



# Local Government Energy Audit: Energy Audit Report



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**Cozy Lake Elementary School**

**Jefferson Township Board of Education**

205 Cozy Lake Road  
Oak Ridge, NJ 07438

July 17, 2018

Final Report by:  
**TRC Energy Services**

## Disclaimer

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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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# I EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) Report for Cozy Lake Elementary School.

The goal of an LGEA report is to provide you with information on how your facility uses energy, identify energy conservation measures (ECMs) that can reduce your energy use, and provide information and assistance to help facilities implement ECMs. The LGEA report also contains valuable information on financial incentives from New Jersey’s Clean Energy Program (NJCEP) for implementing 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 wide range of energy management options and advice.

## I.1 Facility Summary

Cozy Lake Elementary School is a one-story building comprised of 35,776 square feet. The building has a flat roof and exterior walls are finished with brick masonry. The windows throughout the facility are double paned. Exterior doors are constructed of metal and are in good condition. Interior lighting consists mainly of fluorescent lamps and fixtures with electronic ballasts. Lighting control is provided by manual wall switches. Heating is provided by two condensing hot water gas-fired boilers. Cooling is provided by window AC units and unit ventilators.

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

## I.2 Your Cost Reduction Opportunities

### Energy Conservation Measures

TRC evaluated seven measures which together represent an opportunity for Cozy Lake Elementary School to reduce annual energy costs by \$6,207 and annual greenhouse gas emissions by 52,196 lbs CO<sub>2</sub>e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 6 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Cozy Lake Elementary School’s annual energy use by 7%.

Figure 1 – Previous 12 Month Utility Costs

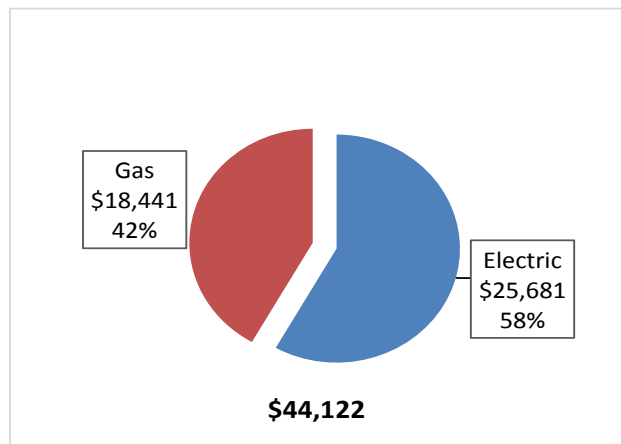
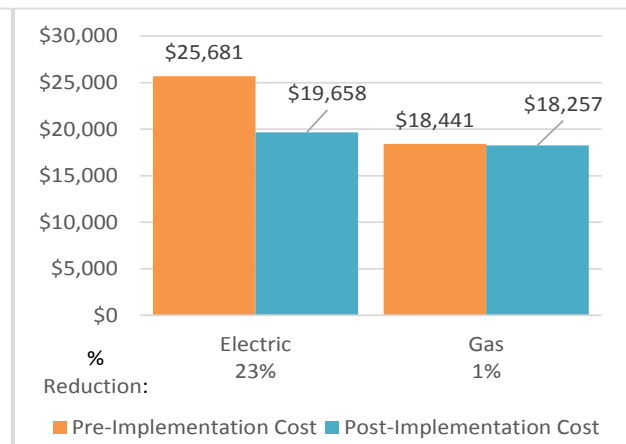


Figure 2 – Potential Post-Implementation Costs



A detailed description of Cozy Lake Elementary School’s existing energy use can be found in Section 3.

Estimates of the total cost, energy savings, and financial incentives for the proposed energy efficient upgrades are summarized below in Figure 3. A brief description of each category can be found below and a description of savings opportunities can be found in Section 4.

**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 <sub>2</sub> e Emissions Reduction (lbs) |
|--|---|------------|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------|-------------------------|-------------------------------|---|
| <b>Lighting Upgrades</b>                       |   |            | <b>38,525</b>                 | <b>11.9</b>              | <b>0.0</b>                  | <b>\$4,684.49</b>               | <b>\$33,996.60</b>          | <b>\$5,775.00</b>         | <b>\$28,221.60</b>      | <b>6.0</b>                    | <b>38,795</b>                               |
| ECM 1  | Install LED Fixtures                        | Yes        | 8,760                         | 4.1                      | 0.0                         | \$1,065.23                      | \$12,683.16                 | \$2,195.00                | \$10,488.16             | 9.8                           | 8,822                                       |
| ECM 2  | Retrofit Fixtures with LED Lamps            | Yes        | 28,919                        | 7.8                      | 0.0                         | \$3,516.36                      | \$19,807.67                 | \$3,580.00                | \$16,227.67             | 4.6                           | 29,121                                      |
| ECM 3  | Install LED Exit Signs                      | Yes        | 846                           | 0.1                      | 0.0                         | \$102.90                        | \$1,505.77                  | \$0.00                    | \$1,505.77              | 14.6                          | 852   |
| <b>Lighting Control Measures</b>               |   |            | <b>7,497</b>                  | <b>2.0</b>               | <b>0.0</b>                  | <b>\$911.60</b>                 | <b>\$3,944.00</b>           | <b>\$680.00</b>           | <b>\$3,264.00</b>       | <b>3.6</b>                    | <b>7,549</b>                                |
| ECM 4  | Install Occupancy Sensor Lighting Controls  | Yes        | 7,497                         | 2.0                      | 0.0                         | \$911.60                        | \$3,944.00                  | \$680.00                  | \$3,264.00              | 3.6                           | 7,549                                       |
| <b>Variable Frequency Drive (VFD) Measures</b> |   |            | <b>3,089</b>                  | <b>0.4</b>               | <b>0.0</b>                  | <b>\$375.66</b>                 | <b>\$5,264.92</b>           | <b>\$0.00</b>             | <b>\$5,264.92</b>       | <b>14.0</b>                   | <b>3,111</b>                                |
| ECM 5  | Install VFDs on Hot Water Pumps             | Yes        | 3,089                         | 0.4                      | 0.0                         | \$375.66                        | \$5,264.92                  | \$0.00                    | \$5,264.92              | 14.0                          | 3,111                                       |
| <b>Electric Unitary HVAC Measures</b>          |   |            | <b>420</b>                    | <b>0.3</b>               | <b>0.0</b>                  | <b>\$51.07</b>                  | <b>\$914.56</b>             | <b>\$0.00</b>             | <b>\$914.56</b>         | <b>17.9</b>                   | <b>423</b>                                  |
| ECM 6  | Install High Efficiency Electric AC         | Yes        | 420                           | 0.3                      | 0.0                         | \$51.07                         | \$914.56                    | \$0.00                    | \$914.56                | 17.9                          | 423   |
| <b>Domestic Water Heating Upgrade</b>          |   |            | <b>0</b>                      | <b>0.0</b>               | <b>19.8</b>                 | <b>\$183.85</b>                 | <b>\$114.72</b>             | <b>\$0.00</b>             | <b>\$114.72</b>         | <b>0.6</b>                    | <b>2,317</b>                                |
| ECM 7  | Install Low-Flow Domestic Hot Water Devices | Yes        | 0                             | 0.0                      | 19.8                        | \$183.85                        | \$114.72                    | \$0.00                    | \$114.72                | 0.6                           | 2,317                                       |
| <b>TOTALS</b>                                  |   |            | <b>49,532</b>                 | <b>14.6</b>              | <b>19.8</b>                 | <b>\$6,206.67</b>               | <b>\$44,234.80</b>          | <b>\$6,455.00</b>         | <b>\$37,779.80</b>      | <b>6.1</b>                    | <b>52,196</b>                               |

\* - 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 not needed. Automated control reduces reliance on occupant behavior for adjusting lights. These measures save energy by reducing the amount of time lights are on.

**Variable Frequency Drives (VFDs)** are motor control devices. These measures control the speed of a motor so that the motor spins at peak efficiency during partial load conditions. Sensors adapt the speed to flow, temperature, or pressure settings which is much more efficient than usage of a valve or damper to control flow rates, or running the motor at full speed when only partial power is needed. These measures save energy by controlling motor usage more efficiently.

**Electric Unitary HVAC** measures generally involve replacing older inefficient air conditioning systems with modern energy efficient systems. New air conditioning systems can provide equivalent cooling to older air conditioning systems at a reduced energy cost. These measures save energy by reducing the power used by the air conditioning systems, due to improved electrical efficiency.

**Domestic Hot Water** upgrade measures generally involve replacing older inefficient domestic water heating systems with modern energy efficient systems. New domestic hot water heating systems can provide equivalent, or greater, water heating capacity compared to older systems at a reduced energy cost. These measures save energy by reducing the fuel used for domestic hot water heating due to improved heating efficiency or reducing standby losses.

## Energy Efficient Practices

TRC also identified 12 low cost (or no cost) energy efficient practices. A facility’s energy performance can be significantly improved by employing certain behavioral or operational adjustments and by performing better routine maintenance on building systems. These practices can extend equipment lifetime, improve occupant comfort, provide better health and safety, as well as reduce annual energy and O&M costs. Potential opportunities identified at Cozy Lake Elementary School include:

- Reduce Air Leakage
- Close Doors and Windows
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Perform Routine Motor Maintenance
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean and/or Replace HVAC Filters
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Replace Computer Monitors
- Water Conservation

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

## On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for Cozy Lake Elementary 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*

|                            |           |           |
|----------------------------|-----------|-----------|
| <b>Potential</b>           | High      |           |
| <b>System Potential</b>    | 60        | kW DC STC |
| <b>Electric Generation</b> | 71,482    | kWh/yr    |
| <b>Displaced Cost</b>      | \$6,220   | /yr       |
| <b>Installed Cost</b>      | \$156,000 |           |

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



### I.3 Implementation Planning

To realize the energy savings from the ECMs listed in this report, a project implementation plan must be developed. Available capital must be considered and decisions need to be made whether it is best to pursue individual ECMs separately, groups of ECMs, or a comprehensive approach where all ECMs are implemented together, possibly in conjunction with other facility upgrades or improvements.

Rebates, incentives, and financing are available from NJCEP, as well as other sources, to help reduce the costs associated with the implementation of energy efficiency projects. Prior to implementing any measure, please review the relevant incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives prior to purchasing materials or commencing with 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 wanting to pursue only selected individual measures (or planning to phase 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 do the final design of the ECM(s) and do the installation. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation. The incentive estimates listed above in Figure 3 are based on the SmartStart program. More details on this program and others are available in Section 7.

This facility may also qualify for the Direct Install program which can provide turnkey installation of multiple measures, through an authorized network of participating contractors. This program can provide substantially higher incentives than SmartStart, up to 70% of the cost of selected measures, although measure eligibility will have to be assessed and be verified by the designated Direct Install contractor and, in most cases, they will perform the installation work.

For larger facilities with limited capital availability 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 project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 7.4 for additional information on the ESIP Program.

Additional information on relevant incentive programs is located in Section 7 or: [www.njcleanenergy.com/ci](http://www.njcleanenergy.com/ci).

## 2 FACILITY INFORMATION AND EXISTING CONDITIONS

### 2.1 Project Contacts

Figure 5 – Project Contacts

| Name                             | Role                             | E-Mail                   | Phone #        |
|----------------------------------|----------------------------------|--------------------------|----------------|
| <b>Customer</b>                  |                                  |                          |                |
| Rita Giacchi                     | Assistant Business Administrator | rgiacchi@jeffwp.org      | 973-663-3387   |
| <b>Designated Representative</b> |                                  |                          |                |
| Joe Yuhas                        | Supervisor Custodian             |                          | (973) 479-9360 |
| <b>TRC Energy Services</b>       |                                  |                          |                |
| Moussa Traore                    | Auditor                          | mtraore@trcsolutions.com | (732) 855-0033 |

### 2.2 General Site Information

On March 2, 2017, TRC performed an energy audit at Cozy Lake Elementary School located in Oak Ridge, New Jersey. TRC’s auditor met with Joe Yuhas to review the facility operations and help focus our investigation on specific energy-using systems.

Cozy Lake Elementary School is a single floor 35,776 square foot facility comprised of classrooms, office spaces, nurse room, computer room, gymnasium, teacher room, mechanical rooms, and storage areas. The building was constructed in 1962.



### 2.3 Building Occupancy

The school building is open Monday through Friday and the typical schedule is presented in the table below.

Figure 6 - Building Schedule

| Building Name               | Weekday/Weekend | Operating Schedule |
|-----------------------------|-----------------|--------------------|
| Cozy Lake Elementary School | Weekday         | 7:00 AM - 5:30 PM  |
| Cozy Lake Elementary School | Weekend         | N/A                |

## 2.4 Building Envelope

The building foundation consists of a conventional, reinforced concrete foundation and has a flat roof that is covered with a combination of bituminous built-up membrane and white membrane. The portions of the roof covered with a white membrane can contribute to cooling savings by reflecting heat. The roof appears to be in good condition. Exterior walls are finished with brick masonry. The windows are double paned with slightly tinted glass. They are in good condition with no signs of outside air infiltration. Exterior doors are constructed of metal and are in good condition as well. Overall the building's envelope is in good condition.



## 2.5 On-Site Generation

Cozy Lake Elementary School does not have any on-site electric generation capacity.

## 2.6 Energy-Using Systems

Please see Appendix A: Equipment Inventory & Recommendations for an inventory of the facility's equipment.

### Lighting System

Interior lighting is provided mostly by 32-Watt linear T8 fluorescent lamps and fixtures. The main corridor has a combination of LED and non-LED linear tubes. The classrooms, office spaces, and kitchen are all lit with 32-Watt fluorescent T8 lamps and fixtures. The gymnasium is lit with 28-Watt linear fluorescent T5 lamps. Exit signs throughout the facility are fluorescent. Lighting control is provided by manual wall switches. The exterior lighting of the building consists of 175-Watt metal halide outdoor wall-mounted lamps. The parking lot is lit with 250-Watt metal halide fixtures. The building's exterior lights are controlled with photocells.

### Hot Water Heating System

The hot water system consists of two LAARS 1,833 kBtu/hr output condensing gas-fired boilers. The boilers are three years old, and have a combustion efficiency of 94%. They operate in lead/lag configuration with only one boiler operating at a time, however both boilers may be required during very cold weather. They are configured in a variable flow distribution and the heating hot water generated is circulated to the unit ventilators and the two air handlers located in the gymnasium with two 7.5 horse power (hp) hot water pumps that are equipped with variable frequency drive. The unit ventilators are controlled manually and are equipped with hot water coils for space heating, and direct-expansion (DX) coils for cooling and dehumidification in the classrooms. The boilers have a full modulation sequencing control system and the internal control system has an outside temperature set at 50°F and interior space temperature is set at 72°F. The boilers will turn on automatically when the outside temperature falls below 50°F.



## Air Conditioning System (DX)



Cooling is provided by windows AC units and unit ventilators. The main office, the teacher room, nurse's office, and rooms 108-112 have one window AC unit each. The units are sized from 0.42 tons to 0.96 tons. The classrooms each have a unit ventilator equipped with DX coils for cooling and dehumidification. Air is exhausted from bathrooms,

corridors, and meeting areas through the roof exhausters.

## Domestic Hot Water Heating System

Domestic hot water for the school consists of one A.O. Smith gas-fired condensing hot water heater with an input rating of 2,000 KBtu/hr and a nominal efficiency of 95%. The water heater has a 100 gallon storage tank. The domestic hot water is circulated throughout the building by 1/6 hp pump. The water heater is three years old and appeared to be in good condition.



## Food Service & Refrigeration

The school houses a small non-commercial kitchen. The kitchen includes a gas cooking oven and stand-up refrigerator and freezer.

## Building Plug Load

There are 75 computers with LCD monitors and 21 computer with CRT monitors. There is no centralized PC power management software installed. The CRT monitors should be considered for upgrade to LCD monitors when possible.

## 2.7 Water-Using Systems



There are several restrooms at this facility. A sampling of restrooms found that 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.

### 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 per square foot and energy usage per square foot. These metrics are an estimate of the relative energy efficiency of this building. There are a number of factors that could cause the energy use of this building to vary from the “typical” energy usage profile for facilities with similar characteristics. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and energy efficient behavior of occupants all contribute to benchmarking scores. Please refer to the Benchmarking section within Section 3.4 for additional information.

#### 3.1 Total Cost of Energy

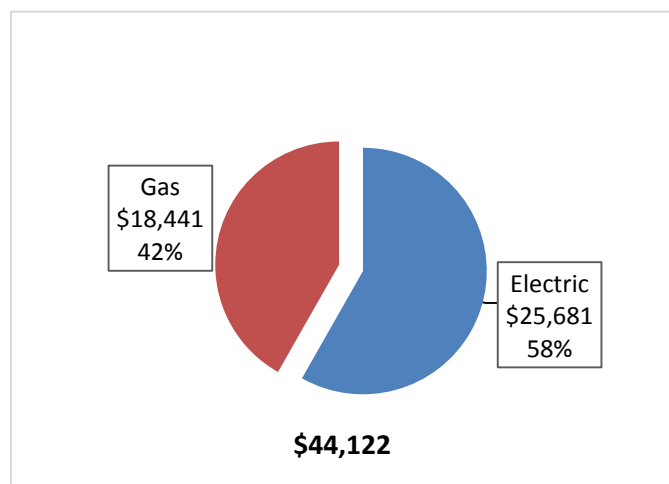
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

*Figure 7 - Utility Summary*

| Utility Summary for Cozy Lake Elementary School |               |          |
|---|---------------|----------|
| Fuel  | Usage         | Cost     |
| Electricity                                     | 211,200 kWh   | \$25,681 |
| Natural Gas                                     | 19,852 Therms | \$18,441 |
| Total   |               | \$44,122 |

The current annual energy cost for this facility is \$44,122 as shown in the chart below.

*Figure 8 - Energy Cost Breakdown*



### 3.2 Electricity Usage

Electricity is provided by JCP&L. The average electric cost over the past 12 months was \$0.122/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 9 - Electric Usage & Demand

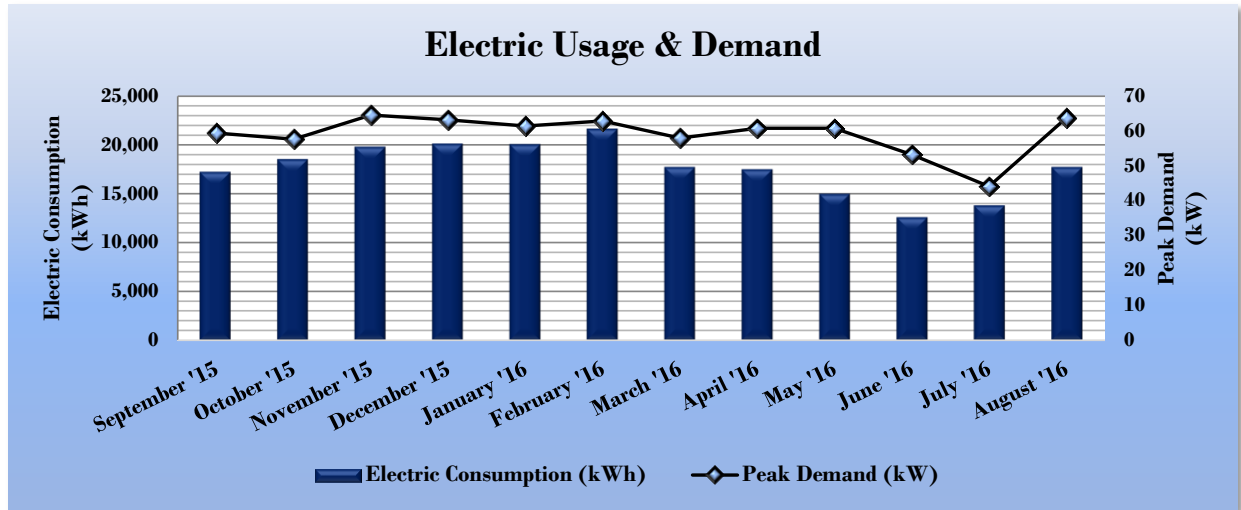


Figure 10 - Months Electric Usage & Demand

| Electric Billing Data for Cozy Lake Elementary School |                |                      |             |             |                     |
|---|----------------|----------------------|-------------|-------------|---------------------|
| Period Ending   | Days in Period | Electric Usage (kWh) | Demand (kW) | Demand Cost | Total Electric Cost |
| 10/14/15  | 33             | 17,200               | 59          |             | \$2,016             |
| 11/12/15  | 29             | 18,480               | 58          |             | \$2,134             |
| 12/11/15  | 29             | 19,760               | 65          |             | \$2,299             |
| 1/13/16   | 33             | 20,080               | 63          |             | \$2,322             |
| 2/10/16   | 28             | 20,000               | 61          |             | \$2,304             |
| 3/14/16   | 33             | 21,600               | 63          |             | \$2,469             |
| 4/12/16   | 29             | 17,680               | 58          |             | \$2,058             |
| 5/11/16   | 29             | 17,440               | 61          |             | \$2,054             |
| 6/10/16   | 30             | 14,960               | 61          |             | \$1,835             |
| 7/11/16   | 31             | 12,560               | 53          |             | \$1,599             |
| 8/10/16   | 30             | 13,760               | 44          |             | \$1,667             |
| 9/7/16  | 31             | 17,680               | 64          |             | \$2,924             |
| <b>Totals</b>   | <b>365</b>     | <b>211,200</b>       | <b>64.6</b> | <b>\$0</b>  | <b>\$25,681</b>     |
| <b>Annual</b>   | <b>365</b>     | <b>211,200</b>       | <b>64.6</b> | <b>\$0</b>  | <b>\$25,681</b>     |

### 3.3 Natural Gas Usage

Natural gas is provided by NJ Natural Gas. The average gas cost for the past 12 months is \$0.929/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 11 - Natural Gas Usage

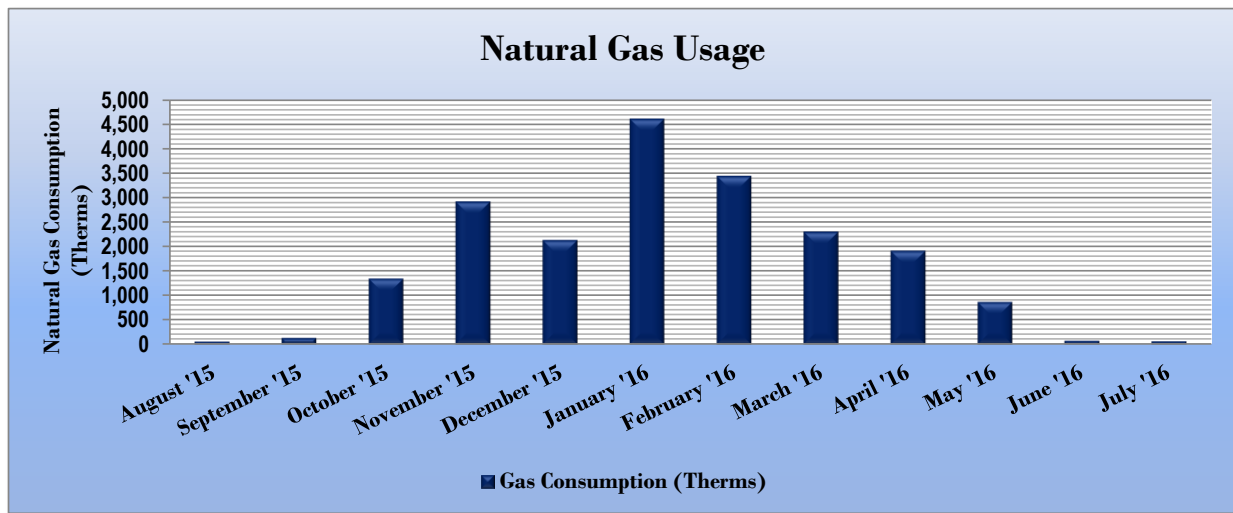


Figure 12 - Natural Gas Usage

| Gas Billing Data for Cozy Lake Elementary School |                |                            |                  |
|--|----------------|----------------------------|------------------|
| Period Ending                                    | Days in Period | Natural Gas Usage (Therms) | Natural Gas Cost |
| 8/31/15  | 29             | 54                         | \$246            |
| 9/29/15  | 29             | 131                        | \$302            |
| 10/27/15   | 28             | 1,345                      | \$1,177          |
| 12/2/15  | 36             | 2,918                      | \$2,375          |
| 12/30/15   | 28             | 2,130                      | \$1,961          |
| 2/2/16   | 34             | 4,610                      | \$4,004          |
| 3/1/16   | 28             | 3,445                      | \$3,044          |
| 3/31/16  | 30             | 2,306                      | \$2,106          |
| 5/2/16   | 32             | 1,914                      | \$1,783          |
| 6/1/16   | 30             | 868                        | \$922            |
| 6/29/16  | 28             | 73                         | \$267            |
| 8/2/16   | 33             | 58                         | \$254            |
| <b>Totals</b>                                    | <b>365</b>     | <b>19,852</b>              | <b>\$18,441</b>  |
| <b>Annual</b>                                    | <b>365</b>     | <b>19,852</b>              | <b>\$18,441</b>  |

### 3.4 Benchmarking

This facility was benchmarked using 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 then compares its performance against a national median for similar buildings of its type. Metrics provided by this analysis are Energy Use Intensity (EUI) and an ENERGY STAR® score for select building types.

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 or less energy than similar buildings of its type on a square foot basis. EUI is presented in terms of “site energy” and “source energy.” Site energy is the amount of fuel and electricity consumed by a building as reflected in utility bills. Source energy includes fuel consumed to generate electricity consumed at the site, factoring in electric production and distribution losses for the region.

**Figure 13 - Energy Use Intensity Comparison – Existing Conditions**

| Energy Use Intensity Comparison - Existing Conditions |                             |   |
|---|-----------------------------|---|
|   | Cozy Lake Elementary School | National Median<br>Building Type: School (K-12) |
| Source Energy Use Intensity (kBtu/ft <sup>2</sup> )   | 121.5                       | 141.4   |
| Site Energy Use Intensity (kBtu/ft <sup>2</sup> )     | 75.6                        | 58.2  |

Implementation of all recommended measures in this report would improve the building’s estimated EUI significantly, 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 |                             |   |
|--|-----------------------------|---|
|  | Cozy Lake Elementary School | National Median<br>Building Type: School (K-12) |
| Source Energy Use Intensity (kBtu/ft <sup>2</sup> )                              | 106.1                       | 141.4   |
| Site Energy Use Intensity (kBtu/ft <sup>2</sup> )                                | 70.4                        | 58.2  |

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building’s energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This facility has a current score of 70.

A Portfolio Manager Statement of Energy Performance (SEP) was generated for this facility, see Appendix B: ENERGY STAR® Statement of Energy Performance.

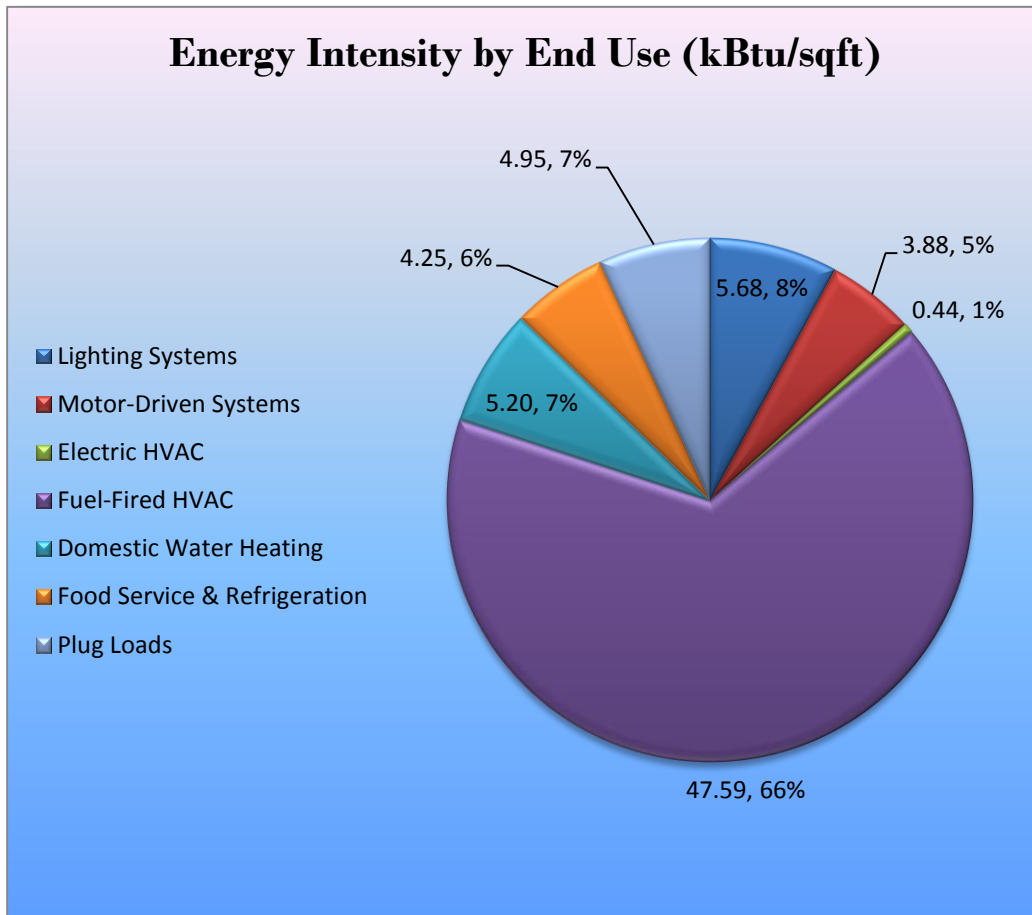
A Portfolio Manager account has been created online for your facility and you will be provided with the login information for the account. We encourage you to update your utility information in Portfolio Manager regularly, so that you can keep track of your building’s performance. Free online training is available to help you use ENERGY STAR® Portfolio Manager to track your building’s performance at: <https://www.energystar.gov/buildings/training>.



### 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 to determine their proportional contribution to overall building energy usage. This chart of energy end uses highlights the relative contribution of each equipment category to total energy usage. This can help determine where the greatest benefits might be found from energy efficiency measures.

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 efficiency opportunities, help prioritize specific measures for implementation, and provide information to the Cozy Lake Elementary School regarding financial incentives for which they may qualify to implement the recommended measures. 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 usually considered sufficient to demonstrate project cost-effectiveness and help prioritize energy measures. Savings are based on the New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016, approved by the New Jersey Board of Public Utilities. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances. A higher level of investigation may be necessary to support any custom SmartStart or Pay for Performance, or Direct Install incentive applications. Financial incentives for the ECMs identified in this report have been calculated based the NJCEP prescriptive SmartStart program. Some measures and proposed upgrade projects may be eligible for higher incentives than those shown below through other NJCEP programs as described in Section 7.

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 <sub>2</sub> e Emissions Reduction (lbs) |
|--|---|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------|-------------------------|-------------------------------|---|
| <b>Lighting Upgrades</b>                       |   | <b>38,525</b>                 | <b>11.9</b>              | <b>0.0</b>                  | <b>\$4,684.49</b>               | <b>\$33,996.60</b>          | <b>\$5,775.00</b>         | <b>\$28,221.60</b>      | <b>6.0</b>                    | <b>38,795</b>                               |
| ECM 1  | Install LED Fixtures                        | 8,760                         | 4.1                      | 0.0                         | \$1,065.23                      | \$12,683.16                 | \$2,195.00                | \$10,488.16             | 9.8                           | 8,822                                       |
| ECM 2  | Retrofit Fixtures with LED Lamps            | 28,919                        | 7.8                      | 0.0                         | \$3,516.36                      | \$19,807.67                 | \$3,580.00                | \$16,227.67             | 4.6                           | 29,121                                      |
| ECM 3  | Install LED Exit Signs                      | 846                           | 0.1                      | 0.0                         | \$102.90                        | \$1,505.77                  | \$0.00                    | \$1,505.77              | 14.6                          | 852   |
| <b>Lighting Control Measures</b>               |   | <b>7,497</b>                  | <b>2.0</b>               | <b>0.0</b>                  | <b>\$911.60</b>                 | <b>\$3,944.00</b>           | <b>\$680.00</b>           | <b>\$3,264.00</b>       | <b>3.6</b>                    | <b>7,549</b>                                |
| ECM 4  | Install Occupancy Sensor Lighting Controls  | 7,497                         | 2.0                      | 0.0                         | \$911.60                        | \$3,944.00                  | \$680.00                  | \$3,264.00              | 3.6                           | 7,549                                       |
| <b>Variable Frequency Drive (VFD) Measures</b> |   | <b>3,089</b>                  | <b>0.4</b>               | <b>0.0</b>                  | <b>\$375.66</b>                 | <b>\$5,264.92</b>           | <b>\$0.00</b>             | <b>\$5,264.92</b>       | <b>14.0</b>                   | <b>3,111</b>                                |
| ECM 5  | Install VFDs on Hot Water Pumps             | 3,089                         | 0.4                      | 0.0                         | \$375.66                        | \$5,264.92                  | \$0.00                    | \$5,264.92              | 14.0                          | 3,111                                       |
| <b>Electric Unitary HVAC Measures</b>          |   | <b>420</b>                    | <b>0.3</b>               | <b>0.0</b>                  | <b>\$51.07</b>                  | <b>\$914.56</b>             | <b>\$0.00</b>             | <b>\$914.56</b>         | <b>17.9</b>                   | <b>423</b>                                  |
| ECM 6  | Install High Efficiency Electric AC         | 420                           | 0.3                      | 0.0                         | \$51.07                         | \$914.56                    | \$0.00                    | \$914.56                | 17.9                          | 423   |
| <b>Domestic Water Heating Upgrade</b>          |   | <b>0</b>                      | <b>0.0</b>               | <b>19.8</b>                 | <b>\$183.85</b>                 | <b>\$114.72</b>             | <b>\$0.00</b>             | <b>\$114.72</b>         | <b>0.6</b>                    | <b>2,317</b>                                |
| ECM 7  | Install Low-Flow Domestic Hot Water Devices | 0                             | 0.0                      | 19.8                        | \$183.85                        | \$114.72                    | \$0.00                    | \$114.72                | 0.6                           | 2,317                                       |
| <b>TOTALS</b>                                  |   | <b>49,532</b>                 | <b>14.6</b>              | <b>19.8</b>                 | <b>\$6,206.67</b>               | <b>\$44,234.80</b>          | <b>\$6,455.00</b>         | <b>\$37,779.80</b>      | <b>6.1</b>                    | <b>52,196</b>                               |

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

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

### 4.1.1 Lighting Upgrades

Our recommendations for upgrades to existing lighting fixtures 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 <sub>2</sub> e Emissions Reduction (lbs) |
|-----------------------------|----------------------------------|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| <b>Lighting Upgrades</b>    |                                  | <b>38,525</b>                 | <b>11.9</b>              | <b>0.0</b>                  | <b>\$4,684.49</b>               | <b>\$33,996.60</b>          | <b>\$5,775.00</b>        | <b>\$28,221.60</b>      | <b>6.0</b>                  | <b>38,795</b>                               |
| ECM 1                       | Install LED Fixtures             | 8,760                         | 4.1                      | 0.0                         | \$1,065.23                      | \$12,683.16                 | \$2,195.00               | \$10,488.16             | 9.8                         | 8,822                                       |
| ECM 2                       | Retrofit Fixtures with LED Lamps | 28,919                        | 7.8                      | 0.0                         | \$3,516.36                      | \$19,807.67                 | \$3,580.00               | \$16,227.67             | 4.6                         | 29,121                                      |
| ECM 3                       | Install LED Exit Signs           | 846                           | 0.1                      | 0.0                         | \$102.90                        | \$1,505.77                  | \$0.00                   | \$1,505.77              | 14.6                        | 852   |

During lighting upgrade planning and design, we recommend a comprehensive approach that considers both the efficiency of the lighting fixtures and how they are controlled.

#### **ECM 1: Install LED Fixtures**

##### *Summary of Measure Economics*

| Interior/<br>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 <sub>2</sub> e Emissions Reduction (lbs) |
|-----------------------|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| Interior              | 1,707                         | 0.6                      | 0.0                         | \$207.62                        | \$827.46                    | \$65.00                  | \$762.46                | 3.7                         | 1,719                                       |
| Exterior              | 7,053                         | 3.5                      | 0.0                         | \$857.61                        | \$11,855.70                 | \$2,130.00               | \$9,725.70              | 11.3                        | 7,102                                       |

##### *Measure Description*

We recommend replacing existing non-LED fixtures containing fluorescent, HID, or incandescent lamps with new high performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of a fluorescent tubes and more than 10 times longer than many incandescent lamps.

## ECM 2: Retrofit Fixtures with LED Lamps

### Summary of Measure Economics

| Interior/<br>Exterior | Annual<br>Electric<br>Savings<br>(kWh) | Peak<br>Demand<br>Savings<br>(kW) | Annual<br>Fuel<br>Savings<br>(MMBtu) | Annual<br>Energy Cost<br>Savings<br>(\$) | Estimated<br>Install Cost<br>(\$) | Estimated<br>Incentive<br>(\$) | Estimated<br>Net Cost<br>(\$) | Simple<br>Payback<br>Period<br>(yrs) | CO <sub>2</sub> e<br>Emissions<br>Reduction<br>(lbs) |
|-----------------------|--|-----------------------------------|--------------------------------------|--|-----------------------------------|--------------------------------|-------------------------------|--------------------------------------|--|
| Interior              | 28,919                                 | 7.8                               | 0.0                                  | \$3,516.36                               | \$19,807.67                       | \$3,580.00                     | \$16,227.67                   | 4.6                                  | 29,121   |
| Exterior              | 0                                      | 0.0                               | 0.0                                  | \$0.00                                   | \$0.00                            | \$0.00                         | \$0.00                        | 0.0                                  | 0  |

### Measure Description

We recommend retrofitting existing incandescent, halogen, HID or other lighting technologies with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed while leaving the fluorescent fixture ballast in place. LED bulbs can be used in existing fixtures as a direct replacement for most other lighting technologies. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of a fluorescent tubes and more than 10 times longer than many incandescent lamps.

## ECM 3: Install LED Exit Signs

### Summary of Measure Economics

| Interior/<br>Exterior | Annual<br>Electric<br>Savings<br>(kWh) | Peak<br>Demand<br>Savings<br>(kW) | Annual<br>Fuel<br>Savings<br>(MMBtu) | Annual<br>Energy Cost<br>Savings<br>(\$) | Estimated<br>Install Cost<br>(\$) | Estimated<br>Incentive<br>(\$) | Estimated<br>Net Cost<br>(\$) | Simple<br>Payback<br>Period<br>(yrs) | CO <sub>2</sub> e<br>Emissions<br>Reduction<br>(lbs) |
|-----------------------|--|-----------------------------------|--------------------------------------|--|-----------------------------------|--------------------------------|-------------------------------|--------------------------------------|--|
| Interior              | 846                                    | 0.1                               | 0.0                                  | \$102.90                                 | \$1,505.77                        | \$0.00                         | \$1,505.77                    | 14.6                                 | 852  |
| Exterior              | 0                                      | 0.0                               | 0.0                                  | \$0.00                                   | \$0.00                            | \$0.00                         | \$0.00                        | 0.0                                  | 0  |

### Measure Description

We recommend replacing all incandescent or compact fluorescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output.

## 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 <sub>2</sub> e Emissions Reduction (lbs) |
|----------------------------------|--|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| <b>Lighting Control Measures</b> |  | <b>7,497</b>                  | <b>2.0</b>               | <b>0.0</b>                  | <b>\$911.60</b>                 | <b>\$3,944.00</b>           | <b>\$680.00</b>          | <b>\$3,264.00</b>       | <b>3.6</b>                  | <b>7,549</b>                                |
| ECM 4                            | Install Occupancy Sensor Lighting Controls | 7,497                         | 2.0                      | 0.0                         | \$911.60                        | \$3,944.00                  | \$680.00                 | \$3,264.00              | 3.6                         | 7,549                                       |

During lighting upgrade planning and design, we recommend a comprehensive approach that considers both the efficiency of the lighting fixtures and how they are controlled.

### 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 <sub>2</sub> e Emissions Reduction (lbs) |
|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| 7,497                         | 2.0                      | 0.0                         | \$911.60                        | \$3,944.00                  | \$680.00                 | \$3,264.00              | 3.6                         | 7,549                                       |

#### *Measure Description*

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in all restrooms, corridors, storage rooms, classrooms, and offices areas. Lighting sensors detect occupancy using ultrasonic and/or infrared sensors. For most spaces, we recommend lighting controls use dual technology sensors, which can eliminate the possibility of any lights turning off unexpectedly. Lighting systems are enabled when an occupant is detected. Fixtures are automatically turned off after an area has been vacant for a preset period. Some controls also provide dimming options and all modern occupancy controls can be easily over-ridden by room occupants to allow them to manually turn fixtures on or off, as desired. Energy savings results 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. In general, wall switch replacement sensors are recommended for single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in locations without local switching or where wall switches are not in the line-of-sight of the main work area and in large spaces. We recommend a comprehensive approach to lighting design that upgrades both the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

### 4.1.3 Variable Frequency Drive Measures

Our recommendations for variable frequency drive (VFD) measures are summarized in Figure 19 below.

*Figure 19 – Summary of Variable Frequency Drive 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 <sub>2</sub> e Emissions Reduction (lbs) |
|--|---------------------------------|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| <b>Variable Frequency Drive (VFD) Measures</b> |                                 | <b>3,089</b>                  | <b>0.4</b>               | <b>0.0</b>                  | <b>\$375.66</b>                 | <b>\$5,264.92</b>           | <b>\$0.00</b>            | <b>\$5,264.92</b>       | <b>14.0</b>                 | <b>3,111</b>                                |
| ECM 5  | Install VFDs on Hot Water Pumps | 3,089                         | 0.4                      | 0.0                         | \$375.66                        | \$5,264.92                  | \$0.00                   | \$5,264.92              | 14.0                        | 3,111                                       |

#### ECM 5: 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 <sub>2</sub> e Emissions Reduction (lbs) |
|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| 3,089                         | 0.4                      | 0.0                         | \$375.66                        | \$5,264.92                  | \$0.00                   | \$5,264.92              | 14.0                        | 3,111                                       |

##### *Measure Description*

We recommend installing a variable frequency drives (VFD) to control a hot water pumps. 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 results from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

#### 4.1.4 Electric Unitary HVAC Measures

Our recommendations for unitary HVAC measures are summarized in Figure 20 below.

*Figure 20 - Summary of Unitary HVAC 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 <sub>2</sub> e Emissions Reduction (lbs) |
|---------------------------------------|-------------------------------------|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| <b>Electric Unitary HVAC Measures</b> |                                     | <b>420</b>                    | <b>0.3</b>               | <b>0.0</b>                  | <b>\$51.07</b>                  | <b>\$914.56</b>             | <b>\$0.00</b>            | <b>\$914.56</b>         | <b>17.9</b>                 | <b>423</b>                                  |
| ECM 6                                 | Install High Efficiency Electric AC | 420                           | 0.3                      | 0.0                         | \$51.07                         | \$914.56                    | \$0.00                   | \$914.56                | 17.9                        | 423   |

#### ECM 6: Install High Efficiency Air Conditioning Units

*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 <sub>2</sub> e Emissions Reduction (lbs) |
|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| 420                           | 0.3                      | 0.0                         | \$51.07                         | \$914.56                    | \$0.00                   | \$914.56                | 17.9                        | 423   |

*Measure Description*

We recommend replacing standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. There have been significant improvements in both compressor and fan motor efficiencies over the past several years. Therefore, electricity savings can be achieved by replacing older 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 older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

## 4.1.5 Domestic Hot Water Heating System Upgrades

Our recommendations for domestic water heating system improvements are summarized in Figure 21 below.

*Figure 21 - 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 <sub>2</sub> e Emissions Reduction (lbs) |
|---------------------------------------|---|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| <b>Domestic Water Heating Upgrade</b> |   | <b>0</b>                      | <b>0.0</b>               | <b>19.8</b>                 | <b>\$183.85</b>                 | <b>\$114.72</b>             | <b>\$0.00</b>            | <b>\$114.72</b>         | <b>0.6</b>                  | <b>2,317</b>                                |
| ECM 7                                 | Install Low-Flow Domestic Hot Water Devices | 0                             | 0.0                      | 19.8                        | \$183.85                        | \$114.72                    | \$0.00                   | \$114.72                | 0.6                         | 2,317                                       |

### 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 <sub>2</sub> e Emissions Reduction (lbs) |
|-------------------------------|--------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|---|
| 0                             | 0.0                      | 19.8                        | \$183.85                        | \$114.72                    | \$0.00                   | \$114.72                | 0.6                         | 2,317                                       |

*Measure Description*

We recommend installing low-flow domestic hot water devices to reduce overall hot water demand. Energy demand from domestic hot water heating systems can be reduced by reducing water usage in general. Faucet aerators can reduce hot water usage, relative to standard and aerators, which saves energy. Low-flow devices reduce the overall water flow from the fixture, while still adequate pressure for washing. This reduces the amount of water used per day resulting in energy and water savings.



## 5 ENERGY EFFICIENT PRACTICES

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

### Reduce Air Leakage

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

### Close Doors and Windows

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

### Perform Proper Lighting Maintenance

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

### Develop a Lighting Maintenance Schedule

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

### Ensure Lighting Controls Are Operating Properly

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

## **Perform Routine Motor Maintenance**

Motors consist of many moving parts whose collective degradation can contribute to a significant loss of motor efficiency. In order to prevent damage to motor components, routine maintenance should be performed. This maintenance consists of cleaning surfaces and ventilation openings on motors to prevent overheating, lubricating moving parts to reduce friction, inspecting belts and pulleys for wear and to ensure they are at proper alignment and tension, and cleaning and lubricating bearings. Consult a licensed technician to assess these and other motor maintenance strategies.

## **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 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.

## **Replace Computer Monitors**

Replacing old computer monitors or displays with efficient monitors will reduce energy use. ENERGY STAR® rated monitors have specific requirements for on mode power consumption as well as idle and sleep mode power. According to the ENERGY STAR® website monitors that have earned the ENERGY STAR® label are 25% more efficient than standard monitors.

## **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 4.1.5 for any low-flow ECM recommendations.

## 6 ON-SITE GENERATION MEASURES

On-site generation measure options include both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) 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 making a decision 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.

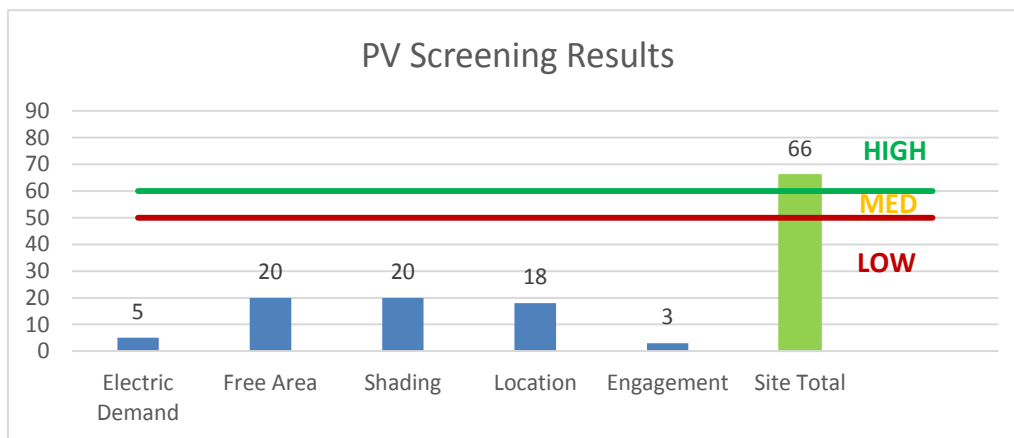
### 6.1 Photovoltaic

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.

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the high potential for PV at the site. If Cozy Lake Elementary School is interested in pursuing the installation of PV, we recommended a full feasibility study be conducted.

*Figure 22 - Photovoltaic Screening*



|                     |           |           |
|---------------------|-----------|-----------|
| Potential           | High      |           |
| System Potential    | 60        | kW DC STC |
| Electric Generation | 71,482    | kWh/yr    |
| Displaced Cost      | \$6,220   | /yr       |
| Installed Cost      | \$156,000 |           |

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 developed new solar projects and insight into future SREC pricing. Refer to Section 7.3 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](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

Combined heat and power (CHP) is the on-site generation of electricity along with the recovery of heat energy, which is put to beneficial use. Common technologies for CHP include reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines. Electric generation from a CHP system is typically interconnected to local power distribution systems. Heat is recovered from exhaust and ancillary cooling systems and interconnected to the existing hot water (or steam) distribution systems.

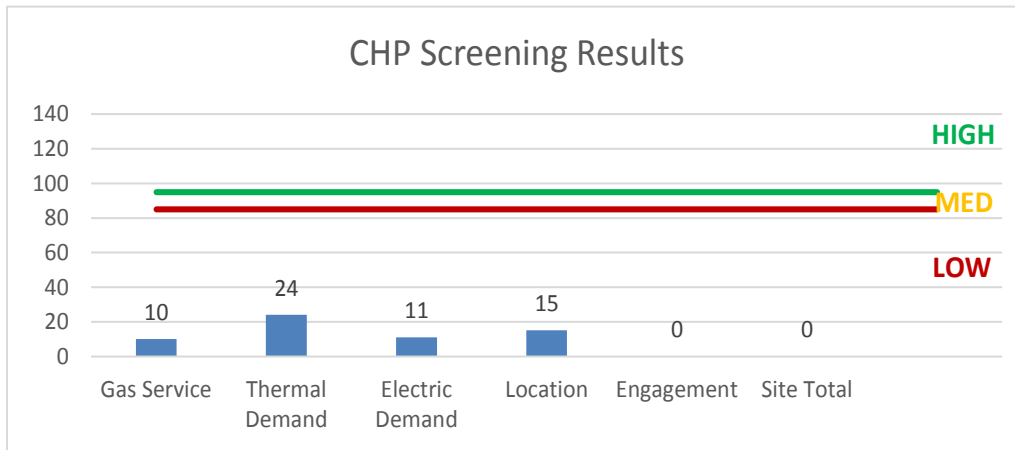
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste 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 boilers 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 New Jersey 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/](http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/)

Figure 23 - Combined Heat and Power Screening



## 7 PROJECT FUNDING / INCENTIVES

The NJCEP is able to provide the incentive programs described below, and other benefits to ratepayers, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey’s Electricity Restructuring Law (1999), which requires all customers of investor-owned electric and gas utilities to pay a surcharge on their monthly energy bills. As a customer of a state-regulated electric or gas utility and therefore a contributor to the fund your organization is eligible to participate in the LGEA program and also eligible to receive incentive payment for qualifying energy efficiency measures. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 24 for a list of the eligible programs identified for each recommended ECM.

*Figure 24 - ECM Incentive Program Eligibility*

| Energy Conservation Measure |   | SmartStart Prescriptive | SmartStart Custom | Direct Install |
|-----------------------------|---|-------------------------|-------------------|----------------|
| 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 VFDs on Hot Water Pumps             |                         |                   | x              |
| ECM 6                       | Install High Efficiency Electric AC         |                         |                   | x              |
| ECM 7                       | Install Low-Flow Domestic Hot Water Devices |                         |                   | x              |

SmartStart is generally well-suited for implementation of individual measures or small group of measures. It provides flexibility to install measures at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities that can bundle multiple ECMs together. This can greatly simplify participation and may lead to higher incentive amounts, but requires the use of pre-approved contractors.

Generally, the incentive values provided throughout the report assume the SmartStart program is utilized because it provides a consistent basis for comparison of available incentives for various measures, though in many cases incentive amounts may be higher through participation in other programs.

Brief descriptions of all relevant financing and incentive programs are located in the sections below. Further information, including most current program availability, requirements, and incentive levels can be found at: [www.njcleanenergy.com/ci](http://www.njcleanenergy.com/ci).

## 7.1 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.

### **Equipment with Prescriptive Incentives Currently 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 SmartStart prescriptive incentive program provides fixed incentives for specific energy efficiency measures, whereas the custom SmartStart program provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentive offerings for specific devices.

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 50% of the total installed incremental project cost, or a project cost buy down to a one year payback (whichever is less). 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](http://www.njcleanenergy.com/SSB).



## 7.2 Direct Install

### Overview

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

### Incentives

The program pays up to 70% of the total installed cost of eligible measures, 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 who the region of the state where your facility is located. A complete list of Direct Install program partners is provided on the Direct Install website linked below. The contractor will be paid the measure incentives directly by the program which will pass on to you in the form of reduced material and implementation costs. This means up to 70% of eligible costs are covered by the program, subject to program caps and eligibility, while the remaining 30% of the cost is paid to the contractor by the customer.

Since Direct Install offers a free assessment of eligible measures, Direct Install is also available to small businesses and other commercial facilities too that may not be eligible for the more detailed facility audits provided by LGEA.

Detailed program descriptions and applications can be found at: [www.njcleanenergy.com/DI](http://www.njcleanenergy.com/DI).

### 7.3 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](http://www.njcleanenergy.com/srec).

## 7.4 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](http://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 NJCEP incentive programs to help further reduce costs when developing the ESP. You should refer to the ESIP guidelines at the link above for further information and guidance on next steps.*

## 8 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

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### 8.1 Retail Electric Supply Options

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

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

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

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

### 8.2 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 years.

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](http://www.state.nj.us/bpu/commercial/shopping.html).

# Appendix A: Equipment Inventory & Recommendations

## Lighting Inventory & Recommendations

| Location              | Existing Conditions |  |                  |                   |                        | Proposed Conditions    |               |                  |  |                  |                   |                        | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|-----------------------|---------------------|--|------------------|-------------------|------------------------|------------------------|---------------|------------------|--|------------------|-------------------|------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                       | Fixture Quantity    | Fixture Description                            | Control System   | 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 |
| Main Corridor         | 20                  | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,112                  | None                   | Yes           | 20               | LED - Linear Tubes: (1) 4' Lamp                | Occupancy Sensor | 15                | 1,478                  | 0.06                               | 211                      | 0.0                        | \$25.69                          | \$116.00                | \$20.00          | 3.74                                  |
| Main Corridor         | 8                   | Exit Signs: Fluorescent                        | None             | 12                | 8,760                  | Fixture Replacement    | No            | 8                | LED Exit Signs: 2 W Lamp                       | None             | 6                 | 8,760                  | 0.03                               | 484                      | 0.0                        | \$58.80                          | \$860.44                | \$0.00           | 14.63                                 |
| Main Corridor         | 17                  | Linear Fluorescent - T8: 4' T8 (32W) - 1L      | Wall Switch      | 32                | 2,112                  | Relamp                 | Yes           | 17               | LED - Linear Tubes: (1) 4' Lamp                | Occupancy Sensor | 15                | 1,478                  | 0.24                               | 902                      | 0.0                        | \$109.70                         | \$726.30                | \$105.00         | 5.66                                  |
| Main Corridor         | 14                  | LED - Linear Tubes: (2) 2' Lamps               | Wall Switch      | 17                | 2,376                  | None                   | Yes           | 14               | LED - Linear Tubes: (2) 2' Lamps               | Occupancy Sensor | 17                | 1,663                  | 0.05                               | 195                      | 0.0                        | \$23.72                          | \$116.00                | \$20.00          | 4.05                                  |
| Room100 (Boiler Room) | 6                   | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,376                  | None                   | No            | 6                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,376                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room100 (Boiler Room) | 1                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,376                  | Relamp                 | No            | 1                | LED - Linear Tubes: (2) 4' Lamps               | Wall Switch      | 29                | 2,376                  | 0.02                               | 90                       | 0.0                        | \$10.96                          | \$58.50                 | \$10.00          | 4.42                                  |
| Room100 (Boiler Room) | 1                   | Exit Signs: Fluorescent                        | None             | 12                | 8,760                  | Fixture Replacement    | No            | 1                | LED Exit Signs: 2 W Lamp                       | None             | 6                 | 8,760                  | 0.00                               | 60                       | 0.0                        | \$7.35                           | \$107.56                | \$0.00           | 14.63                                 |
| Kitchen               | 14                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,112                  | Relamp                 | No            | 14               | LED - Linear Tubes: (2) 4' Lamps               | Wall Switch      | 29                | 2,112                  | 0.30                               | 1,122                    | 0.0                        | \$136.44                         | \$819.00                | \$140.00         | 4.98                                  |
| Kitchen               | 2                   | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,112                  | None                   | No            | 2                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Gymnasium             | 9                   | Linear Fluorescent - T5: 4' T5 (28W) - 4L      | Wall Switch      | 120               | 2,244                  | Relamp                 | Yes           | 9                | LED - Linear Tubes: (4) 4' Lamps               | Occupancy Sensor | 58                | 1,571                  | 0.47                               | 1,844                    | 0.0                        | \$224.23                         | \$1,088.20              | \$220.00         | 3.87                                  |
| Gymnasium             | 4                   | Exit Signs: Fluorescent                        | None             | 12                | 8,760                  | Fixture Replacement    | No            | 4                | LED Exit Signs: 2 W Lamp                       | None             | 6                 | 8,760                  | 0.02                               | 242                      | 0.0                        | \$29.40                          | \$430.22                | \$0.00           | 14.63                                 |
| Stage                 | 7                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 1,584                  | Relamp                 | No            | 7                | LED - Linear Tubes: (2) 4' Lamps               | Wall Switch      | 29                | 1,584                  | 0.15                               | 421                      | 0.0                        | \$51.17                          | \$409.50                | \$70.00          | 6.64                                  |
| Stage                 | 1                   | Linear Fluorescent - T8: 4' T8 (32W) - 1L      | Wall Switch      | 32                | 1,584                  | Relamp                 | No            | 1                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 1,584                  | 0.01                               | 32                       | 0.0                        | \$3.88                           | \$35.90                 | \$5.00           | 7.97                                  |
| Stage                 | 1                   | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 1,584                  | None                   | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 1,584                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Stage                 | 8                   | Halogen Incandescent PAR38 90W Screen in Lamp  | Wall Switch      | 90                | 1,584                  | Fixture Replacement    | No            | 8                | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 1,584                  | 0.42                               | 1,180                    | 0.0                        | \$143.53                         | \$509.21                | \$40.00          | 3.27                                  |
| Main Office           | 12                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,376                  | Relamp                 | Yes           | 12               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,663                  | 0.33                               | 1,367                    | 0.0                        | \$166.26                         | \$818.00                | \$140.00         | 4.08                                  |
| Room4 (Teacher Room)  | 2                   | U-Bend Fluorescent - T8: U T8 (32W) - 2L       | Wall Switch      | 62                | 2,112                  | Relamp                 | No            | 2                | LED - Linear Tubes: (2) U-Lamp                 | Wall Switch      | 33                | 2,112                  | 0.04                               | 141                      | 0.0                        | \$17.13                          | \$126.40                | \$0.00           | 7.38                                  |
| Room4 (Teacher Room)  | 3                   | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | Yes           | 3                | LED - Linear Tubes: (4) 4' Lamps               | Occupancy Sensor | 58                | 1,478                  | 0.14                               | 535                      | 0.0                        | \$65.03                          | \$401.40                | \$80.00          | 4.94                                  |
| Speech Room           | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,112                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.11                               | 405                      | 0.0                        | \$49.26                          | \$350.00                | \$60.00          | 5.89                                  |
| SAS Room              | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,112                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.11                               | 405                      | 0.0                        | \$49.26                          | \$350.00                | \$60.00          | 5.89                                  |
| SAS Room              | 1                   | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | No            | 1                | LED - Linear Tubes: (4) 4' Lamps               | Wall Switch      | 58                | 2,112                  | 0.04                               | 136                      | 0.0                        | \$16.54                          | \$95.13                 | \$20.00          | 4.54                                  |
| Ladies Restroom       | 1                   | Compact Fluorescent: 26W CFL Screen in         | Occupancy Sensor | 26                | 1,617                  | Fixture Replacement    | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit | Occupancy Sensor | 9                 | 1,617                  | 0.01                               | 32                       | 0.0                        | \$3.84                           | \$63.65                 | \$5.00           | 15.26                                 |
| Nurse Room            | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L      | Wall Switch      | 62                | 2,112                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.11                               | 405                      | 0.0                        | \$49.26                          | \$350.00                | \$60.00          | 5.89                                  |
| Nurse Room            | 1                   | Incandescent: 60W A lamp                       | Wall Switch      | 60                | 2,112                  | Fixture Replacement    | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 2,112                  | 0.03                               | 124                      | 0.0                        | \$15.06                          | \$63.65                 | \$5.00           | 3.89                                  |
| Men Restroom          | 1                   | Incandescent: 60W A lamp                       | Wall Switch      | 60                | 2,244                  | Relamp                 | Yes           | 1                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,571                  | 0.03                               | 102                      | 0.0                        | \$12.46                          | \$174.50                | \$30.00          | 11.60                                 |

| Location       | Existing Conditions |   |                |                   |                        | Proposed Conditions    |               |                  |  |                  |                   |                        | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|----------------|---------------------|---|----------------|-------------------|------------------------|------------------------|---------------|------------------|--|------------------|-------------------|------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                | 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 |
| Room107        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room108        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Men Restroom   | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,244                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,571                  | 0.11                               | 430                      | 0.0                        | \$52.34                          | \$350.00                | \$60.00          | 5.54                                  |
| Room109        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room110        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room101        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room102        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room111        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room112        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room103        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room104        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room113        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room114        | 20                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 20               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.55                               | 2,026                    | 0.0                        | \$246.31                         | \$1,286.00              | \$220.00         | 4.33                                  |
| Room114        | 1                   | LED - Linear Tubes: (1) 4' Lamp           | Wall Switch    | 15                | 2,112                  | None                   | No            | 1                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room114        | 1                   | Linear Fluorescent - T8: 4' T8 (32W) - 1L | Wall Switch    | 32                | 2,112                  | Relamp                 | No            | 1                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 2,112                  | 0.01                               | 43                       | 0.0                        | \$5.17                           | \$35.90                 | \$5.00           | 5.98                                  |
| Room114        | 2                   | Incandescent: 60W A lamp                  | Wall Switch    | 60                | 2,112                  | Fixture Replacement    | No            | 2                | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 2,112                  | 0.07                               | 248                      | 0.0                        | \$30.12                          | \$127.30                | \$10.00          | 3.89                                  |
| Room114        | 1                   | Exit Signs: Fluorescent                   | None           | 12                | 8,760                  | Fixture Replacement    | No            | 1                | LED Exit Signs: 2 W Lamp                       | None             | 6                 | 8,760                  | 0.00                               | 60                       | 0.0                        | \$7.35                           | \$107.56                | \$0.00           | 14.63                                 |
| Room105        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Room106        | 10                  | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 10               | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.27                               | 1,013                    | 0.0                        | \$123.15                         | \$701.00                | \$120.00         | 4.72                                  |
| Storage        | 1                   | Linear Fluorescent - T8: 4' T8 (32W) - 1L | Wall Switch    | 32                | 1,584                  | Relamp                 | No            | 1                | LED - Linear Tubes: (1) 4' Lamp                | Wall Switch      | 15                | 1,584                  | 0.01                               | 32                       | 0.0                        | \$3.88                           | \$35.90                 | \$5.00           | 7.97                                  |
| Women Restroom | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 1L | Wall Switch    | 32                | 2,244                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (1) 4' Lamp                | Occupancy Sensor | 15                | 1,571                  | 0.06                               | 226                      | 0.0                        | \$27.43                          | \$259.60                | \$40.00          | 8.01                                  |
| Copy Room      | 4                   | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch    | 62                | 2,112                  | Relamp                 | Yes           | 4                | LED - Linear Tubes: (2) 4' Lamps               | Occupancy Sensor | 29                | 1,478                  | 0.11                               | 405                      | 0.0                        | \$49.26                          | \$350.00                | \$60.00          | 5.89                                  |
| Room116        | 11                  | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch    | 114               | 2,112                  | Relamp                 | Yes           | 11               | LED - Linear Tubes: (4) 4' Lamps               | Occupancy Sensor | 58                | 1,478                  | 0.53                               | 1,961                    | 0.0                        | \$238.45                         | \$1,162.47              | \$240.00         | 3.87                                  |
| Room116        | 1                   | LED - Linear Tubes: (2) 2' Lamps          | Wall Switch    | 17                | 2,112                  | None                   | No            | 1                | LED - Linear Tubes: (2) 2' Lamps               | Wall Switch      | 17                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room115        | 11                  | Linear Fluorescent - T8: 4' T8 (32W) - 4L | Wall Switch    | 114               | 2,112                  | Relamp                 | Yes           | 11               | LED - Linear Tubes: (4) 4' Lamps               | Occupancy Sensor | 58                | 1,478                  | 0.53                               | 1,961                    | 0.0                        | \$238.45                         | \$1,162.47              | \$240.00         | 3.87                                  |

| Location                  | Existing Conditions |  |                  |                   |                        | Proposed Conditions    |               |                  |   |                  |                   |                        | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|---------------------------|---------------------|--|------------------|-------------------|------------------------|------------------------|---------------|------------------|---|------------------|-------------------|------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                           | 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 |
| Room115                   | 1                   | LED - Linear Tubes: (2) 2' Lamps               | Wall Switch      | 17                | 2,112                  | None                   | No            | 1                | LED - Linear Tubes: (2) 2' Lamps                  | Wall Switch      | 17                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room118                   | 8                   | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | Yes           | 8                | LED - Linear Tubes: (4) 4' Lamps                  | Occupancy Sensor | 58                | 1,478                  | 0.38                               | 1,426                    | 0.0                        | \$173.42                         | \$877.07                | \$180.00         | 4.02                                  |
| Room118                   | 3                   | LED - Linear Tubes: (2) 4' Lamps               | Wall Switch      | 29                | 2,112                  | None                   | No            | 3                | LED - Linear Tubes: (2) 4' Lamps                  | Wall Switch      | 29                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room118                   | 1                   | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 2,112                  | None                   | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit    | Wall Switch      | 9                 | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room119                   | 11                  | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | Yes           | 11               | LED - Linear Tubes: (4) 4' Lamps                  | Occupancy Sensor | 58                | 1,478                  | 0.53                               | 1,961                    | 0.0                        | \$238.45                         | \$1,162.47              | \$240.00         | 3.87                                  |
| Room119                   | 1                   | LED - Fixtures: Downlight Solid State Retrofit | Wall Switch      | 9                 | 2,112                  | None                   | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit    | Wall Switch      | 9                 | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room117                   | 11                  | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | Yes           | 11               | LED - Linear Tubes: (2) 4' Lamps                  | Occupancy Sensor | 29                | 1,478                  | 0.68                               | 2,503                    | 0.0                        | \$304.40                         | \$759.50                | \$130.00         | 2.07                                  |
| Room117                   | 1                   | LED - Linear Tubes: (2) 2' Lamps               | Wall Switch      | 17                | 2,112                  | None                   | No            | 1                | LED - Linear Tubes: (2) 2' Lamps                  | Wall Switch      | 17                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room120                   | 2                   | LED - Linear Tubes: (2) 2' Lamps               | Wall Switch      | 17                | 2,112                  | None                   | No            | 2                | LED - Linear Tubes: (2) 2' Lamps                  | Wall Switch      | 17                | 2,112                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room120                   | 11                  | Linear Fluorescent - T8: 4' T8 (32W) - 4L      | Wall Switch      | 114               | 2,112                  | Relamp                 | Yes           | 11               | LED - Linear Tubes: (4) 4' Lamps                  | Occupancy Sensor | 58                | 1,478                  | 0.53                               | 1,961                    | 0.0                        | \$238.45                         | \$1,162.47              | \$240.00         | 3.87                                  |
| Front Entrance            | 1                   | Incandescent: 60W A lamp                       | Wall Switch      | 60                | 2,112                  | Fixture Replacement    | No            | 1                | LED - Fixtures: Downlight Solid State Retrofit    | Wall Switch      | 9                 | 2,112                  | 0.03                               | 124                      | 0.0                        | \$15.06                          | \$63.65                 | \$5.00           | 3.89                                  |
| Exterior Perimeter Light  | 21                  | Metal Halide: (1) 175W Lamp                    | Daylight Dimming | 215               | 1,155                  | Fixture Replacement    | No            | 21               | LED - Fixtures: Outdoor Wall-Mounted Area Fixture | Daylight Dimming | 25                | 1,155                  | 2.62                               | 5,300                    | 0.0                        | \$644.42                         | \$8,204.22              | \$2,100.00       | 9.47                                  |
| Parking Lot Pole Lighting | 6                   | Metal Halide: (1) 250W Lamp                    | Daylight Dimming | 295               | 1,155                  | Fixture Replacement    | No            | 6                | LED - Fixtures: Downlight Pendant                 | Daylight Dimming | 75                | 1,155                  | 0.87                               | 1,753                    | 0.0                        | \$213.19                         | \$3,651.48              | \$30.00          | 16.99                                 |

### Motor Inventory & Recommendations

| Location              | Area(s)/System(s) Served | Existing Conditions |                        |              |                      |              |                        | Proposed Conditions             |                      |               |                | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|-----------------------|--------------------------|---------------------|------------------------|--------------|----------------------|--------------|------------------------|---------------------------------|----------------------|---------------|----------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                       |                          | Motor Quantity      | Motor Application      | HP Per Motor | Full Load Efficiency | VFD Control? | 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 |
| Room100 (Boiler Room) | School Building          | 1                   | Other                  | 0.2          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room100 (Boiler Room) | School Building          | 2                   | Heating Hot Water Pump | 7.5          | 91.0%                | Yes          | 3,391                  | No                              | 91.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room100 (Boiler Room) | School Building          | 2                   | Heating Hot Water Pump | 1.5          | 86.5%                | No           | 2,745                  | No                              | 86.5%                | Yes           | 2              | 0.39                               | 3,089                    | 0.0                        | \$375.66                         | \$5,264.92              | \$0.00           | 14.02                                 |
| Roof Top              | Corridors                | 2                   | Exhaust Fan            | 0.3          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Roof Top              | Restroom                 | 2                   | Exhaust Fan            | 0.2          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Roof Top              | Restroom                 | 1                   | Exhaust Fan            | 0.2          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Roof Top              | Kitchen                  | 1                   | Exhaust Fan            | 0.2          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Roof Top              | Kitchen                  | 1                   | Exhaust Fan            | 0.2          | 69.0%                | No           | 2,745                  | No                              | 69.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| School                | School Building          | 55                  | Other                  | 0.1          | 75.0%                | No           | 2,745                  | No                              | 75.0%                | No            |                | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |

### Electric HVAC Inventory & Recommendations

| Location             | Area(s)/System(s) Served | Existing Conditions |             |                                  |                                     | Proposed Conditions             |                 |             |                                  |                                     |                                    |                               | Energy Impact & Financial Analysis |                       |                          |                            |                                  |                         |                  |                                       |
|----------------------|--------------------------|---------------------|-------------|----------------------------------|-------------------------------------|---------------------------------|-----------------|-------------|----------------------------------|-------------------------------------|------------------------------------|-------------------------------|------------------------------------|-----------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                      |                          | System Quantity     | System Type | Cooling Capacity per Unit (Tons) | Heating Capacity per Unit (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 |
| Main Office          | Main Office              | 1                   | Window AC   | 0.96                             |                                     | No                              |                 |             |                                  |                                     |                                    |                               | No                                 | 0.00                  | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room4 (Teacher Room) | Room4 (Teacher Room)     | 1                   | Window AC   | 0.42                             |                                     | Yes                             | 1               | Window AC   | 0.42                             |                                     | 12.00                              |                               | No                                 | 0.14                  | 210                      | 0.0                        | \$25.53                          | \$457.28                | \$0.00           | 17.91                                 |
| Nurse Room           | Nurse Room               | 1                   | Window AC   | 0.42                             |                                     | Yes                             | 1               | Window AC   | 0.42                             |                                     | 12.00                              |                               | No                                 | 0.14                  | 210                      | 0.0                        | \$25.53                          | \$457.28                | \$0.00           | 17.91                                 |
| Room108              | Room108                  | 1                   | Window AC   | 1.00                             |                                     | No                              |                 |             |                                  |                                     |                                    |                               | No                                 | 0.00                  | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room112              | Room112                  | 1                   | Window AC   | 0.96                             |                                     | No                              |                 |             |                                  |                                     |                                    |                               | No                                 | 0.00                  | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |



### Fuel Heating Inventory & Recommendations

| Location              | Area(s)/System(s) Served | Existing Conditions |                             |                                | Proposed Conditions             |                 |             |                                |                    |                          | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|-----------------------|--------------------------|---------------------|-----------------------------|--------------------------------|---------------------------------|-----------------|-------------|--------------------------------|--------------------|--------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                       |                          | 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 |
| Room100 (Boiler Room) | School Building          | 1                   | Condensing Hot Water Boiler | 1,883.00                       | No                              |                 |             |                                |                    |                          | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Room100 (Boiler Room) | School Building          | 1                   | Condensing Hot Water Boiler | 1,883.00                       | No                              |                 |             |                                |                    |                          | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |

### DHW Inventory & Recommendations

| Location              | Area(s)/System(s) Served | Existing Conditions |                                      | Proposed Conditions |                 |             |           |                   |                  | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|-----------------------|--------------------------|---------------------|--------------------------------------|---------------------|-----------------|-------------|-----------|-------------------|------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|                       |                          | 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 |
| Room100 (Boiler Room) | School Building          | 1                   | Storage Tank Water Heater (> 50 Gal) | No                  |                 |             |           |                   |                  | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |

### Low-Flow Device Recommendations

| Location | Recommendation Inputs |                           |                          |                          | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|----------|-----------------------|---------------------------|--------------------------|--------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|          | 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   | 16                    | Faucet Aerator (Lavatory) | 2.20                     | 1.00                     | 0.00                               | 0                        | 19.8                       | \$183.85                         | \$114.72                | \$0.00           | 0.62                                  |

### Commercial Refrigerator/Freezer Inventory & Recommendations

| Location | Existing Conditions |   |                        | Proposed Condi                 | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|----------|---------------------|---|------------------------|--------------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|          | Quantity            | Refrigerator/ Freezer Type                          | ENERGY STAR Qualified? | Install ENERGY STAR Equipment? | Total Peak kW Savings              | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Kitchen  | 1                   | Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.) | Yes                    | No                             | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Kitchen  | 1                   | Stand-Up Freezer, Solid Door (31 - 50 cu. ft.)      | Yes                    | No                             | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Kitchen  | 2                   | Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.) | Yes                    | No                             | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |


### Cooking Equipment Inventory & Recommendations

| Location | Existing Conditions |                                      |                             | Proposed Conditions                | Energy Impact & Financial Analysis |                          |                            |                                  |                         |                  |                                       |
|----------|---------------------|--------------------------------------|-----------------------------|------------------------------------|------------------------------------|--------------------------|----------------------------|----------------------------------|-------------------------|------------------|---------------------------------------|
|          | 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  | 2                   | Electric Griddle (5 Feet Width)      | Yes                         | No                                 | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |
| Kitchen  | 1                   | Electric Convection Oven (Full Size) | Yes                         | No                                 | 0.00                               | 0                        | 0.0                        | \$0.00                           | \$0.00                  | \$0.00           | 0.00                                  |

### Plug Load Inventory

| Existing Conditions |          |                          |                 |                        |
|---------------------|----------|--------------------------|-----------------|------------------------|
| Location            | Quantity | Equipment Description    | Energy Rate (W) | ENERGY STAR Qualified? |
| Kitchen             | 1        | Refrigerator             | 207.0           | Yes                    |
| Kitchen             | 1        | Electric Food Warmer     | 1,443.0         | Yes                    |
| School              | 2        | Refrigerator             | 265.0           | Yes                    |
| School              | 75       | Desktop with LCD Monitor | 191.0           | Yes                    |
| School              | 21       | Desktop with CRT Monitor | 245.0           | Yes                    |
| School              | 24       | Small Printer            | 46.0            | Yes                    |
| School              | 2        | Printer                  | 460.0           | Yes                    |
| School              | 3        | Microwave                | 950.0           | No                     |
| School              | 2        | Coffee machine           | 1,050.0         | No                     |
| School              | 2        | Copy machine             | 1,400.0         | Yes                    |
| School              | 2        | Fax Machine              | 150.0           | Yes                    |
| School              | 4        | Paper Schredder          | 150.0           | Yes                    |
| School              | 13       | Projector                | 200.0           | Yes                    |

# Appendix B: ENERGY STAR® Statement of Energy Performance



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## ENERGY STAR® Statement of Energy Performance

# 70

ENERGY STAR®  
Score<sup>1</sup>

### Cozy Lake Elementary School

Primary Property Type: K-12 School  
Gross Floor Area (ft<sup>2</sup>): 35,776  
Built: 1962

For Year Ending: July 31, 2016  
Date Generated: April 22, 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**  
Cozy Lake Elementary School  
205 Cozy Lake Road  
Oak Ridge, New Jersey 07438

**Property Owner**  
Jefferson Township Public Schools  
31 Route 181  
Lake Hopatcong, NJ 07849  
( ) -

**Primary Contact**  
Rita Giacchi  
31 Route 181  
Lake Hopatcong, NJ 07849  
(973) 663-3387  
[rgiacchi@jefftp.org](mailto:rgiacchi@jefftp.org)

Property ID: 5864777

#### Energy Consumption and Energy Use Intensity (EUI)

| Site EUI                   | Annual Energy by Fuel                | National Median Comparison                                    |       |
|----------------------------|--------------------------------------|---|-------|
| 75.5 kBtu/ft <sup>2</sup>  | Natural Gas (kBtu) 1,985,384 (74%)   | National Median Site EUI (kBtu/ft <sup>2</sup> )              | 91    |
|                            | Electric - Grid (kBtu) 715,828 (26%) | National Median Source EUI (kBtu/ft <sup>2</sup> )            | 145.9 |
|                            |                                      | % Diff from National Median Source EUI                        | -17%  |
| Source EUI                 | Annual Emissions                     | Greenhouse Gas Emissions (Metric Tons CO <sub>2</sub> e/year) |       |
| 121.1 kBtu/ft <sup>2</sup> |                                      | 188   |       |

#### 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)