

## **ENERGY AUDIT – FINAL REPORT**

### **BRIDGEWATER RARITAN BRADLEY GARDENS ELEMENTARY**

**148 PINE STREET**

**BRIDGEWATER, NJ 08807**

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**CEG PROJECT No. 9C09096**

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## I. EXECUTIVE SUMMARY

This report presents the findings of the energy audit conducted for:

Bridgewater Raritan  
Bradley Gardens Elementary School  
148 Pine St  
Bridgewater, NJ 08807

Contact Person: Connie Coriell  
Title: Energy Efficiency Coordinator

This audit is performed in connection with the New Jersey Clean Energy - Local Government Energy Audit Program. The energy audit is conducted to promote the mission of the office of Clean Energy, which is to use innovation and technology to solve energy and environmental problems in a way that improves the State's economy. This can be achieved through the wiser and more efficient use of energy.

The annual energy costs at this facility are as follows:

Electricity	\$ 41,980
Natural Gas	\$ 40,389
Total	\$ 82,369

The potential annual energy cost savings for each energy conservation measure (ECM) and renewable energy measure (REM) are shown below in Table 1. Be aware that the ECM's and REM' are not additive because of the interrelation of some of the measures. This audit is consistent with an ASHRAE level 2 audit. The cost and savings for each measure is  $\pm 20\%$ . The evaluations are based on engineering estimations and industry standard calculation methods. More detailed analyses would require engineering simulation models, hard equipment specifications, and contractor bid pricing.

**Table 1  
Financial Summary Table**

<b>ENERGY CONSERVATION MEASURES (ECM's)</b>					
<b>ECM NO.</b>	<b>DESCRIPTION</b>	<b>NET INSTALLATION COST<sup>A</sup></b>	<b>ANNUAL SAVINGS<sup>B</sup></b>	<b>SIMPLE PAYBACK (Yrs)</b>	<b>SIMPLE LIFETIME ROI</b>
ECM #1	Lighting Controls	\$4,410	\$1,366	3.2	364.6%
ECM #2	Window Replacement	\$272,475	\$5,054	53.9	-53.6%
ECM #3	AC Split System Replacement	\$21,537	\$678	31.8	-68.5%
ECM #4	H&V Unit Control Valve and T-Stat Replacements	\$84,000	\$3,723	22.6	-33.5%
ECM #5	Boiler Controller	\$25,000	\$2,386	10.5	43.2%
ECM #6	DDC Controls	\$162,000	\$6,145	26.4	-43.1%
ECM #7	Pump VFDs	\$7,650	\$3,578	2.1	601.6%
ECM #8	ECM #4 & ECM #7	\$91,650	\$7,301	12.6	19.5%
ECM #9	Condensing Boiler	\$70,000	\$6,863	10.2	47.1%
ECM #10	ECM #4, ECM #7, & ECM #9	\$161,650	\$14,164	11.4	31.4%
<b>RENEWABLE ENERGY MEASURES (REM's)</b>					
<b>ECM NO.</b>	<b>DESCRIPTION</b>	<b>NET INSTALLATION COST</b>	<b>ANNUAL SAVINGS</b>	<b>SIMPLE PAYBACK (Yrs)</b>	<b>SIMPLE LIFETIME ROI</b>
REM #1	Solar PV System	\$2,227,320	\$140,141	15.9	57.3%

**Notes:** A. Cost takes into consideration applicable NJ Smart Start<sup>TM</sup> incentives.  
B. Savings takes into consideration applicable maintenance savings.

The estimated demand and energy savings for each ECM and REM is shown below in Table 2. The descriptions in this table correspond to the ECM's and REM's listed in Table 1.

**Table 2**  
**Estimated Energy Savings Summary Table**

<b>ENERGY CONSERVATION MEASURES (ECM's)</b>				
<b>ECM NO.</b>	<b>DESCRIPTION</b>	<b>ANNUAL UTILITY REDUCTION</b>		
		<b>ELECTRIC DEMAND (KW)</b>	<b>ELECTRIC CONSUMPTION (KWH)</b>	<b>NATURAL GAS (THERMS)</b>
ECM #1	Lighting Controls	0.0	11,135	0
ECM #2	Window Replacement	0.0	0	3,663
ECM #3	AC Split System Replacement	6.2	4,982	0
ECM #4	H&V Unit Control Valve and T-Stat Replacements	0.0	0	2,698
ECM #5	Boiler Controller	0.0	0	1,729
ECM #6	DDC Controls	0.0	4,125	4,046
ECM #7	Pump VFDs	0.0	26,307	0
ECM #8	ECM #4 & ECM #7	0	26,307	2,698
ECM #9	Condensing Boiler	0.0	0	4,973
ECM #10	ECM #4, ECM #7, & ECM #9	0.0	26,307	7,671
<b>RENEWABLE ENERGY MEASURES (REM's)</b>				
<b>ECM NO.</b>	<b>DESCRIPTION</b>	<b>ANNUAL UTILITY REDUCTION</b>		
		<b>ELECTRIC DEMAND (KW)</b>	<b>ELECTRIC CONSUMPTION</b>	<b>NATURAL GAS (THERMS)</b>
REM #1	Solar PV System	247.0	285,420	0

Concord Engineering Group (CEG) recommends proceeding with the implementation of all ECM's that provide a calculated simple payback at or under ten (10) years. The following Energy Conservation Measures are recommended for the facility:

- **ECM #1: Lighting Controls**

Bradley Gardens Primary School is a low energy consumer compared to average commercial buildings due to the building's reduced cooling systems, however when compared to other elementary schools, this facility's EUI rating is approximately 20% (The percent of similar buildings in the region less efficient than this building.) The primary reason for the building's rating is due to the heating system. The lack of system control is responsible for substantial wasted heat energy each year. Implementation of the ECMs that include boiler operation, control valve & thermostat replacements, and Pump VFDs could save significant operating costs each year.

The boilers are the heart of the building's heating system. Efficiency improvements on the central plant will directly lower the overall building heating cost by the increase in system efficiency. The condensing boiler installation is a large enough increase in overall boiler efficiency to provide a simple payback at 10.6 years. Although this payback is not less than 10 years, it is recommended to strongly consider a replacement of this type in the near future since the boilers are close to the end of their lifespan.

Pump VFDs provide a very quick payback if implemented with an ECM that includes replacing all control valves in the heating hot water system. Combination of the control valve and T-stat replacement with VFD drives on the heating water pumps could save \$7,301 in operating cost per year. If these ECMs are combined with a new condensing boiler, the savings could increase to \$14,164 per year. These combined ECMs pay back in just over 10 years, however they are the least expensive ECMs that still save significant energy, and should be considered if district wide improvements are progressed.

Lighting throughout the facility is among the most efficient forms of interior lighting available today. The main area for improvement with the lighting system is automatic control. The system could benefit from occupancy sensors which automatically turn off lights when a space is unoccupied. This conservation measure in addition with continuing district wide education on energy savings could save an additional 10% on lighting energy, approximately \$1,425 per year. This ECM is highly recommended and a simple retrofit that pays back quickly.

Another contributor of this building's energy consumption is computer use. Computers are becoming a major component of energy use in buildings. Minimizing computer energy is an important part of reducing a building's overall energy use. Computers set to sleep or hibernate with monitors set to turn off when not in use requires almost zero energy (approximately 3 Watts.) Desktop computers left on with monitors on or in screen saver mode use approximately 150 Watts continuously. It is important to set all computers to hibernate or sleep when not being used, despite the extra time needed to re-boot when resuming work. When new computers are purchased to replace old computers, consider machines that have energy saving features and reduced operating energy use.

Some ECMs have long paybacks and unjustified installations. These ECMs such as window replacements and DDC controls do not appear economically suited for the building. It is important to understand that the ECM calculations and payback estimate is the time it would take for the energy savings to fully fund the installation cost of the improvement. In many cases equipment changes are very difficult to be paid for entirely by the energy savings. Therefore when replacing old equipment due to end of life cycle and reliability needs, it is highly recommended to invest in energy efficient systems.

In addition to the ECMs, there are maintenance and operational measures that can provide energy savings and immediate benefit. The ECMs listed above represent investments that can be made to the facility which are justified by the savings seen overtime. However, the maintenance items and small operational improvements below are typically achievable with on site staff or maintenance contractors and in turn have the potential to provide substantial operational savings compared to the costs associated. The following are recommendations which should be considered a priority in achieving an energy efficient building:

1. Chemically clean the condenser and evaporator coils periodically to optimize efficiency. Poorly maintained heat transfer surfaces can reduce efficiency 5-10%.
2. Maintain all weather stripping on entrance doors.
3. Clean all light fixtures to maximize light output.
4. Provide frequent air filter changes to decrease overall system power usage and maintain better IAQ.
5. Set all computers to automatically sleep or hibernate with monitors set to turn off, NOT run in screen saver mode.

## II. INTRODUCTION

The comprehensive energy audit covers the 52,400 square foot Crim Elementary School, which includes: classrooms, multi-purpose room, gymnasium, office administration area and support spaces.

Electrical and natural gas utility information is collected and analyzed for one full year's energy use of the building. The utility information allows for analysis of the building's operational characteristics; calculate energy benchmarks for comparison to industry averages, estimated savings potential, and baseline usage/cost to monitor the effectiveness of implemented measures. A computer spreadsheet is used to calculate benchmarks and to graph utility information (see the utility profiles below).

The Energy Use Index (EUI) is established for the building. Energy Use Index (EUI) is expressed in British Thermal Units/square foot/year (BTU/ft<sup>2</sup>/yr), which is used to compare energy consumption to similar building types or to track consumption from year to year in the same building. The EUI is calculated by converting the annual consumption of all energy sources to BTU's and dividing by the area (gross square footage) of the building. Blueprints (where available) are utilized to verify the gross area of the facility. The EUI is a good indicator of the relative potential for energy savings. A low EUI indicates less potential for energy savings, while a high EUI indicates poor building performance therefore a high potential for energy savings.

Existing building architectural and engineering drawings (where available) are utilized for additional background information. The building envelope, lighting systems, HVAC equipment, and controls information gathered from building drawings allow for a more accurate and detailed review of the building. The information is compared to the energy usage profiles developed from utility data. Through the review of the architectural and engineering drawings a building profile can be defined that documents building age, type, usage, major energy consuming equipment or systems, etc.

The preliminary audit information is gathered in preparation for the site survey. The site survey provides critical information in deciphering where energy is spent and opportunities exist within a facility. The entire site is surveyed to inventory the following to gain an understanding of how each facility operates:

- Building envelope (roof, windows, etc.)
- Heating, ventilation, and air conditioning equipment (HVAC)
- Lighting systems and controls
- Facility-specific equipment

The building site visit is performed to survey all major building components and systems. The site visit includes detailed inspection of energy consuming components. Summary of building occupancy schedules, operating and maintenance practices, and energy management programs provided by the building manager are collected along with the system and components to determine a more accurate impact on energy consumption.

### III. METHOD OF ANALYSIS

Post site visit work includes evaluation of the information gathered, researching possible conservation opportunities, organizing the audit into a comprehensive report, and making recommendations on HVAC, lighting and building envelope improvements. Data collected is processed using energy engineering calculations to anticipate energy usage for each of the proposed energy conservation measures (ECMs). The actual building's energy usage is entered directly from the utility bills provided by the owner. The anticipated energy usage is compared to the historical data to determine energy savings for the proposed ECMs.

It is pertinent to note, that the savings noted in this report are not additive. The savings for each recommendation is calculated as standalone energy conservation measures. Implementation of more than one ECM may in some cases affect the savings of each ECM. The savings may in some cases be relatively higher if an individual ECM is implemented in lieu of multiple recommended ECMs. For example implementing reduced operating schedules for inefficient lighting will result in a greater relative savings. Implementing reduced operating schedules for newly installed efficient lighting will result in a lower relative savings, because there is less energy to be saved. If multiple ECM's are recommended to be implemented, the combined savings is calculated and identified appropriately.

ECMs are determined by identifying the building's unique properties and deciphering the most beneficial energy saving measures available that meet the specific needs of the facility. The building construction type, function, operational schedule, existing conditions, and foreseen future plans are critical in the evaluation and final recommendations. Energy savings are calculated base on industry standard methods and engineering estimations. Energy consumption is calculated based on manufacturer's cataloged information when new equipment is proposed.

Cost savings are calculated based on the actual historical energy costs for the facility. Installation costs include labor and equipment costs to estimate the full up-front investment required to implement a change. Costs are derived from Means Cost Data, industry publications, and local contractors and equipment suppliers. The NJ Smart Start Building® program incentives savings (where applicable) are included for the appropriate ECM's and subtracted from the installed cost. Maintenance savings are calculated where applicable and added to the energy savings for each ECM. The life-time for each ECM is estimated based on the typical life of the equipment being replaced or altered. The costs and savings are applied and a simple payback, simple lifetime savings, and simple return on investment are calculated. See below for calculation methods:

ECM Calculation Equations:

$$\text{Simple Payback} = \left( \frac{\text{Net Cost}}{\text{Yearly Savings}} \right)$$

$$\text{Simple Lifetime Savings} = (\text{Yearly Savings} \times \text{ECM Lifetime})$$

$$\text{Simple Lifetime ROI} = \frac{(\text{Simple Lifetime Savings} - \text{Net Cost})}{\text{Net Cost}}$$

$$\text{Lifetime Maintenance Savings} = (\text{Yearly Maintenance Savings} \times \text{ECM Lifetime})$$

$$\text{Internal Rate of Return} = \sum_{n=0}^N \left( \frac{\text{Cash Flow of Period}}{(1 + \text{IRR})^n} \right)$$

$$\text{Net Present Value} = \sum_{n=0}^N \left( \frac{\text{Cash Flow of Period}}{(1 + \text{DR})^n} \right)$$

Net Present Value calculations based on Interest Rate of 3%.

#### IV. HISTORIC ENERGY CONSUMPTION/COST

##### A. Energy Usage / Tariffs

The energy usage for the facility has been tabulated and plotted in graph form as depicted within this section. Each energy source has been identified and monthly consumption and cost noted per the information provided by the Owner.

The electric usage profile represents the actual electrical usage for the facility. Public Service Electric and Gas (PSE&G) provides electricity to the facility under their GLP rate structure. The electric utility measures consumption in kilowatt-hours (KWH) and maximum demand in kilowatts (KW). One KWH usage is equivalent to 1000 watts running for one hour. One KW of electric demand is equivalent to 1000 watts running at any given time. The basic usage charges are shown as generation service and delivery charges along with several non-utility generation charges. Rates used in this report reflect the historical data received for the facility.

The gas usage profile shows the actual natural gas energy usage for the facility. Public Service Electric and Gas (PSE&G) provides natural gas to the facility under the LVG rate structure. The gas utility measures consumption in cubic feet x 100 (CCF), and converts the quantity into Therms of energy. One Therm is equivalent to 100,000 BTUs of energy.

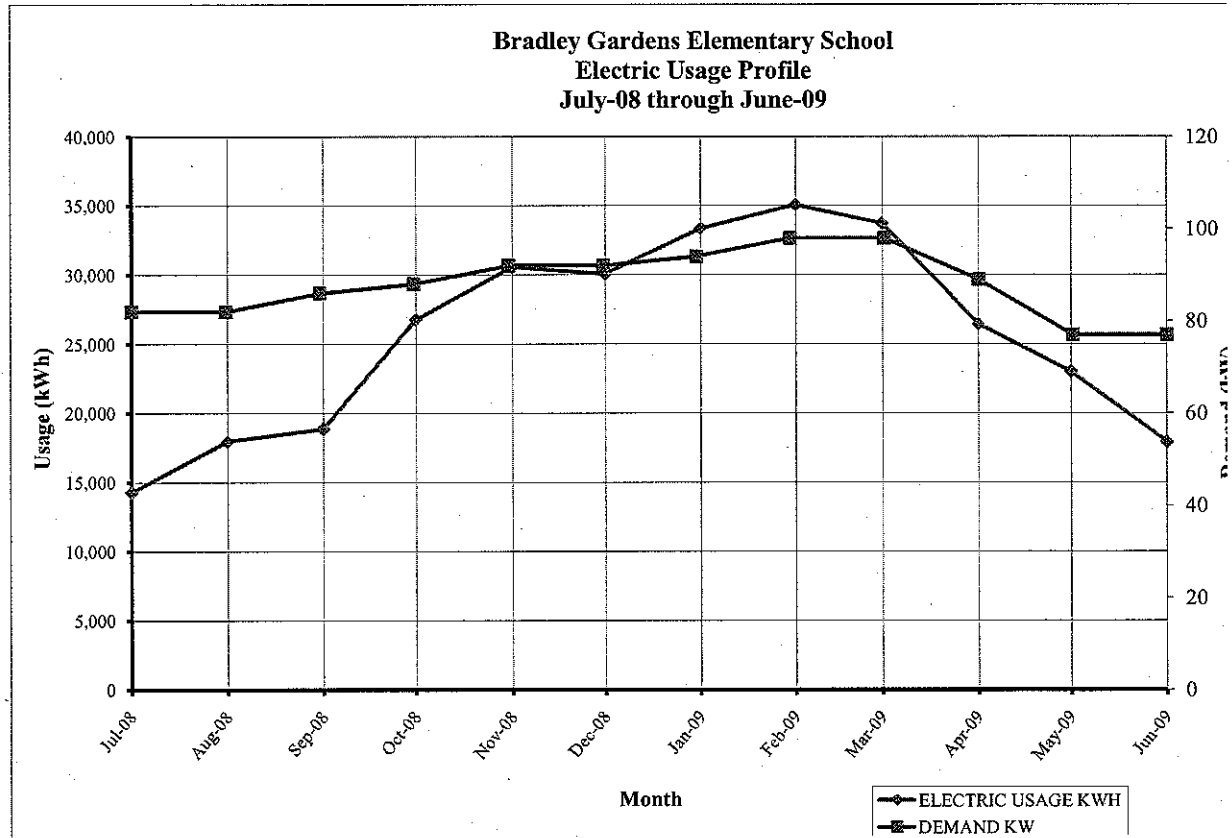
The overall cost for utilities is calculated by dividing the total cost by the total usage. Based on the utility history provided, the average cost for utilities at this facility is as follows:

<u>Description</u>	<u>Average</u>
Electricity	13.6¢ / kWh
Natural Gas	\$1.38 / Therm

**Table 3**  
**Electricity Billing Data**

<b>ELECTRIC USAGE SUMMARY</b>			
Utility Provider: PSE&G			
Rate: GLP			
Meter No: 778002451			
Customer ID No: PE000009765957701			
Third Party Utility			
TPS Meter / Acct No:			
<b>MONTH OF USE</b>	<b>CONSUMPTION KWH</b>	<b>DEMAND</b>	<b>TOTAL BILL</b>
Jul-08	14,280	82.0	\$2,426
Aug-08	17,980	82.0	\$3,005
Sep-08	18,872	86.0	\$2,981
Oct-08	26,748	88.0	\$3,530
Nov-08	30,570	92.0	\$3,813
Dec-08	30,070	92.0	\$3,740
Jan-09	33,357	94.0	\$4,285
Feb-09	35,074	98.0	\$4,593
Mar-09	33,724	98.0	\$4,374
Apr-09	26,443	89.0	\$3,493
May-09	22,991	77.0	\$3,222
Jun-09	17,931	77.0	\$2,518
<b>Totals</b>	<b>308,040</b>	<b>98.0 Max</b>	<b>\$41,980</b>
<b>AVERAGE DEMAND      87.9 KW average</b> <b>AVERAGE RATE      \$0.136 \$/kWh</b>			

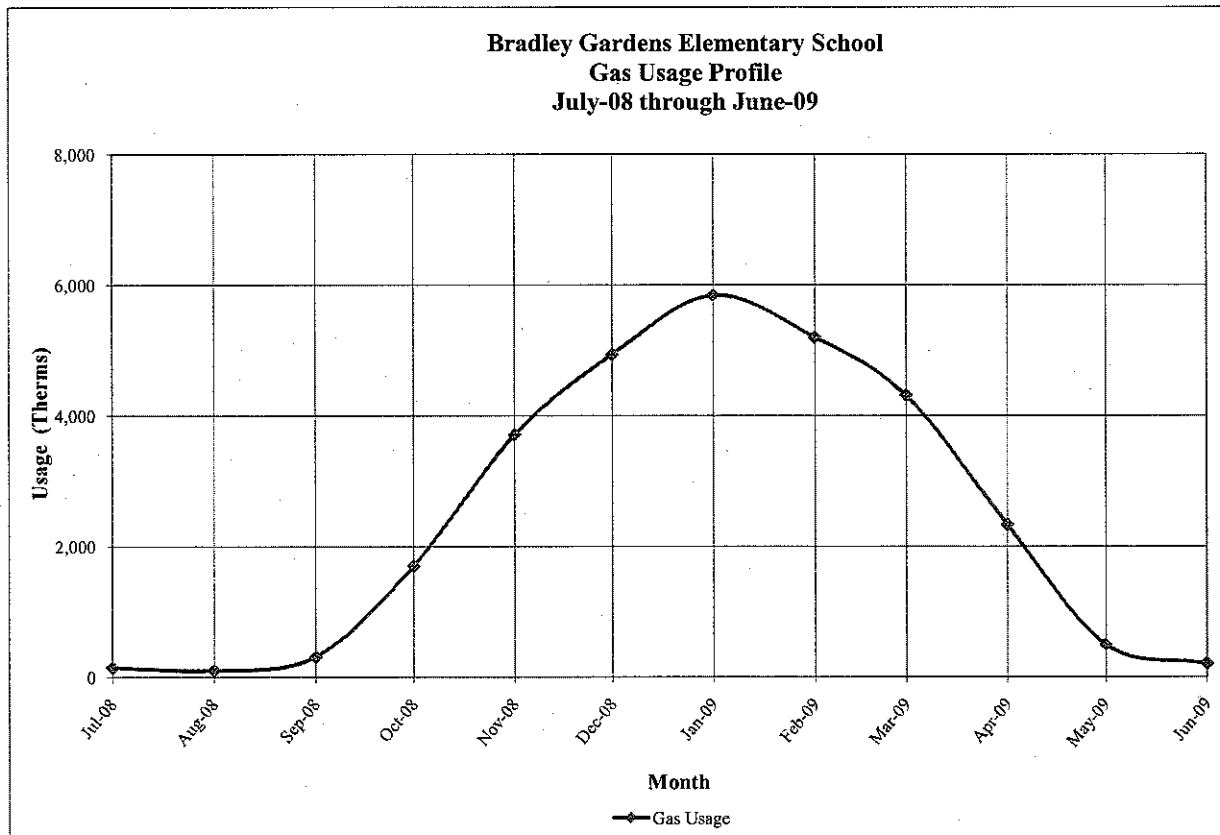
**Figure 1**  
**Electricity Usage Profile**



**Table 4  
Natural Gas Billing Data**

<b>NATURAL GAS USAGE SUMMARY</b>		
Utility Provider: PSE&G		
Rate: LVG		
Meter No: 2415184		
Point of Delivery ID: PG000009765954401818		
Third Party Utility Provider: HESS		
TPS Meter No: 446567		
<b>MONTH OF USE</b>	<b>CONSUMPTION (THERMS)</b>	<b>TOTAL BILL</b>
Jul-08	151	\$352
Aug-08	104	\$242
Sep-08	312	\$487
Oct-08	1,704	\$2,532
Nov-08	3,706	\$5,744
Dec-08	4,936	\$7,423
Jan-09	5,841	\$8,714
Feb-09	5,200	\$7,830
Mar-09	4,310	\$3,014
Apr-09	2,335	\$2,993
May-09	497	\$712
Jun-09	207	\$346
<b>TOTALS</b>	<b>29,303</b>	<b>\$40,389</b>
<b>AVERAGE RATE:</b>	<b>\$1.378</b>	<b>\$/THERM</b>

**Figure 2**  
**Natural Gas Usage Profile**



## B. Energy Use Index (EUI)

Energy Use Index (EUI) also known as “Energy Use Intensity,” is a measure of a building’s annual energy utilization per square foot of building. This calculation is completed by converting all utility usage consumed by a building for one year, to British Thermal Units (BTU) and dividing this number by the building square footage. EUI is a good measure of a building’s energy use and is utilized regularly for comparison of energy performance for similar building types. The Oak Ridge National Laboratory (ORNL) Buildings Technology Center under a contract with the U.S. Department of Energy maintains a Benchmarking Building Energy Performance Program. The ORNL website determines how a building’s energy use compares with similar facilities throughout the U.S. and in a specific region or state.

Source use differs from site usage when comparing a building’s energy consumption with the national average. Site energy use is the energy consumed by the building at the building site only. Source energy use includes the site energy use as well as all of the losses to create and distribute the energy to the building. Source energy represents the total amount of raw fuel that is required to operate the building. It incorporates all transmission, delivery, and production losses, which allows for a complete assessment of energy efficiency in a building. The type of utility purchased has a substantial impact on the source energy use of a building. The EPA has determined that source energy is the most comparable unit for evaluation purposes and overall global impact. Both the site and source EUI ratings for the building are provided to understand and compare the differences in energy use.

The site and source EUI for this facility is calculated as follows:

$$\text{Building Site EUI} = \frac{(\text{Electric Usage in kBtu} + \text{Gas Usage in kBtu})}{\text{Building Square Footage}}$$

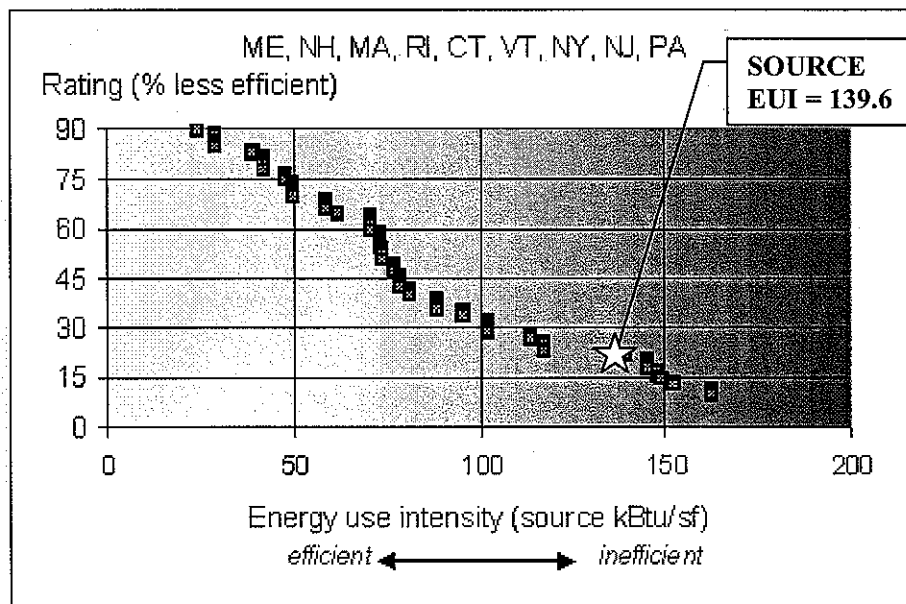
$$\text{Building Source EUI} = \frac{(\text{Electric Usage in kBtu} \times \text{SS Ratio} + \text{Gas Usage in kBtu} \times \text{SS Ratio})}{\text{Building Square Footage}}$$

**Table 5  
Facility Energy Use Index (EUI) Calculation**

ENERGY USE INTENSITY CALCULATION						
ENERGY TYPE	BUILDING USE			SITE ENERGY	SITE-SOURCE RATIO	SOURCE ENERGY
	kWh	Therms	Gallons	kBtu		kBtu
ELECTRIC	308040.0			1,051,649	3.340	3,512,506
NATURAL GAS		29303.0		2,930,300	1.047	3,068,024
FUEL OIL			0.0	0	1.010	0
PROPANE			0.0	0	1.010	0
<b>TOTAL</b>				<b>3,981,949</b>		<b>6,580,530</b>
*Site - Source Ratio data is provided by the Energy Star Performance Rating Methodology for Incorporating Source Energy Use document issued Dec 2007.						
<b>BUILDING AREA</b>	47,150 SQUARE FEET					
<b>BUILDING SITE EUI</b>	84.45 kBtu/SF/YR					
<b>BUILDING SOURCE EUI</b>	139.57 kBtu/SF/YR					

Figure 3 below depicts a national EUI grading for the source use of Elementary Schools.

**Figure 3  
Source Energy Use Intensity Distributions: Elementary Schools**



### C. EPA Energy Benchmarking System

The United States Environmental Protection Agency (EPA) in an effort to promote energy management has created a system for benchmarking energy use amongst various end users. The benchmarking tool utilized for this analysis is entitled Portfolio Manager. The Portfolio Manager tool allows tracking and assessment of energy consumption via the template forms located on the ENERGY STAR website ([www.energystar.gov](http://www.energystar.gov)). The importance of benchmarking for local government municipalities is becoming more important as utility costs continue to increase and emphasis is being placed on carbon reduction, greenhouse gas emissions and other environmental impacts.

Based on information gathered from the ENERGY STAR website, Government agencies spend more than \$10 billion a year on energy to provide public services and meet constituent needs. Furthermore, energy use in commercial buildings and industrial facilities is responsible for more than 50 percent of U.S. carbon dioxide emissions. It is vital that local government municipalities assess facility energy usage, benchmark energy usage utilizing Portfolio Manager, set priorities and goals to lessen energy usage and move forward with priorities and goals.

In accordance with the Local Government Energy Audit Program, an ENERGY STAR rating is analyzed for the facility to compare the facility to similar building types. The login page for the account can be accessed at the following web address:

<https://www.energystar.gov/istar/pmpam/index.cfm?fuseaction=login.login>

The utility bills and other information gathered during the energy audit process are entered into the Portfolio Manager. The following is a summary of the results for the facility:

**Table 6**  
**ENERGY STAR Performance Rating**

<b>ENERGY STAR PERFORMANCE RATING</b>		
<b>FACILITY DESCRIPTION</b>	<b>ENERGY PERFORMANCE RATING</b>	<b>NATIONAL AVERAGE</b>
Bradley Gardens Elementary School	49	50

Refer to **Statement of Energy Performance Appendix** for the detailed energy summary.

## V. FACILITY DESCRIPTION

The 47,150 SF Elementary School is a single story facility comprised of classrooms, offices, multi-purpose room, kitchen, and library. The building was built in 1957 with multiple additions throughout its history. The typical school hours are between 8:30 am and 3:00 pm. The building construction is CMU block with face brick. The exterior walls have minimal insulation typical of the time period. It is unknown if the CMU blocks are filled with any form of insulation. The windows in B-wing / C-wing classrooms (surrounding the library,) are single pane metal framed windows. The windows are casement style operable windows in fair condition. Due to its age, the windows do not seal well and are prone to leakage. The envelope in the A-wing classrooms has double pane windows with aluminum frames. The windows throughout A-wing are clear glass and aluminum frames in good condition. Blinds are installed on the inside of most windows. The building construction has a horizontal overhang in B-wing approximately 2' around the building for shading. The roof is a mixture of flat roof with either shingle sheathing or rubber membrane roof. A wing has low slope slanted roof on the East side with shingle sheathing. Horizontal windows are installed in the vertical wall on the high side of the slanted roof. These windows have been boarded up with plywood. The gymnasium has a steep slope cathedral roof with standard roof singles. The Library has four large skylights installed in the flat roof for natural daylighting. Roof insulation is above the metal deck. The amount of insulation below the roof membrane is unknown. Most doorways into the school are double doors with aluminum frames. Weather stripping is either missing or in poor condition in the building. The main entrance to the school opens to a lobby without a vestibule or separation from the rest of the building.

### HVAC Cooling / Ventilation Systems

The building is cooled by multiple split system air conditioners with air handling units installed above ceilings and remote condensing units installed on the roof. The locations with split system cooling include: the library, B-wing classrooms, offices, and back stage of the all purpose room. The offices are cooled by window air conditioners. These units range from poor condition to new due to replacements as needed. Approximately 35% of the building is air conditioned. Some of the building such as the classrooms utilizes oscillating fans for air circulation in lieu of mechanical cooling.

### HVAC Heating Systems

Heating is provided by two gas fired cast iron boilers made by HB Smith. Each boiler has input capacity of 2,499 MBH. The boilers appear to be in fair condition and maintained. The boilers produce hot water which is circulated throughout the building by two end suction heating water pumps (operating and standby). The boiler loop pumps are constant volume pumps. Classrooms are heated with baseboard radiators and unit ventilators. The unit ventilators and radiators appear to be in fair to poor condition. The heat is regulated by room thermostats pneumatically controlled. Some of the thermostats are old and not functioning properly. These rooms have trouble maintaining temperature resulting in under and over-heating spaces.

The all purpose room is heated by four large heating only air handling units with hot water heating coils. These units provide heat and outside air to the space via a mixing box on the return of each unit. The air handling units are in fair condition. The gymnasium includes large louver openings high in the side wall which open and relieve air when the outside air pressurizes the gym.

### Exhaust System

Air is exhausted from the toilet rooms through roof exhausters. The exhaust fans in the original portion of the building are manually controlled by maintenance personnel through manual switching. The kitchen has a large exhaust hood over the cooking equipment and dishwashing equipment. The exhaust fans for the hoods are manually controlled by switches on the wall in the kitchen.

### HVAC System Controls

The HVAC systems are controlled by an old pneumatic control system. Most equipment are controlled manually. Individual room controls are local thermostats with pneumatic operation. These thermostats are in poor condition, (except where replaced.) Heating hot water flow is regulated by hydronic control valves within each space or mounted on air handling units. The condition of the control valves is unknown. Temperature inconsistency in the heating season is a major concern for the building. It is unknown whether the uncontrollability is a result of thermostat or control valve operation. As a result of the lack of local control, the boiler operation is manually adjusted throughout the heating season. The cooling split systems have local controls and a dedicated thermostat for each split system. There is no programmable capability within the system.

### Domestic Water

Domestic hot water for the restrooms lavatories, kitchen and various sinks is provided by an independent self contained hot water heater. The hot water heater is a 65 gallon gas fired hot water heater made by Ruud. The hot water heater is in fair condition.

### Lighting

Lighting throughout the building is fluorescent tube lay-in fixtures with T-8 lamps and electronic ballasts. All lighting throughout the building is manually controlled by wall switches. Exterior lighting consists of wall mounted metal halide and high pressure sodium fixtures. The parking lot is lit with light poles with high pressure sodium lamps. Exterior lights are controlled by photocell / time clock controls.

## VI. MAJOR EQUIPMENT LIST

The equipment list is considered major energy consuming equipment and through energy conservation measures could yield substantial energy savings. The list shows the major equipment in the facility and all pertinent information utilized in energy savings calculations. An approximate age was assigned to the equipment in some cases if a manufactures date was not shown on the equipment's nameplate. The ASHRAE service life for the equipment along with the remaining useful life is also shown in the Appendix.

Refer to the **Major Equipment List Appendix** for this facility.

## VII. ENERGY CONSERVATION MEASURES

### ECM #1: Lighting Controls

#### Description:

In some areas the lighting is left on unnecessarily. In many cases the lights are left on because of the inconvenience to manually switch lights off when a room is left or on when a room is first occupied. This is common in rooms that are occupied for only short periods and only a few times per day. In some instances lights are left on due to the misconception that it is better to keep the lights on rather than to continuously switch lights on and off. Although increased switching reduces lamp life, the energy savings outweigh the lamp replacement costs. The payback timeframe for when to turn the lights off is approximately two minutes. If the lights are expected to be off for at least a two minute interval, then it pays to shut them off.

Lighting controls come in many forms. Sometimes an additional switch is adequate to provide reduced lighting levels when full light output is not needed. Occupancy sensors detect motion and will switch the lights on when the room is occupied. Occupancy sensors can either be mounted in place of a current wall switch, or on the ceiling to cover large areas. Photocell control senses light levels and turn off or reduce lights when there is adequate daylight. Photocells are mostly used outside, but are becoming more popular in energy-efficient interior lighting designs as well.

The U.S. Department of Energy sponsored a study to analyze energy savings achieved through various types of building system controls. The referenced savings is based on the “Advanced Sensors and Controls for Building Applications: Market Assessment and Potential R&D Pathways,” document posted for public use April 2005. The study has found that commercial buildings have the potential to achieve significant energy savings through the use of building controls. The average energy savings are as follows based on the report:

- Occupancy Sensors for Lighting Control - 20%-28%.

Energy savings achieved for “Occupancy Sensors for Lighting Control” average 20%-28%. Savings resulting from the implementation of this ECM for energy management controls are estimated to be 10% of the total light energy controlled by occupancy sensors. The estimated savings is below the average listed above due to the continuous occupancy nature of school classrooms. The majority of the savings is expected to be after school hours when rooms are left with lights on.

The ECM includes replacement of standard wall switches with sensors wall switches for individual all offices, class rooms, and bathrooms. Sensors shall be manufactured by Sensorswitch, Watt Stopper or equivalent. See the “Investment Grade Lighting Audit” appendix for details.

The **Investment Grade Lighting Audit Appendix** of this report includes the summary of lighting controls implemented in this ECM and outlines the proposed controls, costs, savings,

and payback periods. The calculations adjust the lighting power usage by 10% for all areas that include occupancy sensors.

Light Energy = 111,348 kWh/Yr. proposed lighting controlled energy

Est. Hours of Operation:

Classrooms:	1880 Hrs per year.
Hallways:	3150 Hrs per year.
Storage rooms and janitor closets:	470 Hrs per year.
Outdoor Lighting:	3650 Hrs per year.

### Energy Savings Calculations:

$$\text{Energy Savings} = (10\% \times \text{Occupancy Sensored Light Energy (kWh / Yr)})$$

$$\text{Energy Savings} = (10\% \times 100,410 \text{ (kWh)}) = 10,041 \text{ (kWh)}$$

$$\text{Savings.} = \text{Energy Savings (kWh)} \times \text{Ave Elec Cost} \left( \frac{\$}{\text{kWh}} \right)$$

$$\text{Savings.} = 10,041 \text{ (kWh)} \times 0.136 \left( \frac{\$}{\text{kWh}} \right) = \$1,366$$

Installation cost per dual-technology sensor (Basis: Sensor switch or equivalent) is \$75/unit including material and labor.

Installation Cost = \$110 x 49 motion sensors = \$5,390

From the NJ Smart Start appendix, the installation of a lighting control device warrants the following incentive: occupancy = \$20 per fixture.

$$\text{Smart Start}^{\circledR} \text{ Incentive} = (\# \text{ of wall mount devices} \times \$ 20) = (49 \times \$20) = \$980$$

**Energy Savings Summary:**

<b>ECM #1 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$5,390
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$980
<b>Net Installation Cost (\$):</b>	\$4,410
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$1,366
<b>Total Yearly Savings (\$/Yr):</b>	\$1,366
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	3.2
<b>Simple Lifetime ROI</b>	364.6%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$20,490
<b>Internal Rate of Return (IRR)</b>	30%
<b>Net Present Value (NPV)</b>	\$11,897.22

## ECM #2: Window Replacements

### Description:

The windows in the original building of Bradley Gardens Elementary School are single pane metal framed windows. These windows are below today's standards in insulation value and solar heat reflectivity. The age of the windows contribute to the leakage rate of the building. These factors lead to increased energy use in the cooling and heating season. The increased cooling energy as a result of poor window performance is minimal. The heating loss due to single pane glass in combination with poor seals for each operable window can result in a large energy consumption factor.

This ECM includes the replacement of all existing windows in the original portion of the building with double pane windows and low emissivity glass. The proposed windows will include smaller operable openings to minimize outside air leakage. In addition the double pane structure will significantly increase the insulation value compared to the existing single pane window structure.

### Energy Savings Calculations:

$$\text{Infiltration} \left( \frac{\text{Ft}^3}{\text{Min.}} \right) = \frac{\text{Area}(\text{Ft}^2) \times \text{Ave Height}(\text{Ft}) \times \text{Air Changes Per Hour} \left( \frac{1}{\text{Hr.}} \right)}{60 \left( \frac{\text{Min}}{\text{Hr.}} \right)}$$

$$\text{Heat Load} \left( \frac{\text{Btu}}{\text{Hr.}} \right) = 1.1 \times \text{Infiltration} \left( \frac{\text{Ft}^3}{\text{Min}} \right) \times \text{Design Temperature Difference} (\text{°F})$$

$$\text{Leakage Energy (Therms)} = \frac{\text{Heat Load} \left( \frac{\text{Btu}}{\text{Hr.}} \right) \times \text{HDD}(\text{Day } \text{°F}) \times 24 \left( \frac{\text{Hr.}}{\text{Day}} \right) \times (0.60)}{65(\text{°F}) \times \text{Fuel Heat Value} \left( \frac{\text{Btu}}{\text{Therm}} \right) \times \text{Heating Efficiency} (\%)}$$

$$\text{Conductive Energy (Therms)} = \frac{U\text{-Value} \times \text{Area}(\text{Ft}^2) \times \text{HDD}(\text{Day } \text{°F}) \times 24 \left( \frac{\text{Hr.}}{\text{Day}} \right) \times (0.60)}{65(\text{°F}) \times \text{Fuel Heat Value} \left( \frac{\text{Btu}}{\text{Therm}} \right) \times \text{Heating Efficiency} (\%)}$$

$$\text{Energy Cost} = \text{Total Energy}(\text{Therms}) \times \text{Ave Fuel Cost} \left( \frac{\$}{\text{Therm}} \right)$$

<b>ECM #2 WINDOW REPLACEMENT CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>Description:</b>	Large Operable Single Pane Windows	Double Pane Low-E Windows	
<b>Bldg area with single pane windows (SF)</b>	27,107	27,107	
<b>Average Ceiling Height (Ft)</b>	9	9	
<b>Window (SF)</b>	3,633	3,633	
<b>U-Value (BTU/HR/SF*°F)</b>	0.88	0.45	0.43
<b>Average Leakage Rate Heating Season (Air Changes per Hr)</b>	1.0	0.5	0.5
<b>Heating System Efficiency (%)</b>	73%	73%	
<b>Heating Degree Days (HDD)</b>	4,888	4,888	
<b>Design Day Temp Diff (°F)</b>	65	65	
<b>Nat Gas Fuel Value (BTU/Therm)</b>	100,000	100,000	
<b>Heating Hrs Per Day (Hrs)</b>	24	24	
<b>Electric Cost (\$/kWh)</b>	0.136	0.136	
<b>Gas Cost (\$/Therm)</b>	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>Leakage Gas Energy (Therms)</b>	4,313	2,156	2,156
<b>Conductive Gas Energy (Therms)</b>	3,083	1,576	1,506
<b>Total Gas Energy (Therms)</b>	7,395	3,733	3,663
<b>Electric Energy (kWh)</b>	0	0	0
<b>Electric Demand (KW)</b>	0	0	0
<b>Gas Energy Cost (\$)</b>	\$10,205	\$5,151	\$5,054
<b>Electric Energy Cost (\$)</b>	\$0	\$0	\$0
<b>Comments:</b>	1. Proposed window U-value Based on ASHRAE 90.1 - 2007 energy 2. No electrical savings are expected for this ECM		

**Energy Savings Summary:**

<b>ECM #2 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$272,475
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$272,475
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$5,054
<b>Total Yearly Savings (\$/Yr):</b>	\$5,054
<b>Estimated ECM Lifetime (Yr):</b>	25
<b>Simple Payback</b>	53.9
<b>Simple Lifetime ROI</b>	-53.6%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$126,350
<b>Internal Rate of Return (IRR)</b>	-5%
<b>Net Present Value (NPV)</b>	(\$184,468.95)

### ECM #3: AC Split System Condensing Units

#### Description:

Select rooms throughout the school have air conditioning by split system AC units. The efficiency of the split systems vary due to replacements throughout the years. The cooling efficiencies of split system AC units range from 9.0 EER for older units up to 14.0 EER for the new energy efficient systems. The existing unit capacities range from 1.5 tons to 6.0 tons per split system. The majority of these units are below today's standards for energy efficiency.

This ECM includes replacement of all split systems with EER rating of 9.5 or below. The split systems proposed have an average rating of 12.4 EER (approx 21 SEER.) The calculations are based on a weighted average for the existing system efficiencies of 9.2 EER. The proposed units is based on a one for one replacement of each split system based on Carrier Infinity 21 Series split systems model # 24ANA1 or equal.

#### Energy Savings Calculations:

$$\text{Energy Usage} = \frac{\text{Cooling (Tons)} \times 12,000 \left( \frac{\text{Btu}}{\text{Ton hr}} \right) \times \text{Full Load Hrs.}}{1000 \left( \frac{\text{Wh}}{\text{kWh}} \right) \times \text{EER} \left( \frac{\text{Btu}}{\text{Wh}} \right)}$$

$$\text{Demand} = \frac{\text{Energy Savings (kWh)}}{\text{Hrs of Cooling}}$$

$$\text{Cooling Cost} = \text{Energy Usage (kWh)} \times \text{Ave Electric Cost} \left( \frac{\$}{\text{kWh}} \right)$$

<b>ECM #3 AC SPLIT SYSTEM REPLACEMENT CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Existing Window AC Units	High Efficiency Window AC Units	
<b>Number of Split Systems</b>	5	5	
<b>Tonnage per Split System Unit (Average)</b>	3.7	3.7	
<b>Weighted Ave Efficiency (EER)</b>	9.2	12.4	
<b>Equivalent Full Load Cooling Hrs</b>	800	800	
<b>BTUs per Ton (Btu/Hr/Ton)</b>	12000	12000	
<b>Watts per Kilo Watts (W/KW)</b>	1000	1000	
<b>Elec Cost (\$/kWh)</b>	0.136	0.136	
<b>Gas Cost (\$/Therm)</b>	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>Gas Energy (Therms)</b>	0	0	0
<b>Electric Energy (kWh)</b>	19,304	14,323	4,982
<b>Electric Demand (KW)</b>	24.1	17.9	6.2
<b>Gas Energy Cost (\$)</b>	\$0	\$0	\$0
<b>Electric Energy Cost (\$)</b>	\$2,625	\$1,948	\$678
<b>COMMENTS:</b>	Equivalent full load hours is based on ASHRAE fundamentals reference book. Proposed High Efficiency window AC Unit is based on GE model # ASM12AK		

Installation cost for typical 1 ton AC unit units is estimated to be \$420 (\$345 Materials).

From the NJ Smart Start® Program appendix, the packaged unit’s replacement falls under the category “Unitary AC” and warrants an incentive based on efficiency (EER) at or above 11.5 EER or 14.0 SEER. The incentives is calculated as follows:

$$\text{Smart Start}^\circledast \text{ Incentive} = \text{Units} < 5.4 \text{ Tons}, (\text{Tons} \times \$92/\text{Ton}) = (12.5 \times \$92) = \$1,150$$

$$\text{Smart Start}^\circledast \text{ Incentive} = \text{Units} > 5.4 \text{ Tons} < 11.25 \text{ Tons}, (\text{Tons} \times \$73/\text{Ton}) = (6 \times \$73) = \$438$$

$$\text{Total Incentive} = (\$1,150 + \$438) = \$1,588$$

**Energy Savings Summary:**

<b>ECM #3 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$23,125
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$1,588
<b>Net Installation Cost (\$):</b>	\$21,537
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$678
<b>Total Yearly Savings (\$/Yr):</b>	\$678
<b>Estimated ECM Lifetime (Yr):</b>	10
<b>Simple Payback</b>	31.8
<b>Simple Lifetime ROI</b>	-68.5%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$6,780
<b>Internal Rate of Return (IRR)</b>	-17%
<b>Net Present Value (NPV)</b>	(\$15,753.52)

## ECM #4: H&V Control Valves and T-Stat Replacements

### Description:

The school is heated by a boiler water loop circulating heating water to heating and ventilation units and baseboards throughout the building. Each zone, (typically individual rooms were zoned separately), has a thermostat controlling a heating water control valve. The existing thermostats and control valves provide poor control of the space temperature in many cases resulting in overheating or under heating the rooms. Rooms that do not have adequate heat require the entire system to be adjusted to maintain adequate temperature. Typically the system is adjusted by increasing / decreasing the heating loop temperature to provide adequate heat for the coldest spaces. As a result some spaces become overheated and windows are opened even during the cold winter months.

This ECM includes installation of new hydronic control valves for each zone as well as new electronic thermostats to replace the existing pneumatic thermostats. The new electronic thermostats and control valve will accurately regulate heating water flow and eliminate over / under heating of the zones. The thermostats include programmability to allow the building to set back during unoccupied periods. The thermostats could be adjusted by the occupants, however overriding control would take place at each scheduled temperature change. This ECM is not a central control system. Each thermostat and control valve is independent and based on a one for one replacement of the existing equipment.

The U.S. Department of Energy sponsored a study to analyze energy savings achieved through various types of building system controls. The referenced savings is based on the “Advanced Sensors and Controls for Building Applications: Market Assessment and Potential R&D Pathways,” document posted for public use April 2005. The study has found that commercial buildings have the potential to achieve significant energy savings through the use of building controls. The average energy savings are as follows based on the report:

- Energy Management and Control System Savings - 5%-15%.

Energy savings achieved for “Energy Management and Control Systems,” average 5%-15%. The savings resulting from the implementation of this ECM for new control valves and thermostat controls are estimated to be 10% of the total Heating energy cost for the facility.

### Energy Savings Calculations:

$$\text{Existing Heating Gas Usage} = \text{Total Gas Use(Therms)} - \text{Est. Dom. HW \& Kitchen Use(Therms)}$$

$$\text{Gas Usage} = \text{Existing Heat Use (Therms)} \times (100\% - \text{Energy Savings}(\%)) \times \frac{\text{Retrofit Area}(Ft^2)}{\text{Total Area}(Ft^2)}$$

$$\text{Energy Cost} = \text{Total Energy(Therms)} \times \text{Ave Fuel Cost} \left( \frac{\$}{\text{Therm}} \right)$$

<b>ECM #4 H&amp;V CONTROL VALVE AND T-STAT CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Existing System	New Control Valves and T-Stats	
Est. Hot Water & Kitchen Gas Usage per Month (Therms Averaged from summer usage)	194	194	
Total Hot Water & Kitchen Gas Usage (Therms)	2,328	2,328	
Existing Total Gas Usage per Utility Bills (Therms)	29,303	29,303	
Total Building Area (SF)	47,150	47,150	
Area with pneumatic controls valves and T-Stats (SF)	47,150	47,150	
Est. Savings (%)	0%	10%	
Elec Cost (\$/kWh)	0.136	0.136	
Gas Cost (\$/Therm)	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
Gas Energy (Therms)	26,975	24,278	2,698
Electric Energy (kWh)	0	0	0
Electric Demand (KW)	0.0	0.0	0.0
Gas Energy Cost (\$)	\$37,226	\$33,503	\$3,723
Electric Energy Cost (\$)	\$0	\$0	\$0
<b>COMMENTS:</b>			

Installation cost for the control valves and thermostats for each heating and ventilation unit is estimated to be \$2,000 per thermostat / control valve installation. The number of zones is based on one thermostat and control valve per classroom or office that is currently not controlled by the central electronic control system. The original pneumatic controls are utilized in the multipurpose room, offices, library, A-wing classrooms, and B-wing classrooms (Total 42 zones.)

Installation Cost = (\$2,000 / Zone) x (42 existing zones) = \$84,000 (\$31,500 Materials)

**Energy Savings Summary:**

<b>ECM #4 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$84,000
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$84,000
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$3,723
<b>Total Yearly Savings (\$/Yr):</b>	\$3,723
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	22.6
<b>Simple Lifetime ROI</b>	-33.5%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$55,845
<b>Internal Rate of Return (IRR)</b>	-5%
<b>Net Present Value (NPV)</b>	(\$39,555.07)

**ECM #5: Boiler Controller****Description:**

The existing boilers are sectional cast iron boilers made by H.B. Smith. The boilers are well maintained and in fair condition for its age. The boilers are controlled via aqua stats and maintain a set temperature when operating. New boiler controls have more precise control of the burner fire-rate, cycling, on/off temperature settings, and modulation. New temperature controls provide improvement on combustion efficiency and thermal efficiency by reducing the number of burner cycles and optimizing boiler supply water temperature based on outdoor temperature. The controls provide an estimated efficiency increase equal to 2.5% for combustion efficiency, and 2.5% for building loop temperature control. Overall fuel to hot water annual boiler efficiency increase is estimated to be 5%.

This ECM includes installation of new boiler controls for the existing boilers. The boiler controls are adaptable to new boilers in the event of a replacement. The energy savings is applied to the entire facility heating load since the whole building utilizes the boiler loop for heat. The ECM is based on Cleaver Brooks "SysteMax" boiler controller. The total installation cost for the boiler controller is estimated to be \$25,000 based on pricing from Cleaver Brooks.

**Energy Savings Calculations:**

$$\text{Existing Heating Gas Usage} = \text{Total Gas Use (Therms)} - \text{Est. Dom. HW \& Kitchen Use (Therms)}$$

$$\text{Bldg Heat Required} = \text{Existing Gas Use (Therms)} \times \text{Existing Heating Efficiency (\%)}$$

$$\text{Heating Gas Usage} = \frac{\text{Bldg Heat Required (Therms)}}{\text{Heating Efficiency (\%)}}$$

$$\text{Energy Cost} = \text{Heating Gas Usage (Therms)} \times \text{Ave Fuel Cost} \left( \frac{\$}{\text{Therm}} \right)$$

<b>ECM #5 BOILER CONTROLLER CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Existing System	New Boiler Controller	
Est. Hot Water & Kitchen Gas Usage per Month (Therms Averaged from summer usage)	194	194	
Total Hot Water & Kitchen Gas Usage (Therms)	2,328	2,328	
Existing Total Gas Usage per Utility Bills (Therms)	29,303	29,303	
Heating System Efficiency	73%	78%	
Elec Cost (\$/kWh)	0.136	0.136	
Gas Cost (\$/Therm)	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
Required Bldg Heat Energy (Therms)	19,692	19,692	0
Gas Energy (Therms)	26,975	25,246	1,729
Electric Energy (kWh)	0	0	0
Electric Demand (KW)	0.0	0.0	0.0
Gas Energy Cost (\$)	\$37,226	\$34,839	\$2,386
Electric Energy Cost (\$)	\$0	\$0	\$0
<b>COMMENTS:</b>			

**Energy Savings Summary:**

<b>ECM #5 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$25,000
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$25,000
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$2,682
<b>Total Yearly Savings (\$/Yr):</b>	\$2,682
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	9.3
<b>Simple Lifetime ROI</b>	60.9%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$40,230
<b>Internal Rate of Return (IRR)</b>	7%
<b>Net Present Value (NPV)</b>	\$7,017.54

## ECM #6: DDC System Controls

### Description:

The building is controlled with local controls through an old pneumatic system. This system is supported by digital controls with remote access capability. The existing thermostats and control valves provide poor control of the space temperature in many cases resulting in overheating or under heating the rooms. The existing system in the original building does not have the capability to optimize temperature control with the central system. There is no programmability of the existing system to adjust for outdoor conditions, time of day, occupied / unoccupied modes, etc. Modern thermostats tied into a central control systems have the capability of saving significant energy as well as improve occupant comfort.

This ECM includes installing a Building Automation system through Direct Digital Controls (DDC) wired through an Ethernet backbone and front end controller. The system will include new thermostat controllers for terminal unit ventilators, baseboard zones, air handling units, and packaged AC equipment wired back to a front end controller with computer interface. The front end device will provide communication between the devices as well as the main boilers. The system will respond to the overall building's needs and operating schedules as defined by the building operator. The DDC system provides features such as space averaging, temperature override control, night set-back, morning warm-up mode, heating water loop temperature re-set, etc. The ECM includes replacing all pneumatic control valves with electronic actuated control valves integrated into the control system.

The U.S. Department of Energy sponsored a study to analyze energy savings achieved through various types of building system controls. The referenced savings is based on the "Advanced Sensors and Controls for Building Applications: Market Assessment and Potential R&D Pathways," document posted for public use April 2005. The study has found that commercial buildings have the potential to achieve significant energy savings through the use of building controls. The average energy savings are as follows based on the report:

- Energy Management and Control System Savings - 5%-15%.

Energy savings achieved for "Energy Management and Control Systems," average 5%-15%. The savings resulting from the implementation of this ECM for new a DDC system is estimated to be 15% of the total heating and cooling energy cost for the facility. The savings is estimated to be at the maximum range of the report due to the extreme lack of control with the existing system, as well as the added programmable functionality of the full digital control system integrating all equipment for optimal performance.

**Energy Savings Calculations:**Heating Energy:

$$\text{Existing Heating Gas Usage} = \text{Total Gas Use(Therms)} - \text{Est. Dom. HW \& Kitchen Use(Therms)}$$

$$\text{Gas Usage} = \text{Existing Heat Use (Therms)} \times (100\% - \text{Energy Savings}(\%)) \times \frac{\text{Retrofit Area}(\text{Ft}^2)}{\text{Total Area}(\text{Ft}^2)}$$

$$\text{Energy Cost} = \text{Total Energy(Therms)} \times \text{Ave Fuel Cost} \left( \frac{\$}{\text{Therm}} \right)$$

Cooling Energy:

$$\text{Energy Usage} = \frac{\text{Cooling(Tons)} \times 12,000 \left( \frac{\text{Btu}}{\text{Ton hr}} \right) \times \text{Full Load Hrs.}}{1000 \left( \frac{\text{Wh}}{\text{kWh}} \right) \times \text{EER} \left( \frac{\text{Btu}}{\text{Wh}} \right)} \times (1 - \text{Savings}(\%))$$

$$\text{Cooling Cost} = \text{Energy Usage(kWh)} \times \text{Ave Electric Cost} \left( \frac{\$}{\text{kWh}} \right)$$

<b>ECM #6 DDC CONTROLS CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Existing System	DDC Control System	
Est. Hot Water & Kitchen Gas Usage per Month (Therms Averaged from summer usage)	194	194	
Total Hot Water & Kitchen Gas Usage (Therms)	2,328	2,328	
Existing Total Gas Usage per Utility Bills (Therms)	29,303	29,303	
Total Building Area (SF)	47,150	47,150	
Area with old control valves and T-Stats (SF)	47,150	47,150	
Total AC Unit Tonnage (Tons)	27.5	27.5	
Average AC Unit Efficiency (EER)	9.6	9.6	
Equivalent Full Load Cooling Hrs	800	800	
Est. Savings	0%	15%	15%
BTUs per Ton (Btu/Hr/Ton)	12000	12000	
Watts per Kilo Watts (W/KW)	1000	1000	
Elec Cost (\$/kWh)	0.136	0.136	
Gas Cost (\$/Therm)	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
Gas Energy (Therms)	26,975	22,929	4,046
Electric Energy (kWh)	27,500	23,375	4,125
Electric Demand (KW)	0.0	0.0	0.0
Gas Energy Cost (\$)	\$37,226	\$31,642	\$5,584
Electric Energy Cost (\$)	\$3,740	\$3,179	\$561
<b>COMMENTS:</b>			

The cost of a full DDC system with new field devices, controllers, computer, software, programming, etc. is approximately \$3,500 per zone or H&V unit controlled and \$15,000 for boiler and pump controls. Savings from the implementation of this ECM will be achieved

through reduced gas consumption from reduced heating energy as well as reduced electric consumption from reduced air conditioning energy.

Cost of complete DDC System = (\$3,500/Unit x 42 Units) + \$15,000 for boiler and pump controls = \$162,000.

**Energy Savings Summary:**

<b>ECM #6 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$162,000
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$162,000
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$6,145
<b>Total Yearly Savings (\$/Yr):</b>	\$6,145
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	26.4
<b>Simple Lifetime ROI</b>	-43.1%
<b>Simple Lifetime Maintenance Savings</b>	0
<b>Simple Lifetime Savings</b>	\$92,175
<b>Internal Rate of Return (IRR)</b>	-6%
<b>Net Present Value (NPV)</b>	(\$88,641.39)

**ECM #7: Pump VFDs****Description:**

The distribution of the heating water throughout the original facility is through two 5HP pumps. The heating water is distributed to the building's baseboard radiators and H&V units. The terminal equipment currently has 3-way control valves, which diverts the water flow around the unit when there is no call for heat. The total flow rate of heating water that the pumps provide is 100% of the pumps capacity. A 2-way control valve will stop water flow when the terminal unit is not calling for heat. As the control valve on the H&V units modulate, the VFDs slow the pump motor to match the building's load. This allows the total flow of the system to be reduced when less than 100% of the units are calling for heat. A variable frequency drive (VFD) in combination with 2-way control valves throughout the building slows the pump down in when the terminal units close the control valve. The VFD uses the minimum required amount of electricity to pump only as much water that is needed for the building.

This ECM includes the installation of two new variable frequency drives (VFDs) for the two 5 HP base mounted heating water pumps. This ECM is based on two ABB VFDs model number ACS350, as well as a differential pressure sensor installed in the heating water piping. This ECM is based on converting the existing 3-way control valves to 2-way control valves through the implementation of ECM #4 or ECM #6. These ECMs already include control valve replacements and the cost associated. The Pump VFD installation cost does not include the cost of replacing control valves and must be combined with ECM #4 or ECM #6. The energy and cost savings for these specific combinations of ECMs is additive.

Energy and cost savings calculations are based on calculation software "PumpSave v4.2," provided by ABB. The heating pump operation is estimated to be 4745 Hrs per year (6.5 months).

**Energy Savings Calculations:**

$$\text{Cons. Volume Power(HP)} = \frac{\text{Specific Gravity} \times \text{Flow Rate} \left( \frac{\text{Gal}}{\text{min}} \right) \times \text{Head(Ft)}}{3960 \times \text{Pump Efficiency}(\%) \times \text{Motor Efficiency}(\%)}$$

$$\text{Energy Cons. (kWh)} = \text{Power(HP)} \times 0.746 \left( \frac{\text{KW}}{\text{HP}} \right) \times \text{Operation(Hrs.)}$$

$$\text{Energy Cost} = \text{Energy Usage(kWh)} \times \text{Ave Electric Cost} \left( \frac{\$}{\text{kWh}} \right)$$

### PumpSave 4.2 Energy saving calculator for pumps

#### System Data

Liquid density: 62 lb/ft<sup>3</sup>    Static head: 1 ft

#### Pump Data

Nominal volume flow: 350 gpm    Efficiency: 75%  
 Nominal head: 75 ft    Max head: 85 ft

#### Existing Flow Control

[Dropdown menu]

#### Motor and Supply

Supply voltage: 230 V (3-ph)    200/208/230/240 V 3-ph  
 Motor power: 16 Hp    Required motor power: 9.7 Hp including 10% safety margin  
 Motor efficiency: 85.0 %

#### Operating Profile

Annual running time: 4,745 h

DEF AULT	%	h	at	flow
6	%	237.25	h	at nom. flow
5	%	237.25	h	at 90% flow
10	%	474.5	h	at 80% flow
15	%	711.75	h	at 70% flow
16	%	711.75	h	at 60% flow
20	%	949	h	at half flow
15	%	711.75	h	at 40% flow
10	%	474.5	h	at 30% flow
6	%	237.25	h	at 20% flow

#### Measurement

Metric     US

Calculated by: CEG  
 Calculated for: Bridgewater Raritan  
 Pump ID: [ ]

#### Improved Control by ABB Drive:

ACS350  
 No suitable type found. Copy to clipboard

#### Results

Saving percentage: [ ]  
 Annual energy consumption:  
 with existing control method: 11 MWh  
 with improved control method: .11 MWh  
 Annual energy saving: .11 MWh  
 Annual CO<sub>2</sub> reduction: 5 t  
 CO<sub>2</sub> emission/unit: 0.5 lb/kWh

#### Economic Data

Currency unit: \$  
 Energy price: 0 \$/kWh  
 Investment cost: 0 \$  
 Interest rate: 0%  
 Service life: 0 years

#### Economic Results

Annual saving: [ ] \$  
 Payback period: [ ] years  
 Net present value: [ ] \$

#### Energy Consumption

#### Power (kW)

Auto-adjust screen size    Save calculation    Send to default printer    Close program

<b>ECM #7 PUMP VFD CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Constant Volume Pumps	VFD Pumps	
<b>Flow (GPM)</b>	350	350	
<b>Head (Ft)</b>	75	75	
<b>Pump Efficiency (%)</b>	75%	75%	
<b>Motor Efficiency (%)</b>	85%	85%	
<b>Heating Operating Hrs</b>	4745	4745	
<b>KW per HP (KW/HP)</b>	0.746	0.746	
<b>HP Equation Constant (W/KW)</b>	3960	3960	
<b>Elec Cost (\$/kWh)</b>	0.136	0.136	
<b>Gas Cost (\$/Therm)</b>	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>Gas Energy (Therms)</b>	0	0	0
<b>Electric Energy (kWh)</b>	36,807	10,500	26,307
<b>Electric Demand (KW)</b>	0.0	0.0	0.0
<b>Gas Energy Cost (\$)</b>	\$0	\$0	\$0
<b>Electric Energy Cost (\$)</b>	\$5,006	\$1,428	\$3,578
<b>COMMENTS:</b>	VFD pump energy is based on ABB energy savings calculator for pumps, "Pump Save," version 4.2. Flow rate for VFD Pump calculation is summarized in the operating profile shown in the Pump Save output.		

Installation cost for the two VFDs is estimated to be \$7,650 (\$4,650Materials).

**Energy Savings Summary:**

<b>ECM #7 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$7,650
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$7,650
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$3,578
<b>Total Yearly Savings (\$/Yr):</b>	\$3,578
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	2.1
<b>Simple Lifetime ROI</b>	601.6%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$53,670
<b>Internal Rate of Return (IRR)</b>	47%
<b>Net Present Value (NPV)</b>	\$35,063.93

**Note: This ECM (Pump VFD) is based on the implementation of ECM#4 “H&V control valves and Thermostats,” or ECM#6 “DDC Controls.”** These ECMs include control valve replacements, which requires 2-way control valves in lieu of the existing 3-way control valves. The energy and cost savings for these specific combinations of ECMs is additive.

**ECM #8: Combining ECM#4 & ECM#7****Description:**

The following savings summary is the simultaneous implementation of the H&V unit control valves and Thermostats as well and the implementation of the Pump VFD. The pump VFD is depended on replacing the existing 3-way control valves with 2-way control valves for variable flow energy savings. Both ECMs individually pay back within 10 years and recommended. The following is the financial summary if both ECMs were implemented together:

**Energy Savings Summary:**

<b>ECM #8 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$91,650
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$0
<b>Net Installation Cost (\$):</b>	\$91,650
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$7,301
<b>Total Yearly Savings (\$/Yr):</b>	\$7,301
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	12.6
<b>Simple Lifetime ROI</b>	19.5%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$109,515
<b>Internal Rate of Return (IRR)</b>	2%
<b>Net Present Value (NPV)</b>	(\$4,491.14)

## ECM #9: Condensing Boiler

### Description:

The building boilers are utilized in an operating and standby mode. Only one boiler is utilized at a time and the other boiler is a backup. The boilers are cycled to even runtime, however only one boiler is needed to satisfy the load. The existing boilers are far past the life expectancy of typical fire-tube boiler, however they are well maintained for their age and both boilers are in operating condition. Multiple tubes are being replaced on an annual basis, which indicates corrosion taking place in the pressure vessel. Although the boilers are close to the end of their life cycle it is difficult to predict the point at which the boiler becomes inoperable.

New condensing boilers could substantially improve the operating efficiency of the heating system of the building. Condensing boiler's peak efficiency tops out at 99% depending on return water temperature. Due to the operating conditions of the building, the annual average operating efficiency is expected to be 89.5%. This is approximately 15% increase in efficiency over the existing boilers. This ECM is based on replacing one of the two existing boilers. The existing boiler can remain as a backup for the new boiler.

This ECM includes installation of one condensing gas fired boiler to replace one of the existing cast iron boilers. The boiler installation includes the SysteMax boiler controls for the boiler burner control and firing rate, outdoor temperature reset, etc. The basis for this ECM is the Clear Fire boilers made by Cleaver Brooks, model number CFC-2500. The boiler installation is based on a one for one replacement of the existing boiler. The ECM is based on replacing only one boiler to minimize installation cost.

### Energy Savings Calculations:

$$\text{Existing Heating Gas Usage} = \text{Total Gas Use(Therms)} - \text{Est. Dom. HW \& Kitchen Use(Therms)}$$

$$\text{Bldg Heat Required} = \text{Existing Gas Use (Therms)} \times \text{Existing Heating Efficiency(\%)}$$

$$\text{Heating Gas Usage} = \frac{\text{Bldg Heat Required (Therms)}}{\text{Heating Efficiency(\%)}}$$

$$\text{Energy Cost} = \text{Heating Gas Usage(Therms)} \times \text{Ave Fuel Cost} \left( \frac{\$}{\text{Therm}} \right)$$

<b>ECM #9 CONDENSING BOILER CALCULATIONS</b>			
<b>ECM INPUTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
<b>ECM INPUTS</b>	Existing System	New Boiler Controller	
Est. Hot Water & Kitchen Gas Usage per Month (Therms Averaged from summer usage)	194	194	
Total Hot Water & Kitchen Gas Usage (Therms)	2,328	2,328	
Existing Total Gas Usage per Utility Bills (Therms)	29,303	29,303	
Heating System Efficiency	73%	89.5%	
Elec Cost (\$/kWh)	0.136	0.136	
Gas Cost (\$/Therm)	1.38	1.38	
<b>ENERGY SAVINGS CALCULATIONS</b>			
<b>ECM RESULTS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SAVINGS</b>
Required Bldg Heat Energy (Therms)	19,692	19,692	0
Gas Energy (Therms)	26,975	22,002	4,973
Electric Energy (kWh)	0	0	0
Electric Demand (KW)	0.0	0.0	0.0
Gas Energy Cost (\$)	\$37,226	\$30,363	\$6,863
Electric Energy Cost (\$)	\$0	\$0	\$0
<b>COMMENTS:</b>			

From the NJ Smart Start<sup>®</sup> Program appendix, the condensing boilers falls under the category “Gas Heating” and warrants an incentive based on efficiency at or above 84% AFUE. The program incentives are calculated as follows:

$$\begin{aligned} \text{Smart Start}^{\circledast} \text{ Incentive} &= (\text{Boiler MBH} \times \$1/\text{MBH}) \\ &= (2,500 \text{ MBH} \times \$1/\text{MBH}) = \$2,500 \end{aligned}$$

**Energy Savings Summary:**

<b>ECM #9 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$72,500
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$2,500
<b>Net Installation Cost (\$):</b>	\$70,000
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$6,863
<b>Total Yearly Savings (\$/Yr):</b>	\$6,863
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	10.2
<b>Simple Lifetime ROI</b>	47.1%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$102,945
<b>Internal Rate of Return (IRR)</b>	5%
<b>Net Present Value (NPV)</b>	\$11,930.05

**ECM #10: Combining ECM#4, ECM#7, & ECM#9****Description:**

The following savings summary is the simultaneous implementation of the H&V unit control valves and Thermostats, Pump VFD, and Condensing Boiler. The pump VFD is depended on replacing the existing 3-way control valves with 2-way control valves for variable flow energy savings. The condensing boiler ECM includes the boiler controls savings. The following is the financial summary if all three ECMs were implemented together:

**Energy Savings Summary:**

<b>ECM #10 - ENERGY SAVINGS SUMMARY</b>	
<b>Installation Cost (\$):</b>	\$164,150
<b>NJ Smart Start Equipment Incentive (\$):</b>	\$2,500
<b>Net Installation Cost (\$):</b>	\$161,650
<b>Maintenance Savings (\$/Yr):</b>	\$0
<b>Energy Savings (\$/Yr):</b>	\$14,164
<b>Total Yearly Savings (\$/Yr):</b>	\$14,164
<b>Estimated ECM Lifetime (Yr):</b>	15
<b>Simple Payback</b>	11.4
<b>Simple Lifetime ROI</b>	31.4%
<b>Simple Lifetime Maintenance Savings</b>	\$0
<b>Simple Lifetime Savings</b>	\$212,460
<b>Internal Rate of Return (IRR)</b>	4%
<b>Net Present Value (NPV)</b>	\$7,438.91