Local Government Energy Audit:
Energy Audit Report

Information Technology Center

Asbury Park Board of Education

1506 Park Ave.

Asbury Park, New Jersey 07712

October 11, 2018

Final Report by:

TRC Energy Services

Disclaimer

The intent of this energy analysis report is to identify energy savings opportunities and recommend upgrades to the facility's energy using equipment and systems. Approximate saving 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.

Table of Contents

Table of Figures

1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for the Information Technology Center.

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 schools in controlling energy costs and help protect our environment by reducing energy usage statewide.

1.1 Facility Summary

The Information Technology Center is a 5,400 square foot two-story building. It is comprised of offices, conference rooms, computer repair, and a server room. The building houses the school district's central servers and IT department.

Lighting at the facility consists primarily of fixtures with T8 linear fluorescent bulbs which are all considered inefficient by today's lighting standards. The buildings also has some U-bend fluorescent fixtures and compact fluorescent lamps.

The entire facility is heated and cooled. Split systems and through the wall AC units provide cooling to spaces throughout the building. Additional cooling is required to keep the building's servers cool. A single oil-fired boiler in the basement provides hot water heat to baseboard radiators throughout the building.

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

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated five measures which together represent an opportunity for the Information Technology Center to reduce its annual energy costs by about $2,173 and its annual greenhouse gas emissions by 17,641 lbs CO_2e. We estimate that if all measures are implemented as recommended, the project would pay for itself in energy savings alone in about 11.0 years. The breakdown of current costs is shown in Figure 1. The estimated savings following project implementation is shown Figure 2 below. Together these measures represent an opportunity to reduce the Information Technology Center's annual energy use by about 9% overall.

Figure 1 – Previous 12 Month Utility Costs

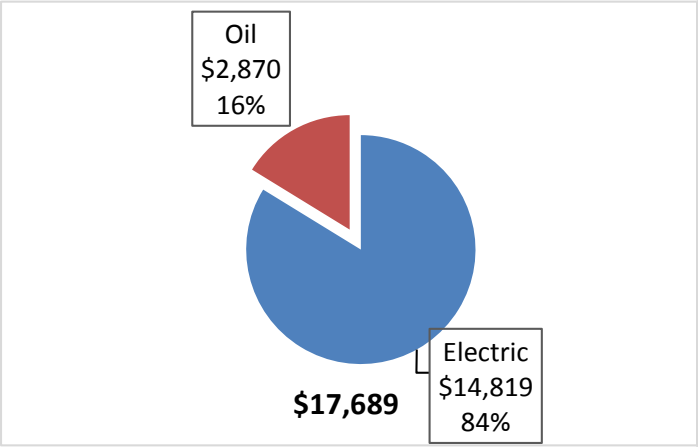
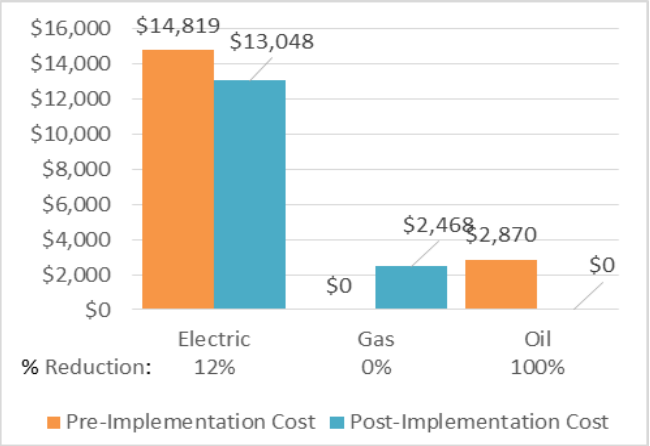


Figure 2 – Potential Post-Implementation Costs



A detailed description of Information Technology Center'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_2e Emissions Reduction (lbs)
Lighting Upgrades			**8,156**	**2.4**	**0.0**	**$937.58**	**$5,180.20**	**$915.00**	**$4,265.20**	**4.5**	**8,213**
ECM 1	Retrofit Fixtures with LED Lamps	Yes	8,156	2.4	0.0	$937.58	$5,180.20	$915.00	$4,265.20	4.5	8,213
Lighting Control Measures			**1,934**	**0.5**	**0.0**	**$222.33**	**$3,590.00**	**$475.00**	**$3,115.00**	**14.0**	**1,948**
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	1,934	0.5	0.0	$222.33	$3,590.00	$475.00	$3,115.00	14.0	1,948
Electric Unitary HVAC Measures			**5,066**	**3.0**	**0.0**	**$582.38**	**$8,977.32**	**$552.00**	**$8,425.32**	**14.5**	**5,101**
ECM 3	Install High Efficiency Electric AC	Yes	5,066	3.0	0.0	$582.38	$8,977.32	$552.00	$8,425.32	14.5	5,101
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**13.0**	**$402.01**	**$8,560.40**	**$400.00**	**$8,160.40**	**20.3**	**2,125**
ECM 4	Install High Efficiency Hot Water Boilers	Yes	0	0.0	13.0	$402.01	$8,560.40	$400.00	$8,160.40	20.3	2,125
Domestic Water Heating Upgrade			**253**	**0.0**	**0.0**	**$29.11**	**$14.34**	**$0.00**	**$14.34**	**0.5**	**255**
ECM 5	Install Low-Flow Domestic Hot Water Devices	Yes	253	0.0	0.0	$29.11	$14.34	$0.00	$14.34	0.5	255
TOTALS			**15,409**	**5.9**	**13.0**	**$2,173.41**	**$26,322.26**	**$2,342.00**	**$23,980.26**	**11.0**	**17,641**

* - 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 measure 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.

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 condition 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.

Gas Heating (HVAC/Process) measures generally involve replacing older inefficient hydronic heating systems with modern energy efficient systems. Gas heating systems can provide equivalent heating compared to older systems at a reduced energy cost. These measures save energy by reducing the fuel demands for heating, due to improved combustion and heat transfer efficiency.

Domestic Hot Water System upgrade measures generally involve replacing older inefficient domestic water heating systems with modern energy efficient systems, or measures to reduce hot water demand. New domestic hot water heating equipment can provide equivalent, or greater, hot water performance 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 hot water and standby losses.

Energy Efficient Practices

TRC also identified four 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 Information Technology Center include:

- Reduce Air Leakage
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Install Plug Load Controls
- 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 at the Information Technology Center. Based on the configuration of the site and its electric and thermal loads, there appears to be a low potential for installing a cost-effective solar PV or combined heat and power self-generation measures, though a small rooftop solar array might be feasible.

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

1.3 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 8.

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 that 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 8.4 for additional information on the ESIP Program.

The Demand Response Energy Aggregator is a (non-NJCEP) program designed to reduce electric loads at commercial facilities, when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. Demand Response (DR) service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability. By enabling grid operators to call upon commercial facilities to reduce their electric usage during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment Service Providers provide regular payments to medium and large consumers of electric power for their participation in DR programs. Program participation is voluntary and facilities receive payments whether or not they are called upon to curtail their load during times of peak demand. Refer to Section 7 for additional information on this program.

Additional information on relevant incentive programs is located in Section 8 or: www.njcleanenergy.com/ci.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Walter Sosa	Buildings and Grounds Supervisor	sosaw@asburypark.k12.nj.us	(732) 776 2663 x2851
Geoffrey Hastings	Business Administrator	hastingsg@asburypark.k12.nj.us	(732) 776 2606 x2426
TRC Energy Services			
Tom Page	Auditor	TPage@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On July 11, 2017, TRC performed an energy audit at Information Technology Center located in Asbury Park, New Jersey. TRC's team met with Walter Sosa to review the facility operations and help focus our investigation on specific energy-using systems.

The Information Technology Center is a 5,400 square foot two-story building. It is comprised of offices, conference rooms, computer repair, and a server room. The building was originally constructed in 1910. The building houses the school district's central servers and IT department.

Lighting at the facility consists primarily of fixtures with T8 linear fluorescent bulbs which are all considered inefficient by today's lighting standards. The buildings also has some U-bend fluorescent fixtures and compact fluorescent lamps.

The entire facility is heated and cooled. Split systems and through the wall AC units provide cooling to spaces throughout the building. Additional cooling is required to keep the building's servers cool. The data center is served by two split systems and two through-the-wall AC units. A single oil-fired boiler in the basement provides hot water heat to baseboard radiators throughout the building.

The HVAC system is comprised of a mix of new and very old equipment that is past its rated useful lifetime.

2.3 Building Occupancy

The building is open Monday through Friday throughout the entire year. The typical schedule is presented in the table below. During a typical day, the facility is occupied by approximately 10 staff.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Information Technology Center	Weekday	7:30 AM - 5:30 PM
Information Technology Center	Weekend	Closed

2.4 Building Envelope

The building is a wood frame construction with a wooden lap-board facade. The building has a pitched roof covered with composite shingles. The building has single pane windows, many of which are operable. In some locations, the windows are poorly sealed around window mounted AC units. The exterior doors are constructed of aluminum.

2.5 On-Site Generation

The Information Technology Center does not have any electric generation capacity currently installed.

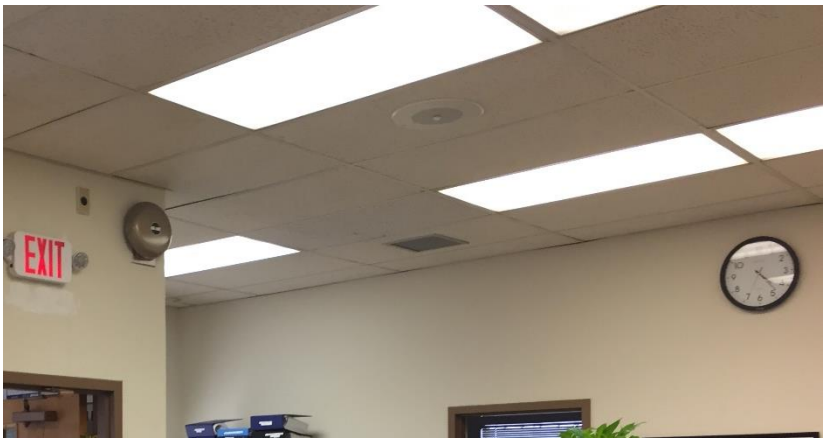
2.6 Energy-Using Systems

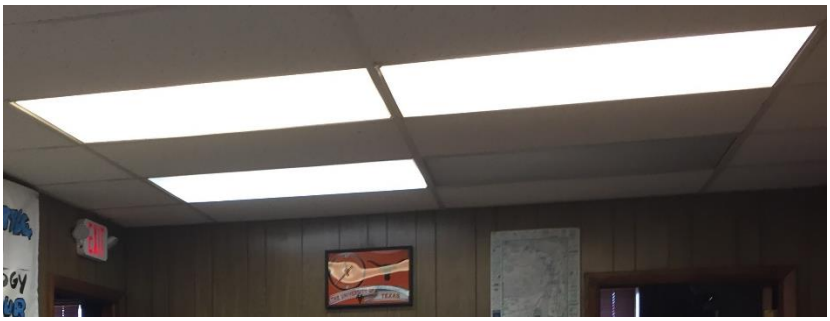
Please see Appendix A: Equipment Inventory & Recommendations for an inventory of the facility's equipment.

Lighting System

Lighting is provided almost exclusively by linear 4-foot long 32-watt fluorescent T8 lamps with electronic ballasts. They are 2-lamp troffers with diffusers, but there are 1, 3, and 4 lamp fixtures as well. The building also has a few fixtures with U-bend T8 tubes and compact fluorescent bulbs. Lighting control throughout the building is provided by manually operated wall switches.

No exterior lighting was observed.





Hot Water Heating System

The hot water system consists of one Weil-McLain 234 kBtu/hr output, oil-fired boiler, assumed to have a nominal combustion efficiency of 80%. The boiler is configured in a constant flow primary distribution loop with three hot water pumps serving different potions of the building. The pumps are believed to be 0.5 hp each. The boiler is over 20 years old. Hot water is supplied to baseboard radiators throughout the building which are controlled by programmable thermostats.

The facility has expressed a desire to switch from heating to natural gas. New gas lines from the street have already been installed, so no additional costs to supply gas to the site were included in our analysis of gas-fired replacement options. Switching to natural gas heat is nearly always a cost effective upgrade. The cost per Btu of heat output for natural gas is can be just half the cost of heating with #2 fuel oil.

Direct Expansion Air Conditioning System (DX)

Two Carrier cooling-only split system AC units and three window-mounted air conditioners are used to cool the office areas of the building. These units are nearly 40 years old, well past their rated useful lifetime, and should be replaced. The split systems are three tons each. The window-mounted units used to cool the second floor are believed to have a cooling capacity about 9000 Btu/hr each. The split-system compressor and condensing units are located in an enclosed area behind the building. The units provide constant air volume with a single supply fan. The carrier split systems are well past their effective useful life. All of these units are control by simple manual thermostats.

The server has a new Sanyo mini-split system with a capacity of approximately three tons and older. There is also an Arcoaire split system AC unit with a capacity of 5 tons. The evaporators are wall mounted and provide air to cool the room (there is little air flow management). The data center has two new Friedrich through-the-wall AC units (with a capacity of 20,000 Btu/hr each) as a backup to the split systems. These units were unplugged at the time of our inspection.

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of one A.O. Smith electric hot water heater with an input rating of 4.5 kW. The water heater is about four years old and has a 40 gallon storage tank.

Building Plug Load

There are roughly 31 computer work stations throughout the facility, plus equipment that is being repaired or serviced in workrooms upstairs. The computers are mostly desktop units with LCD monitors.

The data center has five server racks that are served by three uninterruptable power supplies (UPS). The UPS each served approximately 2.3 kW of computer load. There is no centralized PC power management software installed.

In addition to the typical office equipment, such as computers, printers, and copiers, we observed a few microwaves and refrigerators.

2.7 Water-Using Systems

There are four restrooms at this facility. From our brief inspection of restroom fixtures, we observed that the faucets are “high flow” fixtures, with a flow rate of 2.2 gallons per minute (gpm) or higher, and the toilets are rated at approximately 3.5 gallons per flush (gpf).

3 SITE ENERGY USE AND COSTS

Utility data for electricity and no. 2 fuel oil was analyzed to identify opportunities for savings. In addition, data for electricity and no. 2 fuel oil 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

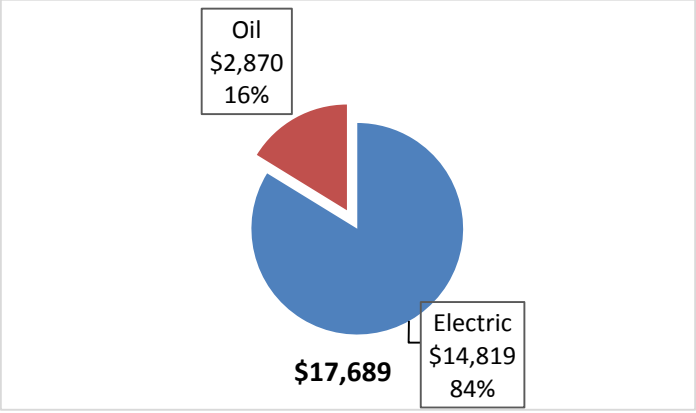
The following energy consumption and cost data is based on recent last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Information Technology Center		
Fuel	**Usage**	**Cost**
Electricity	128,906 kWh	$14,819
No. 2 Fuel Oil	1,991 Gallons	$2,870
Total		**$17,689**

The current annual energy cost for this facility is $17,689 as shown in the chart below.

Figure 7 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by JCP&L. The average electric rate over a recent 12-month period was found to be $0.115/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 8 - Electric Usage & Demand

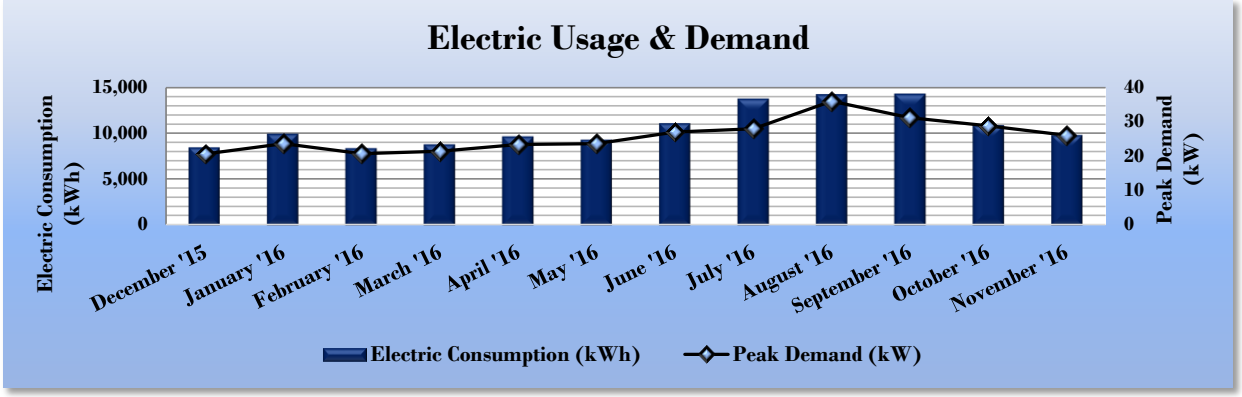


Figure 9 - Electric Usage & Demand

Electric Billing Data for Information Technology Center				
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Total Electric Cost
12/29/15	33	8,440	21	$942
1/28/16	30	9,920	24	$1,118
2/26/16	29	8,360	21	$952
3/28/16	31	8,760	21	$978
4/26/16	29	9,640	23	$1,076
5/25/16	29	9,280	24	$1,044
6/24/16	30	11,040	27	$1,247
7/26/16	32	13,720	28	$1,566
8/25/16	30	14,200	36	$1,689
9/26/16	32	14,240	31	$1,670
10/26/16	30	10,840	29	$1,293
11/23/16	28	9,760	26	$1,165
Totals	**363**	**128,200**	**36**	**$14,738**
Annual	**365**	**128,906**	**36**	**$14,819**

3.3 No. 2 Fuel Oil Usage

No. 2 fuel oil is provided by Allied Oil LLC. The average cost for oil for over a recent 12-month period was found to be $1.441/Gallon, which is the blended rate used throughout the analyses in this report. The oil consumption is shown in the table below. We used this oil rate in our estimate of the cost and benefits of switching to natural gas heating.

It should be noted, however, that oil prices have risen since the billing period studied, so the true benefits of heating with natural gas may be understated. Also, given that oil deliveries generally do not occur on a regular monthly basis, like utility data, there is no way to know the precise amount used over the 12-month period from the purchase records.

Figure 10 –No. 2 Fuel Oil Usage

No. 2 Fuel Oil Billing Data for Information Technology Center				
Period Ending	**Days in Period**	**Oil Usage (Gallons)**	**Fuel Cost**	**TRC Estimated Usage?**
12/1/15	47	375.1	$573.53	Yes
1/20/16	50	416.0	$464.05	No
2/24/16	35	500.1	$604	No
3/20/16				
4/20/16				
5/20/16				
6/20/16				
7/20/16				
8/20/16				
9/20/16				
10/14/16	233	700	$1,228	No
11/20/16				
Totals	**365**	**1,991**	**$2,870**	
Annual	**365**	**1,991**	**$2,870**	

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 11 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Information Technology Center	National Median Building Type: Office
Source Energy Use Intensity (kBtu/ft^2)	307.4	148.1
Site Energy Use Intensity (kBtu/ft^2)	132.6	67.3

Implementation of all recommended measures in this report would improve the building's estimated EUI significantly, as shown in the table below:

Figure 12 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Information Technology Center	National Median Building Type: Office
Source Energy Use Intensity (kBtu/ft^2)	274.4	148.1
Site Energy Use Intensity (kBtu/ft^2)	120.4	67.3

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 building type is not one that is currently eligible to receive an ENERGY STAR® score.

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

For more information on Energy Star certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

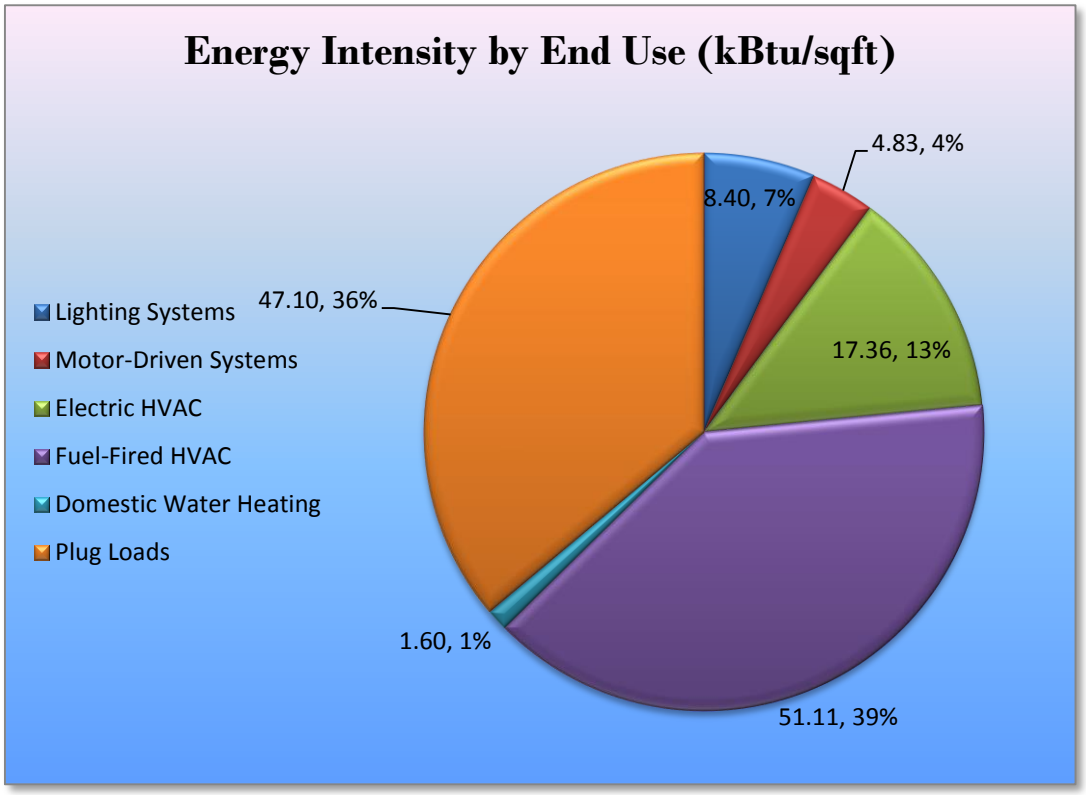
A Portfolio Manager® account has been created online for your facility and you will be provided with the login information for the account. We encourage you to update your utility information in Portfolio Manager® regularly, so that you can keep track of your building's performance. Free online training 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.

We estimate that the largest share of the building's total energy use goes toward heating the building in the winter (~39%), followed closely electric power used by the building's servers and computers (~36%).

Figure 13 - 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 Information Technology Center 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 8.

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 14 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**8,156**	**2.4**	**0.0**	**$937.58**	**$5,180.20**	**$915.00**	**$4,265.20**	**4.5**	**8,213**
ECM 1	Retrofit Fixtures with LED Lamps	8,156	2.4	0.0	$937.58	$5,180.20	$915.00	$4,265.20	4.5	8,213
Lighting Control Measures		**1,934**	**0.5**	**0.0**	**$222.33**	**$3,590.00**	**$475.00**	**$3,115.00**	**14.0**	**1,948**
ECM 2	Install Occupancy Sensor Lighting Controls	1,934	0.5	0.0	$222.33	$3,590.00	$475.00	$3,115.00	14.0	1,948
Electric Unitary HVAC Measures		**5,066**	**3.0**	**0.0**	**$582.38**	**$8,977.32**	**$552.00**	**$8,425.32**	**14.5**	**5,101**
ECM 3	Install High Efficiency Electric AC	5,066	3.0	0.0	$582.38	$8,977.32	$552.00	$8,425.32	14.5	5,101
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**13.0**	**$402.01**	**$8,560.40**	**$400.00**	**$8,160.40**	**20.3**	**2,125**
ECM 4	Install High Efficiency Hot Water Boilers	0	0.0	13.0	$402.01	$8,560.40	$400.00	$8,160.40	20.3	2,125
Domestic Water Heating Upgrade		**253**	**0.0**	**0.0**	**$29.11**	**$14.34**	**$0.00**	**$14.34**	**0.5**	**255**
ECM 5	Install Low-Flow Domestic Hot Water Devices	253	0.0	0.0	$29.11	$14.34	$0.00	$14.34	0.5	255
TOTALS		**15,409**	**5.9**	**13.0**	**$2,173.41**	**$26,322.26**	**$2,342.00**	**$23,980.26**	**11.0**	**17,641**

* - 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 15 below.

Figure 15 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**8,156**	**2.4**	**0.0**	**$937.58**	**$5,180.20**	**$915.00**	**$4,265.20**	**4.5**	**8,213**
ECM 1	Retrofit Fixtures with LED Lamps	8,156	2.4	0.0	$937.58	$5,180.20	$915.00	$4,265.20	4.5	8,213

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: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	8,156	2.4	0.0	$937.58	$5,180.20	$915.00	$4,265.20	4.5	8,213

Measure Description

We recommend retrofitting all existing fluorescent and compact fluorescent lighting fixtures 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.

4.1.2 Lighting Control Measures

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

Figure 16 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**1,934**	**0.5**	**0.0**	**$222.33**	**$3,590.00**	**$475.00**	**$3,115.00**	**14.0**	**1,948**
ECM 2	Install Occupancy Sensor Lighting Controls	1,934	0.5	0.0	$222.33	$3,590.00	$475.00	$3,115.00	14.0	1,948

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 2: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,934	0.5	0.0	$222.33	$3,590.00	$475.00	$3,115.00	14.0	1,948

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in all offices areas and halls. 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 Electric Unitary HVAC Measures

Our recommendations for unitary HVAC measures are summarized in Figure 17 below.

Figure 17 - 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_2e Emissions Reduction (lbs)
Electric Unitary HVAC Measures		**5,066**	**3.0**	**0.0**	**$582.38**	**$8,977.32**	**$552.00**	**$8,425.32**	**14.5**	**5,101**
ECM 3	Install High Efficiency Electric AC	5,066	3.0	0.0	$582.38	$8,977.32	$552.00	$8,425.32	14.5	5,101

ECM 3: 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_2e Emissions Reduction (lbs)
5,066	3.0	0.0	$582.38	$8,977.32	$552.00	$8,425.32	14.5	5,101

Measure Description

We recommend replacing standard-efficiency split system air conditioning units with high efficiency split system 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.

The two old Carrier AC units that we recommend replacing are nearly 40 years old and clearly past their rated useful lifetime. New high efficiency replacement units now available with a SEER rating of 20 (or higher), which means that they would use only about half the electric power of older units with a SEER rating of 10 or less.

4.1.4 Gas-Fired Heating System Replacements

Our recommendations for gas-fired heating system replacements are summarized in Figure 18 below.

Figure 18 - Summary of Gas-Fired Heating Replacement ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**13.0**	**$402.01**	**$8,560.40**	**$400.00**	**$8,160.40**	**20.3**	**2,125**
ECM 4	Install High Efficiency Hot Water Boilers	0	0.0	13.0	$402.01	$8,560.40	$400.00	$8,160.40	20.3	2,125

ECM 4: Install High-Efficiency Gas-Fired Hot Water Boiler(s)

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	13.0	$402.01	$8,560.40	$400.00	$8,160.40	20.3	2,125

Measure Description

We recommend replacing the older inefficient oil fired hot water boiler with a high efficiency natural gas fired hot water boiler. Significant improvements have been made in combustion technology resulting in increased overall boiler efficiency. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

The most notable efficiency improvement is condensing hydronic boilers that can achieve over 90% efficiency under the proper conditions. Condensing hydronic boilers typically operate at efficiencies between 85% and 87% (comparable to other high efficiency boilers) when the return water temperature is above 130°F. The boiler efficiency increases as the return water temperature drops below 130°F. Therefore, condensing hydronic boilers were only evaluated when the return water temperature is less than 130°F during most of the operating hours.

As a result, condensing hydronic boilers were not assumed for this site, though their use should be further studied as it would dramatically improve project economics. For the purpose of this cost-benefit analysis we assumed that the current oil-fired boiler (assumed to be ~80% efficient) would be replaced by a high efficiency non-condensing gas-fired boiler of the same size. If the current system could be replaced by a condensing boiler (with a efficiency > 90%) instead, then the payback would be significantly shorter. Currently estimated savings for this measure may be understated too by the very low oil rate assumed ($1.44/gal) from recent oil bills. Future oil bills are likely to be higher than this over the life of the new equipment.

4.1.5 Domestic Hot Water Heating System Upgrades

Our recommendations for domestic water heating system improvements are summarized in Figure 19 below.

Figure 19 - Summary of Domestic Water Heating ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**253**	**0.0**	**0.0**	**$29.11**	**$14.34**	**$0.00**	**$14.34**	**0.5**	**255**
ECM 5	Install Low-Flow Domestic Hot Water Devices	253	0.0	0.0	$29.11	$14.34	$0.00	$14.34	0.5	255

ECM 5: Install Low-Flow DHW Devices

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
253	0.0	0.0	$29.11	$14.34	$0.00	$14.34	0.5	255

Measure Description

We recommend installing low-flow domestic hot water devices (a.k.a. faucet aerators) in restrooms 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 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

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.

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.

Plug Load Controls

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

Water Conservation

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

Please see Section 4.1.5 for 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 **Low Potential** for installing a cost-effective solar PV array. This is not to say that a solar array might not be feasible on this site, just that a solar array there might not yield as great a benefit per dollar invested as an optimally it would on a building with a larger rooftop area.

The image below shows that there is likely about 1,000 square feet of useable rooftop space on the southern side of the building. We estimate that there is probably sufficient space (on the roof space shown below) to install up to an 11 kW_{DC} array. Such an array would likely reduce the building's annual electric purchases by about 10% and could likely pay for itself in energy savings and SREC income in about 8 years, or less.

Potential	None	
System Potential	11	kW DC STC
Electric Generation	13,105	kWh/yr
Displaced Cost	$1,510	/yr
Installed Cost	$28,600	

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

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

6.2 Combined Heat and Power

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, due to its relatively small thermal demand throughout the year.

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/.

7 DEMAND RESPONSE

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

By enabling grid operators to call upon Curtailment Service Providers and commercial facilities to reduce electric usage during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment Service Providers provide regular payments to medium and large consumers of electric power for their participation in DR programs. Program participation is voluntary and participants receive payments whether or not their facility is called upon to curtail their electric usage.

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

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

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

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

Curtailment Service Providers typically offer free assessments to determine a facility's eligibility to participate in a DR program. They will provide details regarding program rules and requirements for metering and controls, assess a facility's ability to temporarily reduce electric load, and provide details on payments to be expected for participation in the program. Providers usually offer multiple options for DR to larger facilities and may also install controls or remote monitoring equipment of their own to help ensure compliance with all terms and conditions of a DR contract.

This facility is not a good candidate for DR due to its relatively low electrical demand and the lack of variability in its power demand throughout the year.

8 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 20 for a list of the eligible programs identified for each recommended ECM.

Figure 20 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings
ECM 1	Retrofit Fixtures with LED Lamps	x		x	
ECM 2	Install Occupancy Sensor Lighting Controls	x		x	
ECM 3	Install High Efficiency Electric AC	x		x	
ECM 4	Install High Efficiency Hot Water Boilers	x		x	
ECM 5	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. The Pay for Performance (P4P) program is a "whole-building" energy improvement program designed for larger facilities. It requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. The Large Energy Users Program (LEUP) is available to New Jersey's largest energy users giving them flexibility to install as little or as many measures, in a single facility or several facilities, with incentives capped based on the entity's annual energy consumption. LEUP applicants can use in-house staff or a preferred contractor.

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.

8.1 SmartStart

Overview

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

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.

8.2 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.

8.3 SREC Registration Program

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

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

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

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

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

8.4 Energy Savings Improvement Program

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

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

(1) Use an Energy Services Company or "ESCO."
(2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.
(3) Use a hybrid approach of the two options described above where the ESCO is utilized for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

Please note that ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you may utilize 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.

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Foyer	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.03	122	0.0	$14.02	$174.50	$10.00	11.73
Stairwell	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,500	0.03	97	0.0	$11.10	$58.50	$10.00	4.37
Stairwell	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	2,500	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	2,500	0.01	51	0.0	$5.88	$35.90	$5.00	5.25
Top of steps	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,500	Relamp	Yes	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,750	0.06	215	0.0	$24.68	$211.13	$20.00	7.74
2nd Floor Hall	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	2,500	Relamp	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,750	0.07	256	0.0	$29.39	$413.60	$55.00	12.20
2nd Floor Computer Repair	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,500	Relamp	Yes	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,750	0.40	1,464	0.0	$168.26	$871.60	$155.00	4.26
2nd Floor Conference Room	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.30	1,098	0.0	$126.20	$796.50	$125.00	5.32
Central Office Area	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.23	854	0.0	$98.15	$679.50	$105.00	5.85
Office 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.07	244	0.0	$28.04	$117.00	$40.00	2.75
Office 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,500	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,750	0.12	429	0.0	$49.36	$306.27	$60.00	4.99
Office 2	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,500	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,750	0.20	732	0.0	$84.13	$416.80	$80.00	4.00
Central Office Area	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office 3	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,500	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,750	0.10	366	0.0	$42.07	$266.40	$50.00	5.14
Office 4	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,500	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,750	0.10	366	0.0	$42.07	$266.40	$50.00	5.14
Office 5	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.07	244	0.0	$28.04	$233.00	$40.00	6.88
Ladies Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,500	0.03	97	0.0	$11.10	$58.50	$10.00	4.37
Ladies Room	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	22	2,500	Relamp	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	2,500	0.01	39	0.0	$4.54	$31.90	$5.00	5.93
Mens Room	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	22	2,500	Relamp	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	2,500	0.01	39	0.0	$4.54	$31.90	$5.00	5.93
1st Floor Main Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.20	732	0.0	$84.13	$891.00	$130.00	9.05
Office 1	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.13	488	0.0	$56.09	$350.00	$60.00	5.17
Office 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.07	244	0.0	$28.04	$233.00	$40.00	6.88
Office 3	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,750	0.07	244	0.0	$28.04	$233.00	$40.00	6.88
Server Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,500	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,750	0.20	732	0.0	$84.13	$840.80	$130.00	8.45
Boiler Room	3	Compact Fluorescent: 17W Bulbs	Wall Switch	17	500	Relamp	No	3	LED Screw-In Lamps: 9W LED Lamp	Wall Switch	9	500	0.02	14	0.0	$1.61	$27.00	$0.00	16.73
Back Storage Room	12	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	1,250	Relamp	No	12	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	1,250	0.17	307	0.0	$35.31	$430.80	$60.00	10.50

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Back Storage Room	1	Compact Fluorescent: 17W Bulbs	Wall Switch	17	1,250	Relamp	No	1	LED Screw-In Lamps: 9W LED Lamp	Wall Switch	9	1,250	0.01	12	0.0	$1.35	$9.00	$0.00	6.69
Copier Storage Area	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,250	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	875	0.20	366	0.0	$42.07	$621.00	$95.00	12.50
Mens Room	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,500	0.03	97	0.0	$11.10	$58.50	$10.00	4.37
Ladies Room	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	62	2,500	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,500	0.03	97	0.0	$11.10	$58.50	$10.00	4.37
Copier Storage Area	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Break Room	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,500	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,500	0.01	47	0.0	$5.38	$48.20	$10.00	7.10

Motor Inventory & Recommendations

		Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Rm	Building Hot Water Ccoils	3	Heating Hot Water Pump	0.5	85.5%	No	2,190	No	85.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office	AC Evaporator Fans	2	Supply Fan	0.5	80.0%	No	2,745	No	80.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Server	AC Evaporator Fans	2	Supply Fan	0.5	80.0%	No	8,760	No	80.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Outside, Rear	Front Office - Carrier	1	Split-System AC	3.00		Yes	1	Split-System AC	3.00		19.70		No	1.21	2,043	0.0	$234.89	$4,488.66	$276.00	17.93
Outside, Rear	Carrier	1	Split-System AC	3.00		Yes	1	Split-System AC	3.00		19.70		No	1.79	3,023	0.0	$347.49	$4,488.66	$276.00	12.12
Outside, Rear	Server Room - Sanyo	1	Ductless Mini-Split AC	2.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Outside, Rear	Server Room - Arcoaire AHU3	1	Split-System AC	5.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Server Room	Server Room - Friedrich	2	Through-The-Wall AC	1.67		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office	Office	3	Window AC	0.75		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Basement	Building Radiators	1	Non-Condensing Hot Water Boiler	234.00	Yes	1	Non-Condensing Hot Water Boiler	234.00	85.00%	AFUE	0.00	0	13.0	$402.01	$8,560.40	$400.00	20.30

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Rm	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

	Recommedation Inputs				Energy Impact & Financial Analysis						
Location	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Restroom	2	Faucet Aerator (Lavatory)	2.50	1.00	0.00	253	0.0	$29.11	$14.34	$0.00	0.49

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Various	31	Desktop Computers	120.0	Yes
Various	31	Computer Monitors	28.0	Yes
Various	8	Sm. Printers	13.0	Yes
Various	1	Lg. Copiers	380.0	Yes
Various	3	Sm. Microwaves	800.0	No
Various	2	Micro Refrigerator	250.0	Yes
Server Rm	3	Server - UPS	2,335.8	Yes

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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42

ENERGY STAR® Score[1]

Asbury Park BOE Information Technology Center

Primary Property Type: Data Center
Gross Floor Area (ft²): 5,400
Built: 1910

For Year Ending: October 31, 2016
Date Generated: November 20, 2017

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

Property & Contact Information

Property Address	Property Owner	Primary Contact
Asbury Park BOE Information Technology Center 1506 Park Avenue Asbury Park, New Jersey 07712	Asbury Park Board of Education 910 4th Avenue Asbury Park, NJ 07712 (732) 776-2606 x 2426	Geoffrey Hastings 910 4th Avenue Asbury Park, NJ 07712 (732) 776-2606 x 2426 hastingsg@asburypark.k12.nj.us

Property ID: 6049982

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
133.1 kBtu/ft²

Source EUI
309.6 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	444,023 (62%)
Fuel Oil (No. 2) (kBtu)	274,786 (38%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	129.6
National Median Source EUI (kBtu/ft²)	301.4
% Diff from National Median Source EUI	3%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	70

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)