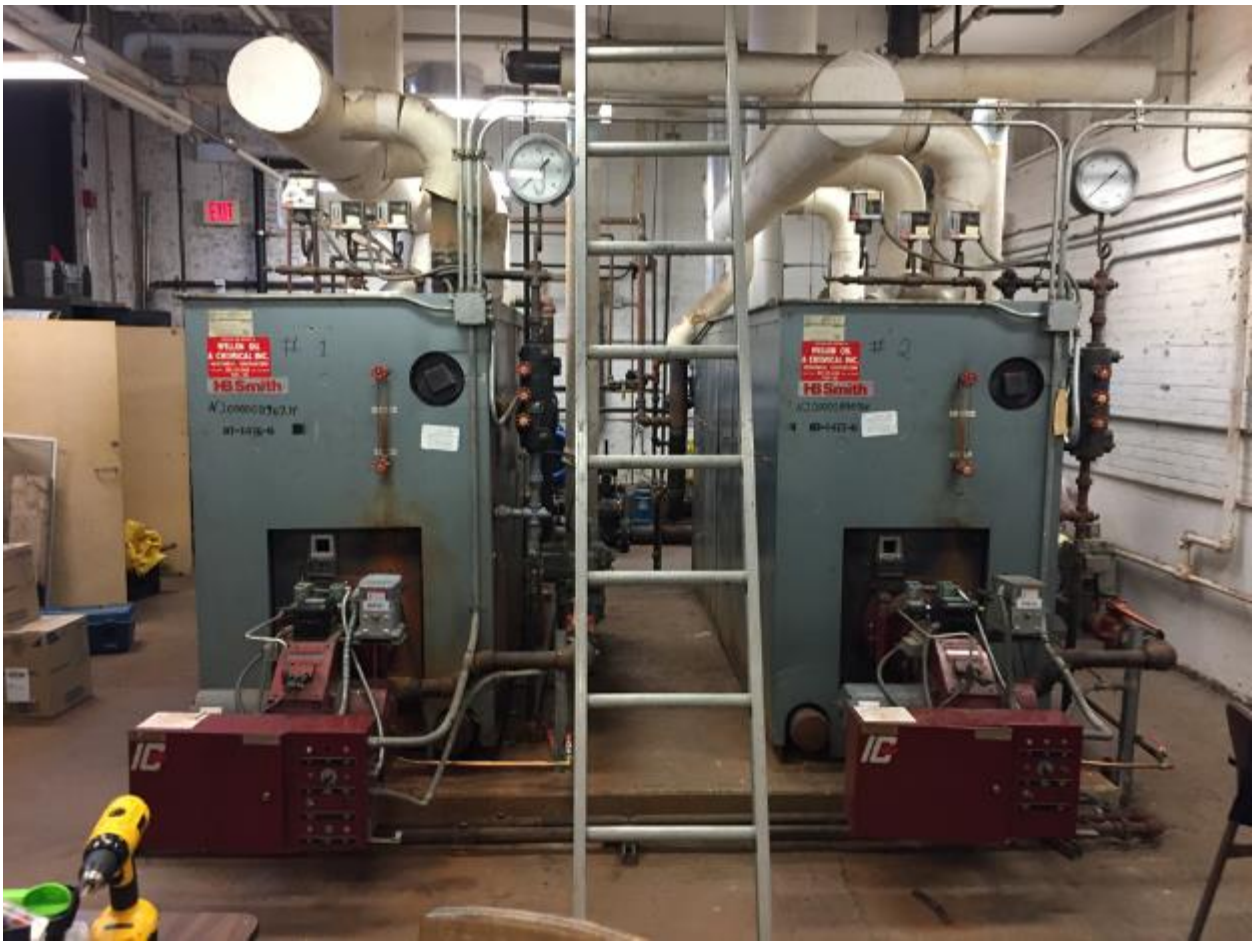


Image 2 – Steam Heating System

The steam system is comprised of two steam boilers and both steam and hot water distribution. Two 2,616 MBh output steam boilers, each with an estimated nominal combustion efficiency of 75%, operate in a lead/lag configuration. The boilers are 30 years old and have passed their useful service life. Each boiler has a 3 hp combustion air fan, a 0.75 hp feed water pump, and a control valve that maintains the boiler water level. Steam is supplied directly to the radiators and heating unit ventilators serving the old wing at 15 psi. Some unit ventilators serving the old section of the building appear in poor condition.

Heating hot water is supplied to unit ventilators located in the newer area through a heat exchanger. Two constant speed 3 hp pumps circulate the heating hot water.

The school should consider re-evaluating the building heating load and installing modular boilers when these are replaced. In addition to the steam system, four rooftop units equipped with gas-fired furnace sections are used to provide supplemental heating to the media center and other spaces. Local thermostats are used to control the temperature in the various zones.

Air Conditioning (DX)

Image 3 – Air Conditioning

Cooling is provided by a combination of window air conditioners (AC), split system ACs, and rooftop packaged units. There are 12 window ACs ranging from 0.8 to 1.5 tons. They are in relatively good condition except the unit serving the main office which appears in poor condition. There are ten Carrier split system ACs which are sized from 2 to 3.5 tons and serve various spaces of the facility. The units utilize a scroll compressor and a direct-expansion (DX) coil. They are all 18 years old, have passed their useful service live and appear in poor condition.

One 12.5-ton Carrier rooftop packaged unit (RTU1) is used to condition the media center. The unit provides constant air volume by utilizing a scroll compressor and a direct-expansion coil. The unit is also equipped with a gas fired furnace section that provides heating as needed. One 2-ton and two 8.5-ton Carrier packaged units (RTU2, RTU7, RTU8), also equipped with gas fired furnace sections, are used to provide cooling and heating to various spaces. The rooftop packaged units are 17 years old and appear in poor condition. Cooling and heating systems used to be controlled by an Automated Logic Corporation control system. The site contact stated that the system was out of service for long before the survey. Air is exhausted from the kitchen and restrooms through roof mounted exhaust fans. The multipurpose room has one exhaust fan located in the fan room.

Domestic Hot Water

Domestic hot water for the facility is provided by two natural gas fired water heaters. A Bradford White non-condensing water heater with an input rating of 76 MBh and a nominal efficiency of 82% has a 75-gallon storage tank and is located in boiler room. This water heater is seven years old and appear in good condition. It serves the old section of the building.

Domestic hot water for the new section consists of one A.O. Smith gas fired non-condensing water heater with an input rating of 75 MBh and an estimated combustion efficiency of 80%. It has a 75-gallon storage tank and is located in the storage room. The heater is 18 years old.

Image 4 – Domestic Hot Water System

Food Service & Refrigeration

The school houses one small kitchen. The kitchen includes gas convection ovens, insulated food holding cabinets, two standup refrigerators and one standup freezer. The kitchen is well maintained.

Plug load & Vending Machines

The building has approximately 48 computers with LCD monitors that are used daily, plus a server, four large photocopiers, and three printers. The computers, monitors, and printers seemed to be all recent models with power management software designed to reduce power when they sit idle for more than a few minutes. The building has two vending machines located in the teacher room.

2.7 Water-Using Systems

There are several restrooms at this facility. A sampling of restrooms found that all of the faucets are rated for 2.2 gallons per minute (gpm) or higher, the toilets are rated at 2.5 gallons per flush (gpf) and the urinals are rated at 2 gpf. The kitchen has one faucet that is rated for 3 gpm.

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 a number of 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 with regard to 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

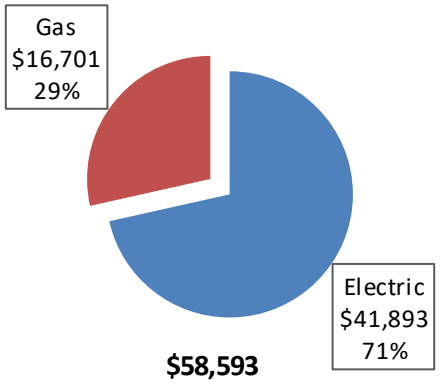
The following energy consumption and cost data is based on the last 12-month period of utility usage data that was provided for each utility. The annual consumption and cost was developed from this information.

Figure 7 - Utility Summary

Utility Summary for Northeast School		
Fuel	**Usage**	**Cost**
Electricity	274,425 kWh	$41,893
Natural Gas	18,426 Therms	$16,701
Total		**$58,593**

The current utility cost for this site is $58,593 as shown in the chart below.

Figure 8 - Energy Cost Breakdown



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 $0.133/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, although the building is cooled.

Figure 9 - Electric Usage & Demand

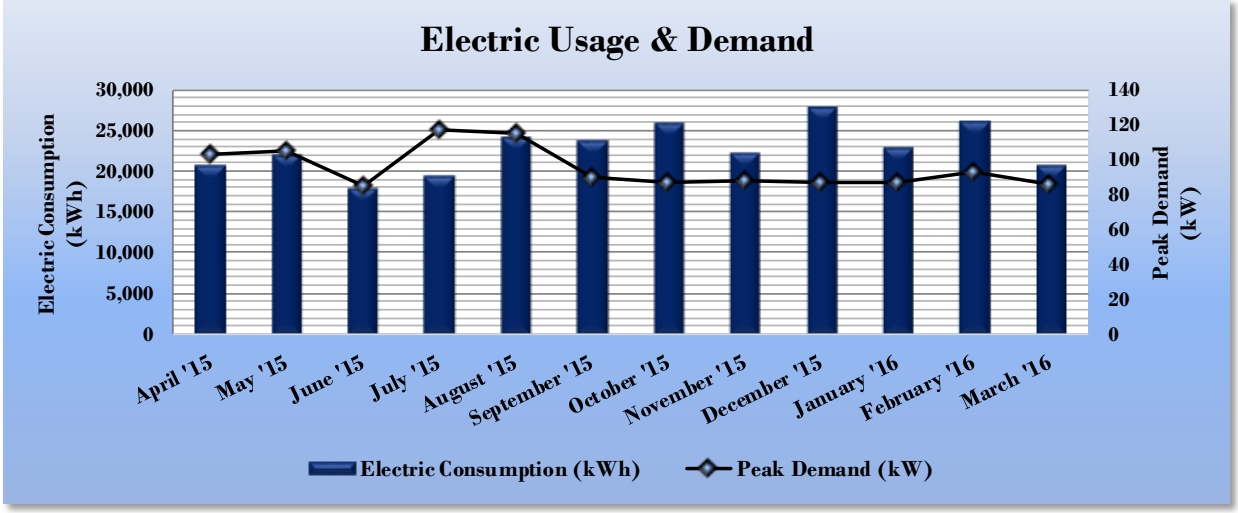


Figure 10 - Electric Usage & Demand

Electric Billing Data for Northeast School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
5/1/15	31	20,850	103	$404	$4,164
6/1/15	30	22,125	105	$850	$4,291
7/1/15	31	18,000	85	$469	$3,441
8/1/15	31	19,500	117	$456	$4,014
9/1/15	30	24,150	116	$368	$3,501
10/1/15	31	23,775	90	$509	$3,330
11/1/15	30	25,875	87	$504	$3,490
12/1/15	31	22,275	88	$393	$2,956
1/1/16	31	27,825	87	$380	$3,534
2/1/16	28	22,950	87	$383	$3,004
3/1/16	31	26,250	93	$380	$3,408
4/1/16	30	20,850	86	$382	$2,760
Totals	**365**	**274,425**	**117**	**$5,476**	**$41,893**
Annual	**365**	**274,425**	**117**	**$5,476**	**$41,893**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.906/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 11 - Natural Gas Usage

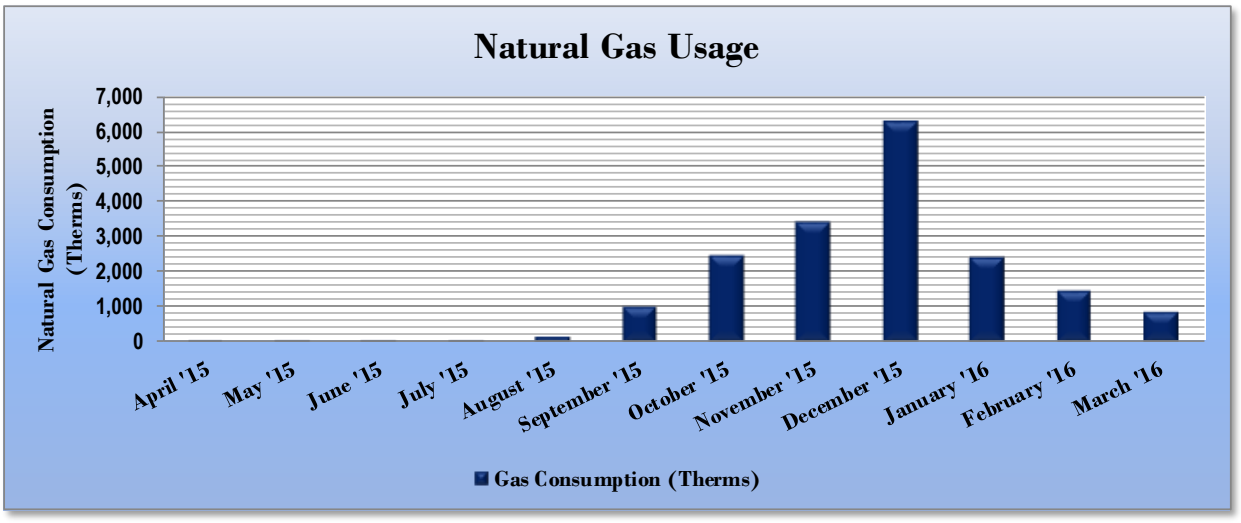


Figure 12 - Natural Gas Usage

Gas Billing Data for Northeast School			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
5/1/15	31	84	$150
6/1/15	30	66	$140
7/1/15	31	54	$133
8/1/15	31	43	$129
9/1/15	30	170	$199
10/1/15	31	1,030	$1,738
11/1/15	30	2,489	$2,624
12/1/15	31	3,442	$3,203
1/1/16	31	6,283	$4,622
2/1/16	28	2,415	$2,277
3/1/16	31	1,472	$903
4/1/16	30	878	$582
Totals	**365**	**18,426**	**$16,701**
Annual	**365**	**18,426**	**$16,701**

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 13 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Northeast School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	86.2	141.4
Site Energy Use Intensity (kBtu/ft^2)	49.1	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 14 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Northeast School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	63.9	141.4
Site Energy Use Intensity (kBtu/ft^2)	40.9	58.2

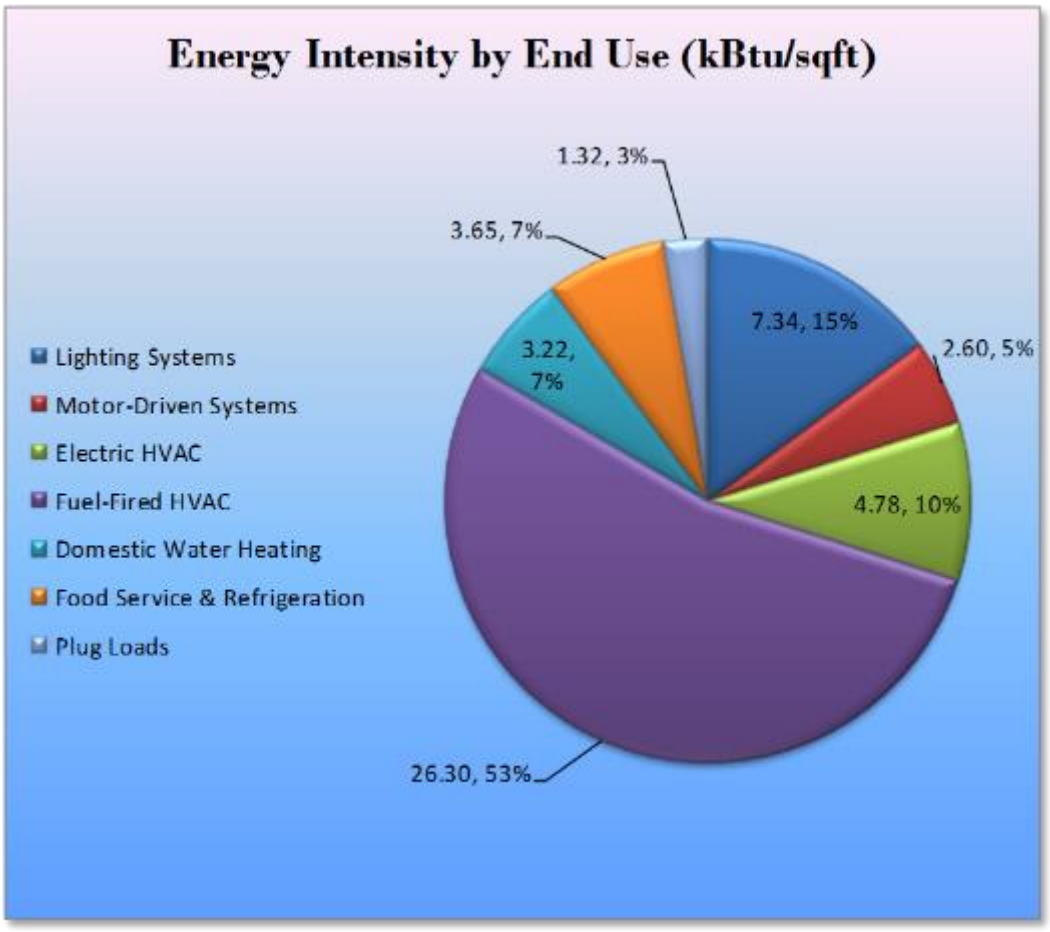
Many buildings can also receive a 1 – 100 ENERGY STAR® score. This score compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide — and may be eligible for ENERGY STAR® certification. This facility has a current score of 76.

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

In order 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 15 - 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 Northeast 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 16 – 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		**81,330**	**23.4**	**0.0**	**$10,792.69**	**$64,690.58**	**$9,450.00**	**$55,240.58**	**5.12**	**81,899**
ECM 1	Install LED Fixtures	14,553	3.5	0.0	$1,931.16	$14,906.34	$800.00	$14,106.34	7.30	14,654
ECM 2	Retrofit Fixtures with LED Lamps	65,649	19.9	0.0	$8,711.80	$48,278.47	$8,650.00	$39,628.47	4.55	66,108
ECM 3	Install LED Exit Signs	1,128	0.1	0.0	$149.73	$1,505.77	$0.00	$1,505.77	10.06	1,136
Lighting Control Measures		**14,651**	**4.4**	**0.0**	**$1,944.29**	**$11,334.00**	**$1,585.00**	**$9,749.00**	**5.01**	**14,754**
ECM 4	Install Occupancy Sensor Lighting Controls	13,200	3.9	0.0	$1,751.66	$9,734.00	$1,585.00	$8,149.00	4.65	13,292
ECM 5	Install High/Low Lighting Controls	1,452	0.4	0.0	$192.63	$1,600.00	$0.00	$1,600.00	8.31	1,462
HVAC System Improvements		**9,165**	**2.1**	**0.0**	**$1,216.23**	**$2,900.00**	**$1,000.00**	**$1,900.00**	**1.56**	**9,229**
ECM 6	Install Dual Enthalpy Outside Economizer Control	9,165	2.1	0.0	$1,216.23	$2,900.00	$1,000.00	$1,900.00	1.56	9,229
Domestic Water Heating Upgrade		**0**	**0.0**	**97.7**	**$885.62**	**$164.91**	**$0.00**	**$164.91**	**0.19**	**11,441**
ECM 7	Install Low-Flow Domestic Hot Water Devices	0	0.0	97.7	$885.62	$164.91	$0.00	$164.91	0.19	11,441
Plug Load Equipment Control - Vending Machine		**2,821**	**0.0**	**0.0**	**$374.32**	**$1,437.60**	**$0.00**	**$1,437.60**	**3.84**	**2,840**
ECM 8	Vending Machine Control	2,821	0.0	0.0	$374.32	$1,437.60	$0.00	$1,437.60	3.84	2,840
TOTALS		**107,967**	**29.9**	**97.7**	**$15,213.15**	**$80,527.09**	**$12,035.00**	**$68,492.09**	**4.50**	**120,163**

* - 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 recommendation for lighting upgrades are summarized in Figure 17 below.

Figure 17 – 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		**81,330**	**23.4**	**0.0**	**$10,792.69**	**$64,690.58**	**$9,450.00**	**$55,240.58**	**5.12**	**81,899**
ECM 1	Install LED Fixtures	14,553	3.5	0.0	$1,931.16	$14,906.34	$800.00	$14,106.34	7.30	14,654
ECM 2	Retrofit Fixtures with LED Lamps	65,649	19.9	0.0	$8,711.80	$48,278.47	$8,650.00	$39,628.47	4.55	66,108
ECM 3	Install LED Exit Signs	1,128	0.1	0.0	$149.73	$1,505.77	$0.00	$1,505.77	10.06	1,136

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	9,440	2.8	0.0	$1,252.71	$12,171.60	$100.00	$12,071.60	9.64	9,506
Exterior	5,113	0.7	0.0	$678.45	$2,734.74	$700.00	$2,034.74	3.00	5,148

Measure Description

This measure evaluates replacing select interior and exterior fixtures. Consider replacing wall mounted fixtures containing 150-Watt metal halide lamps with new high-performance LED light fixtures on the building exterior. Additionally, consider replacing the mercury vapor fixtures located in the multipurpose room. 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. In many cases, replacement fixtures can be purchased with on-board switching controls.

ECM 2: 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	65,649	19.9	0.0	$8,711.80	$48,278.47	$8,650.00	$39,628.47	4.55	66,108
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 and compact fluorescent screw-in/plug-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/plug-in LED lamps can be used as a direct replacement for most other screw-in/plug-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.

ECM 3: Install LED Exit Signs

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	1,128	0.1	0.0	$149.73	$1,505.77	$0.00	$1,505.77	10.06	1,136
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.00	0

Measure Description

This measure evaluates replacing incandescent lighting in exit signs with LEDs. LED sources require virtually no maintenance and LED exit signs have a life expectancy of at least 20 years. Many manufacturers can provide retrofit kits that meet fire and safety code requirements. Retrofit kits are less expensive and simpler to install than replacement signs, however, new fixtures would have a longer useful life and are therefore recommended.

A reduction in maintenance costs will be realized with the proposed retrofit because lamps will not have to be replaced as frequently.

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 18 below.

Figure 18 – 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		**14,651**	**4.4**	**0.0**	**$1,944.29**	**$11,334.00**	**$1,585.00**	**$9,749.00**	**5.01**	**14,754**
ECM 4	Install Occupancy Sensor Lighting Controls	13,200	3.9	0.0	$1,751.66	$9,734.00	$1,585.00	$8,149.00	4.65	13,292
ECM 5	Install High/Low Lighting Controls	1,452	0.4	0.0	$192.63	$1,600.00	$0.00	$1,600.00	8.31	1,462

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)
13,200	3.9	0.0	$1,751.66	$9,734.00	$1,585.00	$8,149.00	4.65	13,292

Measure Description

This measure evaluates installing occupancy sensors to control light fixtures that are currently manually controlled in many 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)
1,452	0.4	0.0	$192.63	$1,600.00	$0.00	$1,600.00	8.31	1,462

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 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.

4.1.3 HVAC System Improvements

Our recommendations for HVAC system improvement measures are summarized in Figure 19 below.

Figure 19 - Summary of HVAC System Improvement 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)
HVAC System Improvements		**9,165**	**2.1**	**0.0**	**$1,216.23**	**$2,900.00**	**$1,000.00**	**$1,900.00**	**1.56**	**9,229**
ECM 6	Install Dual Enthalpy Outside Economizer Control	9,165	2.1	0.0	$1,216.23	$2,900.00	$1,000.00	$1,900.00	1.56	9,229

ECM 6: Install Dual Enthalpy Outside Economizer Control

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)
9,165	2.1	0.0	$1,216.23	$2,900.00	$1,000.00	$1,900.00	1.56	9,229

Measure Description

Dual enthalpy economizers are used to control a ventilation system's outside air intake in order to reduce a facility's total cooling load. A dual enthalpy economizer monitors the air temperature and humidity of both the outside and return air. The control supplies the lowest energy (temperature and humidity) air to the air handling system. When outside air conditions allow, outside air can be used for cooling in place of the air handling system's compressor. This reduces the demand on the cooling system, lowering its usage hours, saving energy.

Savings result from using outside air instead of mechanical cooling whenever possible.

4.1.4 Domestic Water Heating Upgrade

Our recommendations for domestic water heating measures are summarized in Figure 20 below.

Figure 20 - Summary of Domestic Water Heating 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)
Domestic Water Heating Upgrade		**0**	**0.0**	**97.7**	**$885.62**	**$164.91**	**$0.00**	**$164.91**	**0.19**	**11,441**
ECM 7	Install Low-Flow Domestic Hot Water Devices	0	0.0	97.7	$885.62	$164.91	$0.00	$164.91	0.19	11,441

ECM 7: Install Low-Flow DHW Devices

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)
0	0.0	97.7	$885.62	$164.91	$0.00	$164.91	0.19	11,441

Measure Description

This measure evaluates the savings from installing low flow domestic water devices to reduce overall water flow in general and hot water flow in particular. Low flow faucet aerators reduce the water flow, relative to standard aerators, from the fixture.

All of the low flow devices reduce the overall water flow from the fixture which generally reduces the amount of hot water used resulting in energy and water savings.

4.1.5 Plug Load Equipment Control - Vending Machine

Our recommendations for plug load equipment measures are summarized in Figure 21 below.

Figure 21 - Summary of Plug Load Equipment 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)
Plug Load Equipment Control - Vending Machine		**2,821**	**0.0**	**0.0**	**$374.32**	**$1,437.60**	**$0.00**	**$1,437.60**	**3.84**	**2,840**
ECM 8	Vending Machine Control	2,821	0.0	0.0	$374.32	$1,437.60	$0.00	$1,437.60	3.84	2,840

ECM 8: Vending Machine Control

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)
2,821	0.0	0.0	$374.32	$1,437.60	$0.00	$1,437.60	3.84	2,840

Measure Description

Vending machines operate continuously, even during non-business hours. It is recommended to install occupancy sensor based controls to reduce the energy use. These controls power down the machine when the surrounding area is vacant, then monitor the surrounding temperature and power up the cooling system at regular intervals to keep the product cool. Savings are a function of the activity level around the vending machine.

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 22 – 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)
Variable Frequency Drive (VFD) Measures	**2,021**	**1.0**	**0.0**	**$268.21**	**$6,015.30**	**$0.00**	**$6,015.30**	**22.43**	**2,035**
Install VFDs on Hot Water Pumps	2,021	1.0	0.0	$268.21	$6,015.30	$0.00	$6,015.30	22.43	2,035
Electric Unitary HVAC Measures	**17,182**	**13.5**	**0.0**	**$2,280.11**	**$97,008.17**	**$5,080.50**	**$91,927.67**	**40.32**	**17,302**
Install High Efficiency Electric AC	17,182	13.5	0.0	$2,280.11	$97,008.17	$5,080.50	$91,927.67	40.32	17,302
Gas Heating (HVAC/Process) Replacement	**0**	**0.0**	**117.2**	**$1,062.45**	**$109,206.70**	**$6,832.00**	**$102,374.70**	**96.36**	**13,725**
Install High Efficiency Steam Boilers	0	0.0	102.5	$929.18	$97,243.63	$5,232.00	$92,011.63	99.02	12,003
Install High Efficiency Furnaces	0	0.0	14.7	$133.28	$11,963.07	$1,600.00	$10,363.07	77.76	1,722
Domestic Water Heating Upgrade	**0**	**0.0**	**15.6**	**$141.39**	**$4,449.00**	**$150.00**	**$4,299.00**	**30.40**	**1,827**
Install High Efficiency Gas Water Heater	0	0.0	15.6	$141.39	$4,449.00	$150.00	$4,299.00	30.40	1,827
TOTALS	**19,203**	**14.6**	**132.8**	**$3,752.17**	**$216,679.18**	**$12,062.50**	**$204,616.68**	**54.53**	**34,889**

* - 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).

Install VFDs on Hot Water 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)
2,021	1.0	0.0	$268.21	$6,015.30	$0.00	$6,015.30	22.43	2,035

Measure Description

This measure evaluates installing a variable frequency drive (VFD) to control the two 3 hp hot water pump. This measure requires that a majority of the hot water coils be served by 2-way valves and that a differential pressure sensor is installed in the hot water loop. As the hot water valves close, the differential pressure increases. The VFD modulates pump speed to maintain a differential pressure setpoint. Energy savings result from reducing pump motor speed (and power) as hot water valves close. 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)
17,182	13.5	0.0	$2,280.11	$97,008.17	$5,080.50	$91,927.67	40.32	17,302

Measure Description

This measure evaluates replacing rooftop packaged and split system air conditioners with high efficiency packaged and split system 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.

Install High Efficiency Boilers

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)
0	0.0	102.5	$929.18	$97,243.63	$5,232.00	$92,011.63	99.02	12,003

Measure Description

This measure evaluates replacing the two old and inefficient steam boilers with high efficiency boilers. Significant improvements have been made in combustion technology resulting in increases in overall boiler efficiency. Savings result from improved combustion efficiency and reduced standby losses at low loads. The school should consider re-evaluating the building heating load and the entire distribution system and installing modular boilers when these are replaced.

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 Furnaces

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)
0	0.0	14.7	$133.28	$11,963.07	$1,600.00	$10,363.07	77.76	1,722

Measure Description

This measure evaluates replacing existing gas fired standard furnaces section of the rooftop packaged units with condensing furnaces. Improved combustion technology and heat exchanger design optimize the heat recovery from the combustion gases which significantly improves the furnace efficiency. Savings result from improved system efficiency. Condensing furnaces do have acidic condensate that needs to be drained.

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. Typically, a furnace section of a packaged heating-cooling unit is replaced when the entire unit is replaced. When the package units are replaced, ensure that efficient heating sections are included as needed.

Install High Efficiency Gas Water Heater

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)
0	0.0	15.6	$141.39	$4,449.00	$150.00	$4,299.00	30.40	1,827

Measure Description

This measure evaluates the savings from replacing the 18 year old tank water heater with a high efficiency tank water heater. Improvements in combustion efficiency and reductions in heat loss have improved the overall efficiency of water heaters. Savings result from less gas used during combustion and less time operating during standby to maintain the water tank temperature.

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.

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.

Practice Proper Use of Thermostat Schedules and Temperature Resets

Ensure thermostats are correctly set back. By employing proper set back temperatures and schedules, facility heating and cooling costs can be reduced dramatically during periods of low or no occupancy. As such, thermostats should be programmed for a setback of 5-10°F during low occupancy hours (reduce heating setpoints and increase cooling setpoints). Cooling load can be reduced further by increasing the facility's occupied setpoint temperature. In general, during the cooling season, thermostats should be set as high as possible without sacrificing occupant comfort.

Clean Evaporator/Condenser Coils on AC Systems

Dirty evaporators and condensers coils cause a restriction to air flow and restrict heat transfer. This results in increased evaporator and condenser fan load and a decrease in cooling system performance. Keeping the coils clean allows the fans and cooling system to operate more efficiently.

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.

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.

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 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 (gpf) and toilets that use as little as 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

Refer to Section 4.1.4 for any low-flow ECM recommendations.

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.

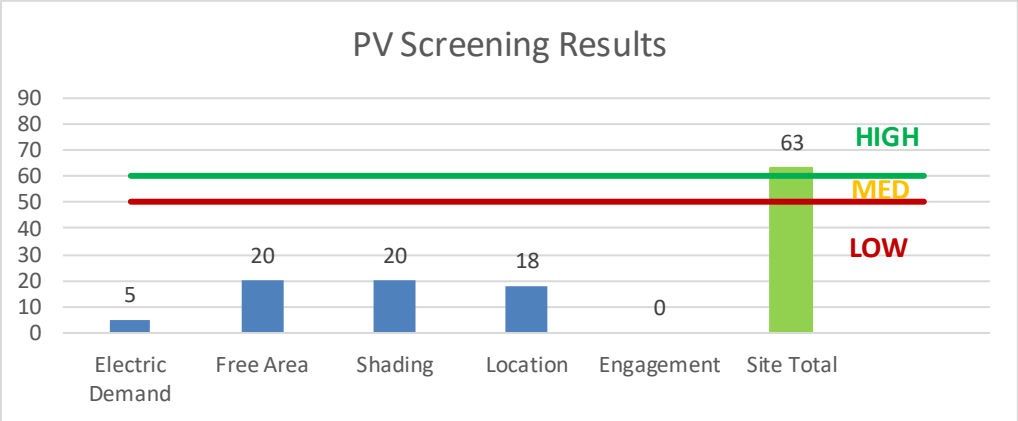
6.1 Photovoltaic

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 **High** potential for installing a PV array.

In order 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 meet these minimum criteria for cost-effective PV installation.

Figure 23 - Photovoltaic Screening



Potential	High	
System Potential	90	kW DC STC
Electric Generation	107,224	kWh/yr
Displaced Cost	$9,330	/yr
Installed Cost	$234,000	

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. Refer to Section 8.3 for additional information.

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.

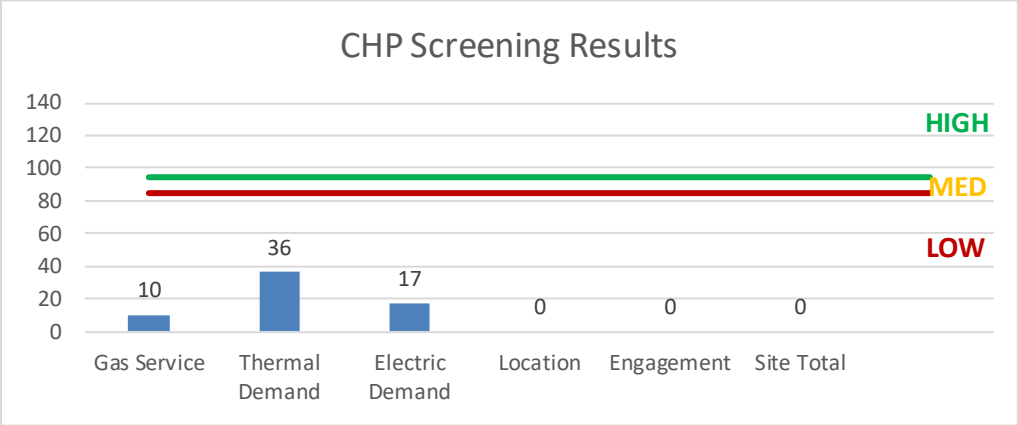
CHP systems are typically used to produce a portion of the electricity needed by a facility, with the balance of electric needs satisfied by purchase from the grid. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste 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 24 - 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 has a low penitential for DR curtailment.

8 PROJECT FUNDING / INCENTIVES

The NJCEP is able to 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 were able to 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 25 for a list of the eligible programs identified for each recommended ECM.

Figure 25 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Install LED Fixtures	x		x			
ECM 2	Retrofit Fixtures with LED Lamps	x		x			
ECM 3	Install LED Exit Signs			x			
ECM 4	Install Occupancy Sensor Lighting Controls	x		x			
ECM 5	Install High/Low Lighitng Controls			x			
ECM 6	Install Dual Enthalpy Outside Economizer Control	x		x			
ECM 7	Install Low-Flow Domestic Hot Water Devices			x			
ECM 8	Vending Machine Control			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 SREC Registration Program

The SREC (Solar Renewable Energy Certificate) Registration Program (SRP) is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the 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.

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

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

Electricity suppliers, the primary purchasers of SRECs, are required to pay a Solar Alternative Compliance Payment (SACP) if they do not meet the requirements of New Jersey's Solar RPS. One way they can meet the RPS requirements is by purchasing SRECs. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period can and will fluctuate depending on supply and demand.

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

8.4 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 year.

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
Kitchen	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,978	Relamp	No	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	1,978	0.06	225	0.0	$29.88	$150.40	$30.00	4.03
Kitchen	2	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	No	2	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.07	232	0.0	$30.79	$107.51	$20.00	2.84
Basement Hallway	7	Exit Signs: Incandescent	None	14	8,760	Fixture Replacement	No	7	LED Exit Signs: 2 W Lamp	None	6	8,760	0.04	564	0.0	$74.86	$752.89	$0.00	10.06
Basement Hallway	26	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	26	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,385	0.71	2,466	0.0	$327.28	$2,321.00	$260.00	6.30
Bathroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.02	75	0.0	$9.96	$58.50	$10.00	4.87
Room 9	25	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	25	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.68	2,371	0.0	$314.69	$1,694.50	$290.00	4.46
Room 9	1	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.03	116	0.0	$15.39	$53.75	$10.00	2.84
Art Room	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.44	1,518	0.0	$201.40	$1,052.00	$180.00	4.33
Storage	8	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	Yes	8	LED Screw-In Lamps: Downlight Solid State Retrofit	Occupancy Sensor	9	1,385	0.28	977	0.0	$129.68	$546.02	$100.00	3.44
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Room 11	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
SSAC Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Boiler Room	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	11	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.24	826	0.0	$109.57	$643.50	$110.00	4.87
Women Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Women Bathroom	2	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	No	2	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.07	232	0.0	$30.79	$107.51	$20.00	2.84
Men Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Gymnasium	20	Mercury Vapor: (1) 250W Lamp	Wall Switch	290	1,978	Fixture Replacement	Yes	20	LED - Fixtures: Downlight Pendant	Occupancy Sensor	75	1,385	3.11	10,805	0.0	$1,433.83	$16,571.60	$800.00	11.00
Stage	60	Halogen Incandescent: PAR38 90W	Wall Switch	90	1,978	Relamp	No	60	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	15	1,978	2.95	10,236	0.0	$1,358.36	$3,225.18	$600.00	1.93
Stage	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.09	300	0.0	$39.85	$234.00	$40.00	4.87
Stage	1	Compact Fluorescent: 52W CFL	Wall Switch	52	1,978	Relamp	No	1	LED - Fixtures: Downlight Solid State Retrofit	Wall Switch	36	1,978	0.01	35	0.0	$4.71	$63.65	$0.00	13.52
Stage	1	Exit Signs: Incandescent	None	14	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	81	0.0	$10.69	$107.56	$0.00	10.06
Girls Bathroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.08	285	0.0	$37.76	$445.50	$65.00	10.08
Custodian	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	540	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	540	0.02	20	0.0	$2.72	$58.50	$10.00	17.83
Room 12	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.33	1,138	0.0	$151.05	$818.00	$140.00	4.49
Boys Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87

	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 13	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Room 14	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Deen Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.02	75	0.0	$9.96	$58.50	$10.00	4.87
Deen Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,978	0.04	127	0.0	$16.90	$95.13	$20.00	4.44
Deen Office	1	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.03	116	0.0	$15.39	$53.75	$10.00	2.84
New Wing Hallway	7	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	7	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,385	0.34	1,169	0.0	$155.09	$865.93	$140.00	4.68
Data Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,978	0.04	127	0.0	$16.90	$95.13	$20.00	4.44
Elevator Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	540	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	540	0.04	35	0.0	$4.61	$95.13	$20.00	16.28
Room 15	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.29	1,002	0.0	$132.94	$686.80	$140.00	4.11
Electrical Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	540	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	540	0.04	41	0.0	$5.44	$117.00	$20.00	17.83
Computer Room	25	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	25	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.68	2,371	0.0	$314.69	$1,694.50	$290.00	4.46
Room 16	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.29	1,002	0.0	$132.94	$686.80	$140.00	4.11
Bathroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.02	75	0.0	$9.96	$58.50	$10.00	4.87
Room 18 (Media Center)	42	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	42	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	2.02	7,012	0.0	$930.57	$4,459.60	$920.00	3.80
Room 18 (Media Center)	18	Compact Fluorescent: Recessed 32W CFL 4-pin	Wall Switch	32	1,978	Relamp	Yes	18	LED - Fixtures: Downlight Solid State Retrofit	Occupancy Sensor	22	1,385	0.19	668	0.0	$88.67	$1,377.70	$40.00	15.09
Office	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.14	501	0.0	$66.47	$401.40	$80.00	4.84
Sub Basement	6	Incandescent: 60W A Lamp	Wall Switch	60	540	Relamp	No	6	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	540	0.20	190	0.0	$25.22	$322.52	$60.00	10.41
1st Floor New wing Room 35	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.14	501	0.0	$66.47	$401.40	$80.00	4.84
Hallway	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,385	0.38	1,336	0.0	$177.25	$961.07	$160.00	4.52
Boys Bathroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.11	379	0.0	$50.35	$504.00	$75.00	8.52
Girls Bathroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.11	379	0.0	$50.35	$504.00	$75.00	8.52
Room 33	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.58	2,004	0.0	$265.88	$1,257.60	$260.00	3.75
Room 32	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.58	2,004	0.0	$265.88	$1,257.60	$260.00	3.75
Custodian	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	540	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	540	0.02	20	0.0	$2.72	$58.50	$10.00	17.83
Storage1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.02	75	0.0	$9.96	$58.50	$10.00	4.87

	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 30	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.58	2,004	0.0	$265.88	$1,257.60	$260.00	3.75
Room 30	1	Compact Fluorescent: 32W CFL	Wall Switch	32	1,978	Relamp	No	1	LED - Fixtures: Downlight Solid State Retrofit	Wall Switch	22	1,978	0.01	22	0.0	$2.90	$63.65	$0.00	21.96
Child Study Team	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.29	1,002	0.0	$132.94	$686.80	$140.00	4.11
Room 29	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,385	0.29	1,002	0.0	$132.94	$686.80	$140.00	4.11
Old Section hallway	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,978	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,385	0.29	1,002	0.0	$132.94	$770.80	$120.00	4.90
Old Section hallway	5	Exit Signs: Incandescent	None	14	8,760	Fixture Replacement	No	5	LED Exit Signs: 2 W Lamp	None	6	8,760	0.03	403	0.0	$53.47	$537.78	$0.00	10.06
Old Section hallway	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,385	0.22	759	0.0	$100.70	$668.00	$80.00	5.84
Room 28	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Fan Room	2	Incandescent: 60W A Lamp	Wall Switch	60	1,978	Relamp	No	2	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.07	232	0.0	$30.79	$107.51	$20.00	2.84
Room 26	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Room 27	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Room 25	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.57	1,992	0.0	$264.34	$1,344.50	$230.00	4.22
Front Entrance Hallway	16	Incandescent: Candelabra 40W Lamp	Wall Switch	40	1,978	Relamp	No	16	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,978	0.33	1,128	0.0	$149.72	$703.25	$160.00	3.63
Front Entrance Hallway	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	11	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.24	826	0.0	$109.57	$643.50	$110.00	4.87
Front Entrance Hallway	1	Exit Signs: Incandescent	None	14	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	81	0.0	$10.69	$107.56	$0.00	10.06
Room 14A	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.33	1,138	0.0	$151.05	$818.00	$140.00	4.49
Room 14B	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.33	1,138	0.0	$151.05	$818.00	$140.00	4.49
Boys Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Room 22	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.60	2,087	0.0	$276.93	$1,403.00	$240.00	4.20
Room 23	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.60	2,087	0.0	$276.93	$1,403.00	$240.00	4.20
Girls Bathroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,978	0.04	150	0.0	$19.92	$117.00	$20.00	4.87
Room 21	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.60	2,087	0.0	$276.93	$1,403.00	$240.00	4.20
Custodian	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	540	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	540	0.01	10	0.0	$1.32	$48.20	$10.00	28.97
Closet	1	Incandescent: 60W A Lamp	Wall Switch	60	540	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	540	0.03	32	0.0	$4.20	$53.75	$10.00	10.41
Room 20	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,978	Relamp	Yes	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,385	0.60	2,087	0.0	$276.93	$1,403.00	$240.00	4.20

	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 19	27	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	Yes	27	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,336	0.74	2,472	0.0	$328.01	$1,695.50	$290.00	4.28
Teacher	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,909	0.04	145	0.0	$19.23	$117.00	$20.00	5.04
Music Room	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,336	0.49	1,648	0.0	$218.67	$1,169.00	$200.00	4.43
Music Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,909	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,909	0.07	246	0.0	$32.63	$190.27	$40.00	4.61
Main Office	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,336	0.30	1,007	0.0	$133.63	$759.50	$130.00	4.71
Main Office	1	Incandescent: 60W A Lamp	Wall Switch	60	1,909	Relamp	No	1	LED Screw-In Lamps: Downlight Solid State Retrofit	Wall Switch	9	1,909	0.03	112	0.0	$14.86	$53.75	$10.00	2.94
Nurse Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,909	0.04	145	0.0	$19.23	$117.00	$20.00	5.04
Principal Office	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,909	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,336	0.08	275	0.0	$36.45	$291.50	$50.00	6.63
Exterior Wallpack	7	Metal Halide: (1) 150W Lamp	Daylight Dimming	190	4,380	Fixture Replacement	No	7	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	45	4,380	0.67	5,113	0.0	$678.45	$2,734.74	$700.00	3.00
Exterior Wallpack	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	9	4,380	None	No	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	9	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
New Section	7	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	7	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	Boilers	2	Combustion Air Fan	3.0	80.7%	No	585	No	80.7%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Compressor	1	Air Compressor	2.0	82.0%	No	585	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Boilers	2	Boiler Feed Water Pump	0.8	71.0%	No	585	No	71.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Boilers	1	Other	0.8	76.0%	No	585	No	76.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	DWH	1	Other	0.3	71.0%	No	975	No	71.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Elevator Room	Elevator	1	Other	75.0	94.0%	No	689	No	94.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Hot Water System	2	Heating Hot Water Pump	3.0	88.5%	No	689	No	88.5%	Yes	2	1.02	2,021	0.0	$268.21	$6,015.30	$0.00	22.43
School	School	21	Supply Fan	0.3	78.0%	No	689	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Fan Room	Multipurpose Room	1	Exhaust Fan	3.0	84.0%	No	689	No	84.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Kitchen	1	Exhaust Fan	0.5	78.0%	No	689	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Restrooms	3	Exhaust Fan	0.3	78.0%	No	689	No	78.0%	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
Room 9	Room 9	2	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 25	Room 25	1	Window AC	1.19		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 24A	Room 24A	1	Window AC	1.25		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 24B	Room 24B	1	Window AC	1.25		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 22	Room 22	1	Window AC	2.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 23	Room 23	1	Window AC	1.25		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 20	Room 20	1	Window AC	1.54		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 19	Room 19	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Main Office	Main Office	1	Window AC	1.25		Yes	1	Window AC	1.25		12.00		No	0.20	252	0.0	$33.43	$1,360.95	$0.00	40.71
Teacher Room	Teacher Room	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Principal Office	Principal Office	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof Top Unit #1	Media Center (Room 18)	1	Packaged AC	12.50		Yes	1	Packaged AC	12.50		11.50		Yes	3.37	6,845	0.0	$908.40	$18,323.13	$1,237.50	18.81
Roof Top Unit #7,8	School Facility	2	Packaged AC	8.50		Yes	2	Packaged AC	8.50		11.50		Yes	4.58	9,310	0.0	$1,235.43	$31,795.80	$1,741.00	24.33
Roof Top Unit #2	School Facility	1	Packaged AC	2.00		Yes	1	Packaged AC	2.00		14.00		Yes	0.81	1,489	0.0	$197.56	$5,037.92	$434.00	23.30
Roof Top Unit #3,4,5,9	School Facility	4	Split-System AC	3.50		Yes	4	Split-System AC	3.50		14.00		No	3.22	4,080	0.0	$541.43	$20,947.08	$1,288.00	36.31
Roof Top Unit #10,11, 12,	School Facility	3	Split-System AC	2.00		Yes	3	Split-System AC	2.00		14.00		No	1.38	1,749	0.0	$232.04	$8,977.32	$552.00	36.31
Roof Top Unit #13,14,15	School Facility	3	Split-System AC	3.00		Yes	3	Split-System AC	3.00		14.00		No	2.07	2,623	0.0	$348.06	$13,465.98	$828.00	36.31

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	2,616.00	Yes	2	Forced Draft Steam Boiler	2,616.00	82.80%	Et	0.00	0	22.7	$205.77	$97,243.63	$5,232.00	447.16
Roof Top Unit #1	Media Center (Room 18)	1	Furnace	200.00	Yes	1	Furnace	200.00	95.00%	AFUE	0.00	0	1.4	$12.36	$4,531.47	$400.00	334.26
Roof Top Unit #2	School Facility	1	Furnace	32.80	Yes	1	Furnace	32.80	95.00%	AFUE	0.00	0	0.2	$1.73	$743.16	$400.00	198.45
Roof Top Unit #7,8	School Facility	2	Furnace	147.60	Yes	2	Furnace	147.60	95.00%	AFUE	0.00	0	1.7	$15.43	$6,688.44	$800.00	381.74

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
Storage Room	School	1	Storage Tank Water Heater (> 50 Gal)	Yes	1	Storage Tank Water Heater (> 50 Gal)	Natural Gas	80.00%	EF	0.00	0	25.2	$228.45	$4,449.00	$150.00	18.82

Low-Flow Device Recommendations

	Recommedation Inputs				Energy Impact & Financial Analysis						
Location	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
School	22	Faucet Aerator (Lavatory)	2.20	1.00	0.00	0	94.8	$859.57	$157.74	$0.00	0.18
Kitchen	1	Faucet Aerator (Kitchen)	3.00	2.20	0.00	0	2.9	$26.05	$7.17	$0.00	0.28

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 (≤15 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Stand-Up Freezer, 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

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 (Single)	Yes	No	0.00	0	0.0	$0.00	$4,838.75	$1,000.00	0.00
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	Yes	No	0.00	0	0.0	$0.00	$2,878.43	$300.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
School	48	Desktop Computer wi5th LCD Monitors	205.0	Yes
School	4	Copy Machine	850.0	Yes
School	3	Printer	460.0	Yes
Teacher Room	1	Refrigeartor	250.0	Yes

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	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
Teacher Room	1	Glass Fronted Refrigerated	Yes	0.00	1,209	0.0	$160.42	$718.80	$0.00	4.48
Teacher Room	1	Refrigerated	Yes	0.00	1,612	0.0	$213.90	$718.80	$0.00	3.36

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Northeast Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 56,549
Built: 1935

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
Northeast Elementary School 603 Grove Street Montclair, New Jersey 07043	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: 5730312

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
49.2 kBtu/ft²

Source EUI
86.4 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	940,342 (34%)
Natural Gas (kBtu)	1,839,872 (66%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	63
National Median Source EUI (kBtu/ft²)	110.8
% Diff from National Median Source EUI	-22%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	202

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)