



# Local Government Energy Audit: Energy Audit Report



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## **Clearview Transportation Building**

606 Breakneck Road

Mullica Hill, NJ 08062

Clearview Regional High School  
District

May 2, 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

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The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) Report for Clearview Transportation Building.

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 public schools in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

## I.1 Facility Summary

Clearview Transportation Building is a 1,400 square foot building comprised of various space types. The building is two floors and includes offices, a conference room, kitchen area, storage space, and basement mechanical space.

Lighting consists of a combination of aging and inefficient incandescent and fluorescent lighting. Heating is supplied by a gas fired furnace located in the basement. Domestic hot water is produced by a 40-gallon electric water heater. The building is cooled via a single 3-ton split system. There is also a small paint storage shed next the Transportation Building that contains inefficient fluorescent lighting and two gas-fired unit heaters. 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 six measures and recommends five which together represent an opportunity for Clearview Transportation Building to reduce annual energy costs by \$3,177 and annual greenhouse gas emissions by 17,107 lbs CO<sub>2</sub>e. We estimate that if all recommended measures were implemented, the project would pay for itself in 5.5 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 Clearview Transportation Building's annual energy use by 13%.

Figure 1 – Previous 12 Month Utility Costs

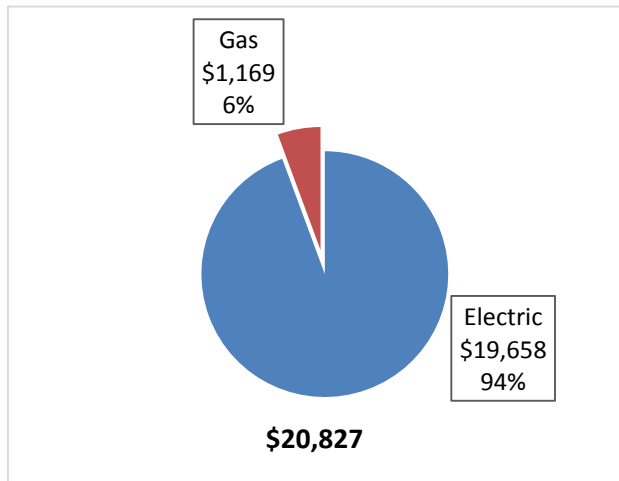
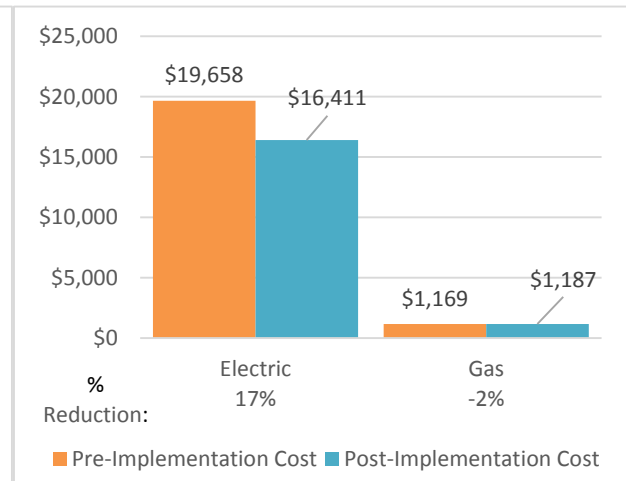


Figure 2 – Potential Post-Implementation Costs



A detailed description of Clearview Transportation Building’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 Natural Gas Savings (MMBtu)	Annual N/A Savings (MMBtu)	Annual N/A Savings (MMBtu)	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>16,414</b>	<b>3.4</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$3,069.72</b>	<b>\$18,301.35</b>	<b>\$1,270.00</b>	<b>\$17,031.35</b>	<b>5.5</b>	<b>16,529</b>
ECM 1 Install LED Fixtures	Yes	14,168	2.4	0.0	0.0	0.0	0.0	\$2,649.60	\$16,014.62	\$900.00	\$15,114.62	5.7	14,267
ECM 2 Retrofit Fixtures with LED Lamps	Yes	1,960	1.0	0.0	0.0	0.0	0.0	\$366.46	\$2,071.62	\$370.00	\$1,701.62	4.6	1,973
ECM 3 Install LED Exit Signs	Yes	287	0.0	0.0	0.0	0.0	0.0	\$53.67	\$215.11	\$0.00	\$215.11	4.0	289
<b>Domestic Water Heating Upgrade</b>		<b>606</b>	<b>1.4</b>	<b>-1.3</b>	<b>0.0</b>	<b>0.0</b>	<b>-1.3</b>	<b>\$94.68</b>	<b>\$2,923.61</b>	<b>\$50.00</b>	<b>\$2,873.61</b>	<b>30.4</b>	<b>461</b>
Install High Efficiency Gas Water Heater	No	375	1.4	-1.3	0.0	0.0	-1.3	\$51.48	\$2,812.80	\$50.00	\$2,762.80	53.7	228
ECM 4 Install Low-Flow Domestic Hot Water Devices	Yes	231	0.0	0.0	0.0	0.0	0.0	\$43.20	\$110.81	\$0.00	\$110.81	2.6	233
<b>Plug Load Equipment Control - Vending Machine</b>		<b>343</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$64.06</b>	<b>\$230.00</b>	<b>\$0.00</b>	<b>\$230.00</b>	<b>3.6</b>	<b>345</b>
ECM 5 Vending Machine Control	Yes	343	0.0	0.0	0.0	0.0	0.0	\$64.06	\$230.00	\$0.00	\$230.00	3.6	345
<b>TOTALS FOR RECOMMENDED MEASURES</b>		<b>16,988</b>	<b>3.4</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$3,176.98</b>	<b>\$18,642.16</b>	<b>\$1,270.00</b>	<b>\$17,372.16</b>	<b>5.5</b>	<b>17,107</b>
<b>TOTALS FOR ALL MEASURES</b>		<b>17,363</b>	<b>4.8</b>	<b>-1.3</b>	<b>0.0</b>	<b>0.0</b>	<b>-1.3</b>	<b>\$3,228.46</b>	<b>\$21,454.96</b>	<b>\$1,320.00</b>	<b>\$20,134.96</b>	<b>6.2</b>	<b>17,335</b>

**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.

**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.

**Plug Load Equipment** control measures generally involve installing automated devices that limit the power usage or operation of equipment that is plugged into an electric outlets when not in use.

## **Energy Efficient Practices**

TRC also identified 16 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 Clearview Transportation Building include:

- Reduce Air Leakage
- Close Doors and Windows
- Use Window Treatments/Coverings
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Use Fans to Reduce Cooling Load
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Check for and Seal Duct Leakage
- Perform Proper Furnace Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- 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 Clearview Transportation Building. Based on the configuration of the site and its loads there is a low potential for installing solar photovoltaic and combined heat and power self-generation measures. 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
- 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 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 8.3 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](http://www.njcleanenergy.com/ci).

## 2 FACILITY INFORMATION AND EXISTING CONDITIONS

### 2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
<b>Customer</b>			
Esther Pennell	Business Administrator	<a href="mailto:pennelles@clearviewregional.edu">pennelles@clearviewregional.edu</a>	856-223-2764
Steve Nicolella	Facility Director	<a href="mailto:nicoellast@clearviewregional.edu">nicoellast@clearviewregional.edu</a>	856-223-2784
<b>TRC Energy Services</b>			
Alexander Klieverik	Auditor	<a href="mailto:aklieverik@trcsolutions.com">aklieverik@trcsolutions.com</a>	732-855-0033

### 2.2 General Site Information

On November 9, 2017, TRC performed an energy audit at Clearview Transportation Building located in Mullica Hill, New Jersey. TRC’s team met with Steve Nicolella to review the facility operations and help focus our investigation on specific energy-using systems.

Clearview Transportation Building is a 1,400 square foot facility comprised of various space types. The building is two floors and includes offices, a conference room, kitchen area, storage space, and basement mechanical space. The building was constructed in 1991 and has had no major renovations.

### 2.3 Building Occupancy

The building is open Monday through Friday, and closed on weekends. The typical schedule is presented in the table below. The building is used year round, and closed on holidays. During a typical day, the facility is occupied by approximately four staff members.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Transportation Building	Weekday	7:00 AM to 4:00 PM
Transportation Building	Weekend	None

### 2.4 Building Envelope

The building is constructed of light-frame wood construction with a pitched roof and vinyl siding. The buildings has double pane windows which are in good condition and show little sign of excessive infiltration. The exterior doors are constructed of wood with aluminum and in good condition except that the door seals have worn out which increases the level of outside air infiltration.



*Image 1 - Building Envelope*

## 2.5 On-Site Generation

Clearview Transportation Building 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

Lighting is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts as well as some incandescent and compact fluorescent lamps (CFL). Most of the linear T8 fixtures are 2-lamp or 4-lamp, 4-foot long troffers with diffusers. A small area of the building and the majority of the basement space is primarily lit with incandescent ceiling fixtures.

Lighting control in most spaces is provided by wall switches. The staff is generally conscious about turning lights off in spaces that are not occupied, but some lighting was observed to be on in unoccupied rooms.

The building's exterior lighting consists primarily of high pressure sodium (HPS) fixtures that are controlled by a timer. These fixtures are located in the adjacent bus yard, on the exterior walls of the building, as well as the building parking lot and a few street lights.



*Image 2 - Building Lighting*

## Direct Expansion Air Conditioning System (DX)

A 3-ton, Carrier, cooling-only split system conditions the building. The compressor and condensing unit are located on the ground adjacent to the rear entry door. The unit provides constant air volume with a single ¼ hp supply fan. The unit utilizes a scroll compressor and a direct-expansion (DX) coil. A ¾ hp exhaust fan located on the roof is the only exhaust fan for the building. The unit is manually controlled by a thermostat located in-zone. The unit operates on demand to maintain a space temperature setpoint around 75°F (adjustable by staff).

## Heating System

A Heil gas-fired condensing furnace heats the building. The furnace has an input rating of 100,000 Btus with an efficiency of 91%. The furnace is controlled by a thermostat located in the offices. Room temperature is kept at approximately 72°F.

The furnace filter was observed in good condition, and is regularly replaced by maintenance staff.

## Domestic Water Heating System

The domestic hot water heating system for the facility consists of one Bradford White electric hot water heater with a Wattage of 4.5kW. The water heater has a 40 gallon storage tank. There is no recirculation pump for this system.

Hot water in the building is used in the restrooms and for the kitchen.



*Image 3 - Building Heating System*

## Building Plug Load

There are five computer work stations in this building. Roughly 90% of the computers are desktop units with LCD monitors. There is no centralized PC power management software installed.

The offices contain three desk printers and one large photocopier.

There are 30 engine block heaters used in the bus yard during the winter. Each of these block heaters are approximately 1,300W and contribute to more than 50% of electricity use for the facility.

The facility has a non-refrigerated vending machine, a microwave, toaster, electric oven, and a residential refrigerator.



*Image 4 - Domestic Hot Water*

## 2.7 Water-Using Systems

There are two restrooms at this facility. An inspection of the restrooms found that the faucets are rated for 2.2 gallons per minute (gpm) or higher, and the toilets are rated at 2.5 gallons per flush (gpf). There is one restroom with a shower that bus drivers use occasionally. The showerhead is rated at 2.5 gpm. The kitchen sink has a faucet with a rating of 3.0 gpm.

### 3 SITE ENERGY USE AND COSTS

Utility data for electricity and natural gas was analyzed to identify opportunities for savings. In addition, data for electricity and natural gas was evaluated to determine the annual energy performance metrics for the building in energy cost 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

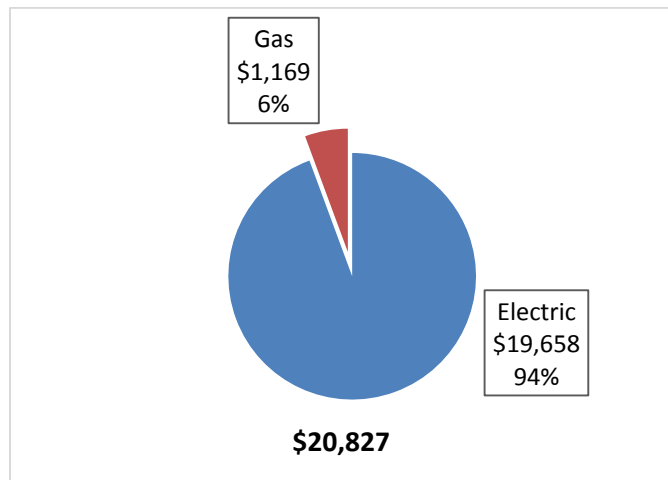
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

*Figure 6 - Utility Summary*

Utility Summary for Clearview Transportation Building		
Fuel	Usage	Cost
Electricity	105,115 kWh	\$19,658
Natural Gas	801 Therms	\$1,169
<b>Total</b>		<b>\$20,827</b>

The current annual energy cost for this facility is \$20,827 as shown in the chart below.

*Figure 7 - Energy Cost Breakdown*



### 3.2 Electricity Usage

Electricity is provided by Atlantic City Electric. The average electric cost over the past 12 months was \$0.187/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

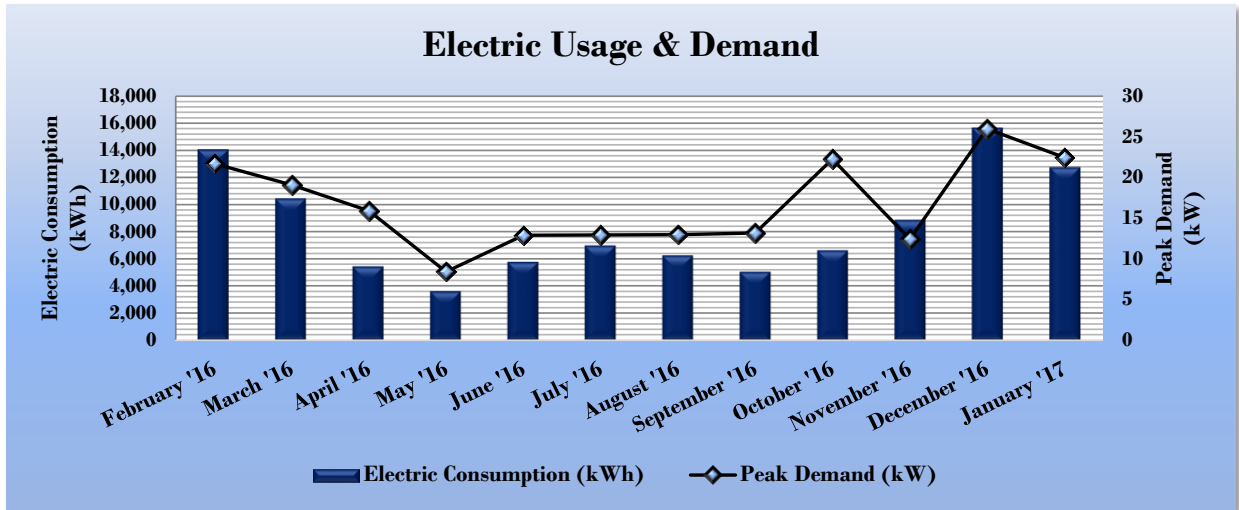


Figure 9 - Electric Usage & Demand

Electric Billing Data for Clearview Transportation Building					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
3/4/16	24	14,025	22	\$0	\$2,429
4/8/16	34	10,420	19	\$0	\$1,870
5/6/16	27	5,434	16	\$0	\$1,073
6/8/16	32	3,619	8	\$0	\$803
7/8/16	29	5,768	13	\$0	\$1,172
8/8/16	30	6,979	13	\$0	\$1,392
9/9/16	31	6,244	13	\$0	\$1,282
10/10/16	30	5,035	13	\$0	\$1,054
11/8/16	28	6,629	22	\$0	\$1,037
12/8/16	29	8,851	12	\$0	\$1,874
1/11/17	33	15,634	26	\$0	\$2,736
2/6/17	25	12,733	22	\$0	\$2,237
<b>Totals</b>	<b>352</b>	<b>101,371</b>	<b>25.97</b>	<b>\$0</b>	<b>\$18,958</b>
<b>Annual</b>	<b>365</b>	<b>105,115</b>	<b>25.97</b>	<b>\$0</b>	<b>\$19,658</b>

### 3.3 Natural Gas Usage

Natural gas is provided by South Jersey Gas. The average gas cost for the past 12 months is \$1.459/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 10 - Natural Gas Usage

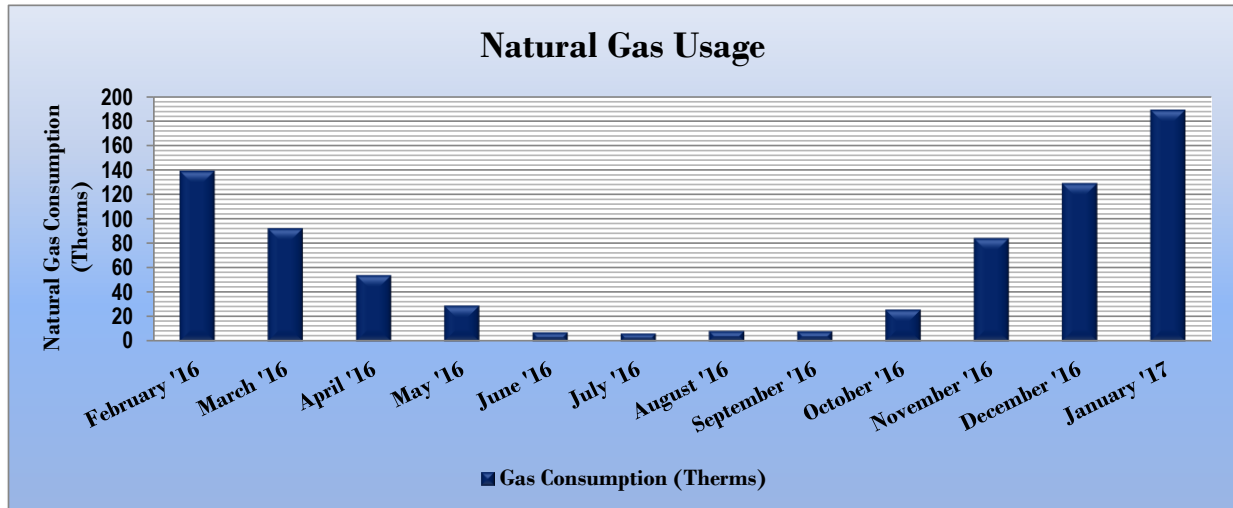


Figure 11 - Natural Gas Usage

Gas Billing Data for Clearview Transportation Building			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
3/4/16	24	139	\$154
4/8/16	34	92	\$120
5/6/16	27	54	\$77
6/8/16	32	29	\$59
7/8/16	29	7	\$36
8/8/16	30	6	\$69
9/9/16	31	8	\$39
10/10/16	30	8	\$38
11/8/16	28	26	\$55
12/8/16	29	84	\$115
1/11/17	33	129	\$150
2/6/17	25	189	\$216
<b>Totals</b>	<b>352</b>	<b>772</b>	<b>\$1,127</b>
<b>Annual</b>	<b>365</b>	<b>801</b>	<b>\$1,169</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 12 - Energy Use Intensity Comparison – Existing Conditions**

Energy Use Intensity Comparison - Existing Conditions		
	Clearview Transportation Building	National Median Building Type: Municipal
Source Energy Use Intensity (kBtu/ft <sup>2</sup> )	864.5	148.1
Site Energy Use Intensity (kBtu/ft <sup>2</sup> )	313.4	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 13 - Energy Use Intensity Comparison – Following Installation of Recommended Measures**

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Clearview Transportation Building	National Median Building Type: Municipal
Source Energy Use Intensity (kBtu/ft <sup>2</sup> )	734.5	148.1
Site Energy Use Intensity (kBtu/ft <sup>2</sup> )	272.0	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. Your building is not is one of the building categories that are eligible to receive a score. This building type does not currently qualify to receive a score.

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

*\*Please note that the EUI calculated in Portfolio Manager uses electricity and gas accounts directly associated with the energy use of the building itself. The calculations used for this report include two additional electricity accounts labeled as Bus Outlets (specific for engine block heaters mentioned in Section 2.6) and Bus Yard Lights (specific for exterior lighting in the bus yard).*

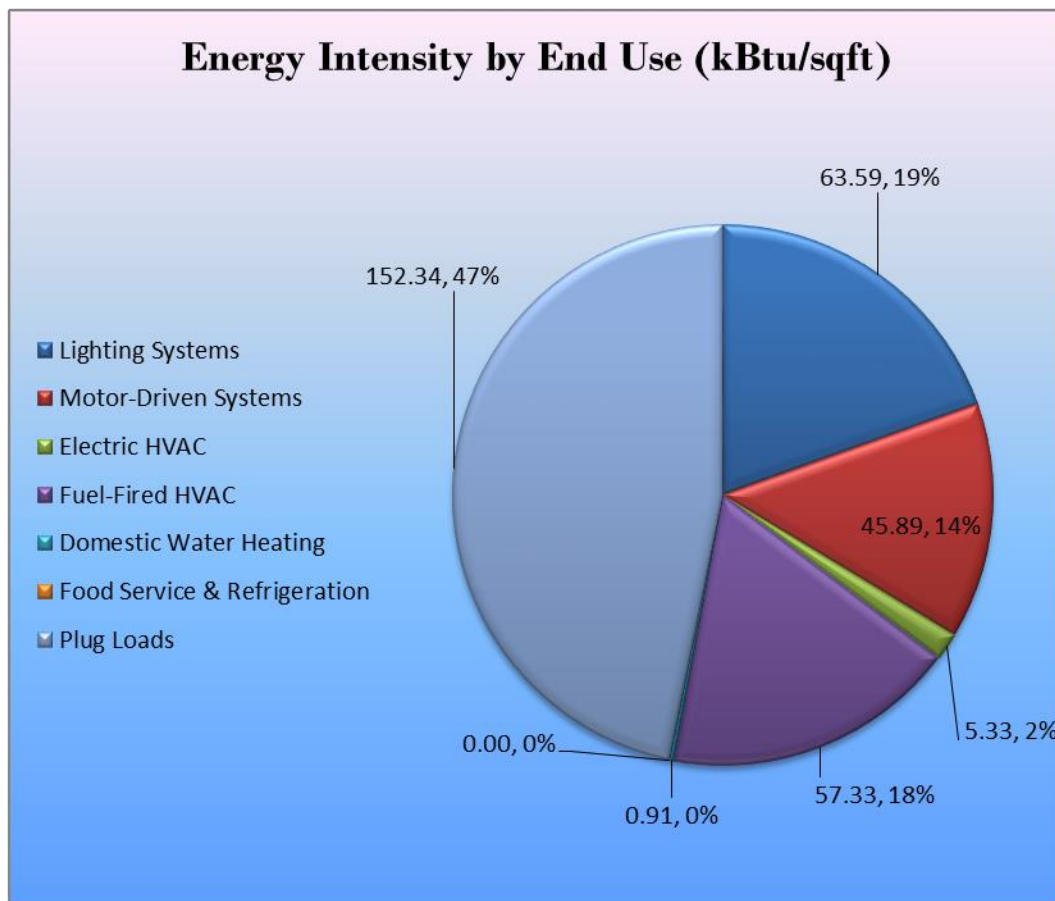
For more information on ENERGY STAR® certification go to: <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1>.

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.

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



## 4 ENERGY CONSERVATION MEASURES

### Level of Analysis

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information to the Clearview Transportation Building 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 15 – Summary of Recommended ECMs*

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>16,414</b>	<b>3.4</b>	<b>0.0</b>	<b>\$3,069.72</b>	<b>\$18,301.35</b>	<b>\$1,270.00</b>	<b>\$17,031.35</b>	<b>5.5</b>	<b>16,529</b>
ECM 1	Install LED Fixtures	14,168	2.4	0.0	\$2,649.60	\$16,014.62	\$900.00	\$15,114.62	5.7	14,267
ECM 2	Retrofit Fixtures with LED Lamps	1,960	1.0	0.0	\$366.46	\$2,071.62	\$370.00	\$1,701.62	4.6	1,973
ECM 3	Install LED Exit Signs	287	0.0	0.0	\$53.67	\$215.11	\$0.00	\$215.11	4.0	289
<b>Domestic Water Heating Upgrade</b>		<b>231</b>	<b>0.0</b>	<b>0.0</b>	<b>\$43.20</b>	<b>\$110.81</b>	<b>\$0.00</b>	<b>\$110.81</b>	<b>2.6</b>	<b>233</b>
ECM 4	Install Low-Flow Domestic Hot Water Devices	231	0.0	0.0	\$43.20	\$110.81	\$0.00	\$110.81	2.6	233
<b>Plug Load Equipment Control - Vending Machine</b>		<b>343</b>	<b>0.0</b>	<b>0.0</b>	<b>\$64.06</b>	<b>\$230.00</b>	<b>\$0.00</b>	<b>\$230.00</b>	<b>3.6</b>	<b>345</b>
ECM 5	Vending Machine Control	343	0.0	0.0	\$64.06	\$230.00	\$0.00	\$230.00	3.6	345
<b>TOTALS</b>		<b>16,988</b>	<b>3.4</b>	<b>0.0</b>	<b>\$3,176.98</b>	<b>\$18,642.16</b>	<b>\$1,270.00</b>	<b>\$17,372.16</b>	<b>5.5</b>	<b>17,107</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

Recommended upgrades to existing lighting fixtures are summarized in Figure 16 below.

*Figure 16 – Summary of Lighting Upgrade ECMs*

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO <sub>2</sub> e Emissions Reduction (lbs)
<b>Lighting Upgrades</b>		<b>16,414</b>	<b>3.4</b>	<b>0.0</b>	<b>\$3,069.72</b>	<b>\$18,301.35</b>	<b>\$1,270.00</b>	<b>\$17,031.35</b>	<b>5.5</b>	<b>16,529</b>
ECM 1	Install LED Fixtures	14,168	2.4	0.0	\$2,649.60	\$16,014.62	\$900.00	\$15,114.62	5.7	14,267
ECM 2	Retrofit Fixtures with LED Lamps	1,960	1.0	0.0	\$366.46	\$2,071.62	\$370.00	\$1,701.62	4.6	1,973
ECM 3	Install LED Exit Signs	287	0.0	0.0	\$53.67	\$215.11	\$0.00	\$215.11	4.0	289

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/ 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	0	0.0	0.0	\$0.00	\$0.00	\$0.00	\$0.00	0.0	0
Exterior	14,168	2.4	0.0	\$2,649.60	\$16,014.62	\$900.00	\$15,114.62	5.7	14,267

#### *Measure Description*

We recommend replacing existing fixtures containing HID 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/ 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	1,960	1.0	0.0	\$366.46	\$2,071.62	\$370.00	\$1,701.62	4.6	1,973
Exterior	0	0.0	0.0	\$0.00	\$0.00	\$0.00	\$0.00	0.0	0

### Measure Description

We recommend retrofitting existing incandescent and fluorescent 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/ 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	287	0.0	0.0	\$53.67	\$215.11	\$0.00	\$215.11	4.0	289
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 Domestic Hot Water Heating System Upgrades

Our recommendations for domestic water heating system improvements are summarized in Figure 17 below.

*Figure 17 - 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>231</b>	<b>0.0</b>	<b>0.0</b>	<b>\$43.20</b>	<b>\$110.81</b>	<b>\$0.00</b>	<b>\$110.81</b>	<b>2.6</b>	<b>233</b>
ECM 4	Install Low-Flow Domestic Hot Water Devices	231	0.0	0.0	\$43.20	\$110.81	\$0.00	\$110.81	2.6	233

### ECM 4: 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)
231	0.0	0.0	\$43.20	\$110.81	\$0.00	\$110.81	2.6	233

*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 and low-flow showerheads can reduce hot water usage, relative to standard showerheads 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.

## 4.1.3 Plug Load Equipment Control - Vending Machines

Our recommendations for plug load equipment improvements are summarized in Figure 18 below.

*Figure 18 - Summary Plug Load Equipment Control ECMs*

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Natural Gas Savings (MMBtu)	Annual N/A Savings (MMBtu)	Annual N/A Savings (MMBtu)	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>Plug Load Equipment Control - Vending Machine</b>		<b>343</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>\$64.06</b>	<b>\$230.00</b>	<b>\$0.00</b>	<b>\$230.00</b>	<b>3.6</b>	<b>345</b>
ECM 5	Vending Machine Control	343	0.0	0.0	0.0	0.0	0.0	\$64.06	\$230.00	\$0.00	\$230.00	3.6	345

## ECM 5: Vending Machine Control

### Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO <sub>2</sub> e Emissions Reduction (lbs)
343	0.0	0.0	\$64.06	\$230.00	\$0.00	\$230.00	3.6	345

### Measure Description

Vending machines operate continuously, even during non-business hours. It is recommended to install occupancy sensor controls to reduce the energy use. These controls power down vending machines when the vending machine area has been vacant for some time, then power up at regular intervals, as needed, to turn machine lights on or keep the product cool. Energy savings are a dependent on vending machine and activity level in the area surrounding the machines.

## 4.2 ECMs Evaluated But Not Recommended

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

**Figure 19 – Summary of Measures Evaluated, But Not Recommended**

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>375</b>	<b>1.4</b>	<b>-1.3</b>	<b>\$51.48</b>	<b>\$2,812.80</b>	<b>\$50.00</b>	<b>\$2,762.80</b>	<b>53.7</b>	<b>228</b>
Install High Efficiency Gas Water Heater	375	1.4	-1.3	\$51.48	\$2,812.80	\$50.00	\$2,762.80	53.7	228
<b>TOTALS</b>	<b>375</b>	<b>1.4</b>	<b>-1.3</b>	<b>\$51.48</b>	<b>\$2,812.80</b>	<b>\$50.00</b>	<b>\$2,762.80</b>	<b>53.7</b>	<b>228</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).



## Install High Efficiency Gas Water Heater

### *Summary of Measure Economics*

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO <sub>2</sub> e Emissions Reduction (lbs)
375	1.4	-1.3	\$51.48	\$2,812.80	\$50.00	\$2,762.80	53.7	228

### *Measure Description*

We generally recommend replacing existing tank water heaters with high efficiency tank water heaters when cost effective. Improvements in combustion efficiency and reductions in heat losses have improved the overall efficiency of storage water heaters. Energy savings results from using gas to heat water, due to higher unit efficiency, and fewer run hours to maintain the tank water temperature.

### *Reasons for not Recommending*

We are not currently recommending the installation of a high efficiency gas fired water heater due to the limited use of domestic hot water at the building, and that the existing water heater is only 4 years old. This measure should be considered when replacing the water heater in the future.

## 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.

### Use Window Treatments/Coverings

A substantial amount of heat gain can occur through uncovered or untreated windows, especially older single pane windows and east or west-facing windows. Treatments such as high-reflectivity films or covering windows with shades or shutters can reduce solar heat gain and, consequently, cooling load and can reduce internal heat loss and the associated heating load.

### 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.

## **Use Fans to Reduce Cooling Load**

Utilizing ceiling fans to supplement cooling is a low cost strategy to reduce cooling load considerably. Thermostat settings can be increased by 4°F with no change in overall occupant comfort when the wind chill effect of moving air is employed for cooling.

## **Practice Proper Use of Thermostat Schedules and Temperature Resets**

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

## **Clean Evaporator/Condenser Coils on AC Systems**

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

## **Clean and/or Replace HVAC Filters**

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

## **Check for and Seal Duct Leakage**

Duct leakage in commercial buildings typically accounts for 5% to 25% of the supply airflow. In the case of rooftop air handlers, duct leakage can occur to the outside of the building, significantly increasing cooling and heating costs. By sealing sources of leakage, cooling, heating, and ventilation energy use can be reduced significantly, depending on the severity of air leakage.

## **Perform Proper Furnace Maintenance**

Preventative furnace maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. Following the manufacturer's instructions, a yearly tune-up should include tasks such as checking for gas / carbon monoxide leaks; changing the air and fuel filters; checking components for cracks, corrosion, dirt, or debris build-up; ensuring the ignition system is working properly; testing and adjusting operation and safety controls; inspecting the electrical connections; and ensuring proper lubrication for motors and bearings.

## **Perform Proper Water Heater Maintenance**

At least once a year, drain a few gallons out of the water heater using the drain valve. If there is a lot of sediment or debris, then a full flush is recommended. Turn the temperature down and then completely drain the tank. Once a year check for any leaks or heavy corrosion on the pipes and valves. For gas water heaters, check the draft hood and make sure it is placed properly, with a few inches of air space between the tank and where it connects to the vent. Look for any corrosion or wear on the gas line and on the piping. If you noticed any black residue, soot or charred metal, this is a sign you may be having combustion issues and you should have the unit serviced by a professional. For electric water heaters, look for any signs of leaking such as rust streaks or residue around the upper and lower panels covering the electrical components on the tank. For water heaters over three to four years old have a technician inspect the sacrificial anode annually.

## **Plug Load Controls**

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

## **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 4.1.2 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.

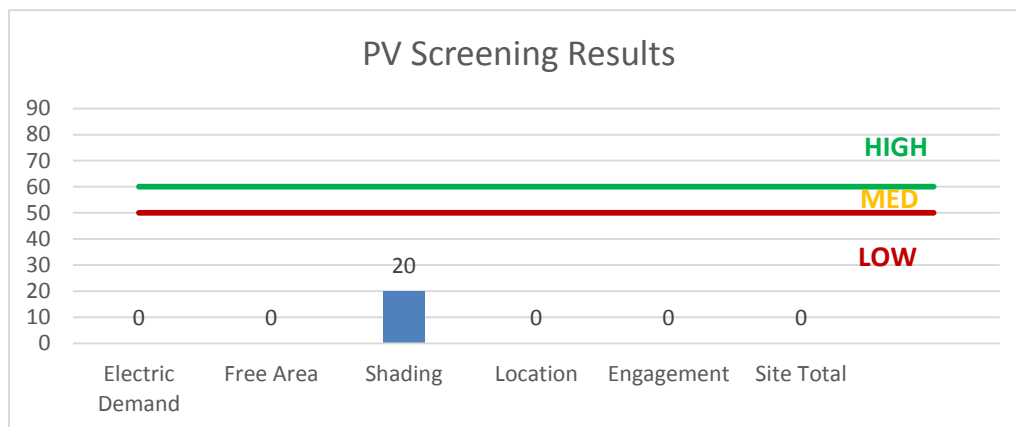
### 6.1 Photovoltaic

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 Low potential for installing a PV array.

In order to be cost-effective, a solar PV array needs certain minimum criteria, such as flat or south-facing rooftop or other unshaded space on which to place the PV panels. In our opinion, the facility does appear not meet these minimum criteria for cost-effective PV installation.

*Figure 20 - Photovoltaic Screening*



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-fags>
- **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

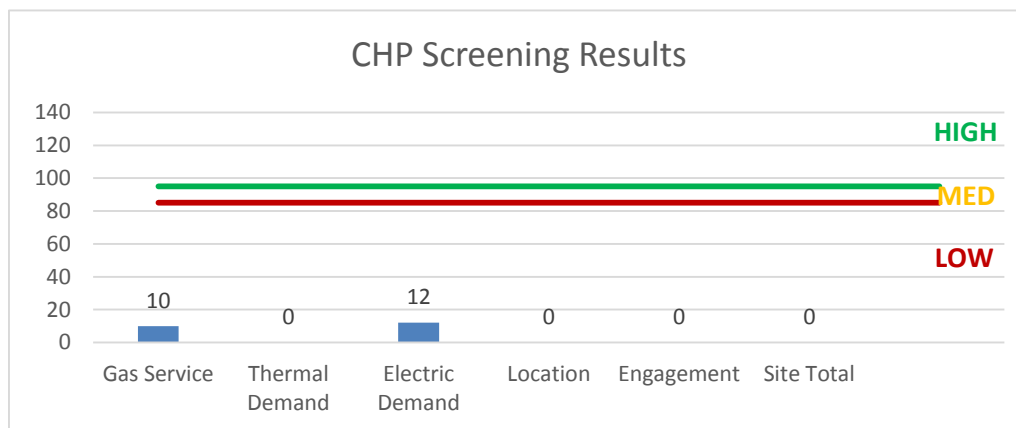
Combined heat and power (CHP) is the on-site generation of electricity along with the recovery of heat energy, which is put to beneficial use. Common technologies for CHP include reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines. Electric 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.

The low or infrequent thermal load, and lack of space near the existing heating system are the most significant factors contributing to the 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.

*Figure 21 - Combined Heat and Power Screening*



## 7 DEMAND RESPONSE

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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.

## 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 22 for a list of the eligible programs identified for each recommended ECM.

*Figure 22 - ECM Incentive Program Eligibility*

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Install LED Fixtures	X		X			
ECM 2	Retrofit Fixtures with LED Lamps	X		X			
ECM 3	Install LED Exit Signs			X			
ECM 4	Install Low-Flow Domestic Hot Water Devices	X		X			
ECM 5	Vending Machine Control			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).



## 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](http://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](http://www.njcleanenergy.com/DI).

### 8.3 Energy Savings Improvement Program

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

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

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

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

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

[www.njcleanenergy.com/ESIP](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.

## 9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

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### 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](http://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](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
Kitchen Area	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,820	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,820	0.04	119	0.0	\$22.30	\$95.13	\$20.00	3.37
Kitchen Area	1	Exit Signs: Incandescent	None	20	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	143	0.0	\$26.83	\$107.56	\$0.00	4.01
Back Porch	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	365	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	365	0.04	24	0.0	\$4.47	\$95.13	\$20.00	16.80
Conference Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,040	Relamp	No	3	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,040	0.13	204	0.0	\$38.23	\$285.40	\$60.00	5.90
Men's Restroom	2	Incandescent: Screw-In (60W) - 1L	Wall Switch	60	365	Relamp	No	2	LED Screw-In Lamps: Screw-In (9W) 1L	Wall Switch	9	365	0.08	44	0.0	\$8.15	\$107.51	\$10.00	11.97
Basement	4	Incandescent: Screw-In (60W) - 1L	Wall Switch	60	183	Relamp	No	4	LED Screw-In Lamps: Screw-In (9W) 1L	Wall Switch	9	183	0.16	44	0.0	\$8.15	\$215.01	\$20.00	23.94
Entry Area	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,820	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,820	0.09	238	0.0	\$44.60	\$190.27	\$40.00	3.37
Entry Area	1	Exit Signs: Incandescent	None	20	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	143	0.0	\$26.83	\$107.56	\$0.00	4.01
Women's Restroom	1	Compact Fluorescent: Pin-Style (13W) - 2L	Wall Switch	26	365	Relamp	No	1	LED Screw-In Lamps: LED: Pin-Style (9W) 2L	Wall Switch	18	365	0.01	3	0.0	\$0.64	\$88.10	\$0.00	137.89
Offices	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,340	Relamp	No	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,340	0.36	1,227	0.0	\$229.38	\$761.07	\$160.00	2.62
Exterior	2	High-Pressure Sodium: (1) 150W Lamp	Wall Switch	188	4,015	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Wall Switch	75	4,015	0.24	1,414	0.0	\$264.43	\$390.68	\$100.00	1.10
Paint Garage	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	365	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	365	0.11	56	0.0	\$10.54	\$234.00	\$40.00	18.40
Bus Yard / Street Lights	11	High-Pressure Sodium: (1) 400W Lamp	None	465	4,015	Fixture Replacement	No	8	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	None	300	4,015	2.16	12,754	0.0	\$2,385.16	\$15,623.94	\$800.00	6.22
Exterior	2	Incandescent: Screw-In (60W) - 1L	Wall Switch	60	2,940	None	No	2	Incandescent: Screw-In (60W) - 1L	Wall Switch	60	2,940	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

### 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
Roof	Whole Building	1	Exhaust Fan	0.5	75.0%	No	1,825	No	75.0%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Bus Yard	Fuel Station	1	Process Pump	10.0	89.5%	No	2,745	No	89.5%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Basement	Whole Building	1	Water Supply Pump	0.5	75.0%	No	1,372	No	75.0%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Basement	Whole Building	1	Supply Fan	0.8	75.0%	No	750	No	75.0%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Paint Garage	Paint Garage	1	Supply Fan	0.5	75.0%	No	150	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
Attic / Outdoor	Whole Building	1	Split-System AC	3.00		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
Basement	Main Building	1	Furnace	92.00	No						0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Paint Storage Garage	Paint Garage	1	Warm Air Unit Heater	24.00	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
Basement	Main Building	1	Storage Tank Water Heater (≤ 50 Gal)	Yes	1	Storage Tank Water Heater (≤ 50 Gal)	Natural Gas	67.00%	EF	1.35	375	-1.3	\$51.48	\$2,812.80	\$50.00	53.67

### 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
Women's Restroom	1	Faucet Aerator (Lavatory)	2.20	1.00	0.00	23	0.0	\$4.24	\$7.17	\$0.00	1.69
Men's Restroom	1	Faucet Aerator (Lavatory)	2.20	1.00	0.00	23	0.0	\$4.24	\$7.17	\$0.00	1.69
Men's Restroom	1	Showerhead	2.50	2.00	0.00	110	0.0	\$20.60	\$89.30	\$0.00	4.33
Kitchen	1	Faucet Aerator (Kitchen)	3.00	2.20	0.00	76	0.0	\$14.13	\$7.17	\$0.00	0.51

### Plug Load Inventory


Existing Conditions				
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Offices / Conference Room	5	Desktop Computers	200.0	Yes
Offices	3	Medium Printers	200.0	No
Kitchen	1	Microwave	1,000.0	No
Kitchen	1	Toaster	850.0	No
Kitchen	1	Electric Oven	1,200.0	No
Offices	1	Large Printer / Copier	600.0	No
Kitchen	1	Refrigerator	700.0	No
Bus Yard	30	Engine Block Heaters	1,250.0	No

### Vending Machine Inventory & Recommendations

Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis							
Location	Quantity	Vending Machine Type	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Entry Area	1	Non-Refrigerated	Yes	0.00	343	0.0	\$64.06	\$230.00	\$0.00	3.59



## Appendix B: ENERGY STAR® Statement of Energy Performance



LEARN MORE AT [energystar.gov](http://energystar.gov)

# ENERGY STAR® Statement of Energy Performance

# N/A

### Clearview Regional Transportation Building

**Primary Property Type:** Office  
**Gross Floor Area (ft²):** 1,400  
**Built:** 1968

**ENERGY STAR®  
 Score<sup>1</sup>**

**For Year Ending:** January 31, 2017  
**Date Generated:** December 19, 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
Clearview Regional Transportation Building 606 Breakneck Road Mullica Hill, New Jersey 08062	Clearview Regional High School District 420 Cedar Road Mullica Hill, NJ 08062 (856) 223-2762	Esther Pennell 420 Cedar Road Mullica Hill, NJ 08062 (856) 223-2762 <a href="mailto:pennelles@clearviewregional.edu">pennelles@clearviewregional.edu</a>
Property ID: 6173999		

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

Site EUI	Annual Energy by Fuel	National Median Comparison
103.2 kBtu/ft²	Electric - Grid (kBtu) 65,680 (46%) Natural Gas (kBtu) 78,810 (54%)	National Median Site EUI (kBtu/ft²) 74 National Median Source EUI (kBtu/ft²) 148.1 % Diff from National Median Source EUI 39%
Source EUI	Annual Emissions	
206.4 kBtu/ft²	Greenhouse Gas Emissions (Metric Tons CO2e/year) 12	