Local Government Energy Audit:
Energy Audit Report

Nehaunsey Middle School

Greenwich Township Board of Education

415 Swedesboro Road

Gibbstown, New Jersey 08027

October 8, 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.

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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Nehaunsey Middle School.

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

This study was conducted by TRC Energy Services (TRC), as part of a comprehensive effort to assist New Jersey school districts in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

1.1 Facility Summary

Nehaunsey Middle School is a one-story building totaling 56,500 square feet and was constructed in 1971. The building has a flat roof and the exterior walls are finished with brick masonry. The windows throughout the facility have double-paned aluminum frames. Interior lighting is provided mainly by linear fluorescent fixtures which are primarily controlled by manual wall switches. Heating is provided by a combination of electric heat pumps and electric resistance cabinet heaters, and the cooling system consists of window air conditioners, split systems ACs, packaged ACs, and electric unit ventilators.

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 eight measures. Six measures were recommended for implementation which together represent an opportunity for Nehaunsey Middle School to reduce annual energy costs by roughly $24,622 and annual greenhouse gas emissions by 171,431 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in roughly 4.2 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 Nehaunsey Middle School's annual energy use by 21%.

Figure 1 – Previous 12 Month Utility Costs

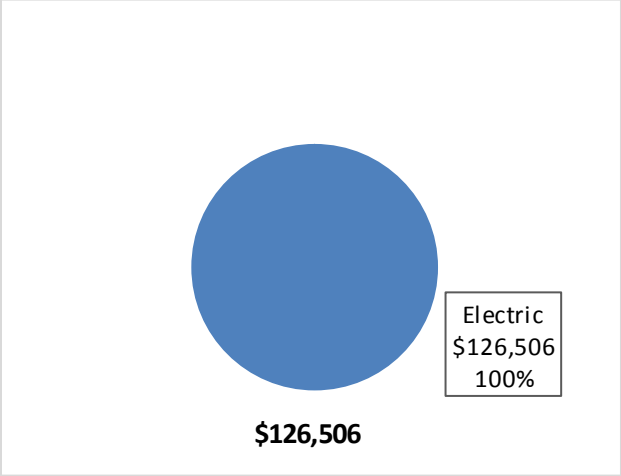
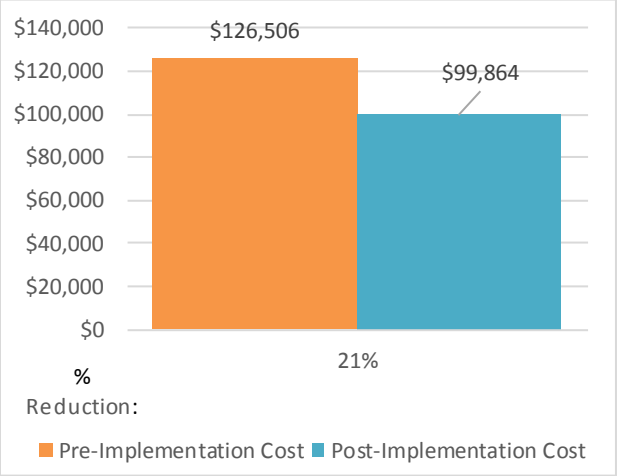


Figure 2 – Potential Post-Implementation Costs



A detailed description of Nehaunsey Middle School's existing energy use can be found in Section 3.

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

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**143,112**	**28.4**	**$20,698.18**	**$100,140.14**	**$10,215.00**	**$89,925.14**	**4.3**	**144,112**
ECM 1	Install LED Fixtures	Yes	65,825	11.6	$9,520.18	$56,306.78	$2,525.00	$53,781.78	5.6	66,285
ECM 2	Retrofit Fixtures with LED Lamps	Yes	76,139	16.7	$11,011.90	$41,789.81	$7,690.00	$34,099.81	3.1	76,671
ECM 3	Install LED Exit Signs	Yes	1,148	0.1	$166.10	$2,043.55	$0.00	$2,043.55	12.3	1,156
Lighting Control Measures			**20,636**	**4.5**	**$2,984.56**	**$14,364.00**	**$1,940.00**	**$12,424.00**	**4.2**	**20,780**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	17,931	3.9	$2,593.29	$12,164.00	$1,940.00	$10,224.00	3.9	18,056
ECM 5	Install High/Low Lighitng Controls	Yes	2,705	0.6	$391.27	$2,200.00	$0.00	$2,200.00	5.6	2,724
Electric Unitary HVAC Measures			**13,967**	**8.4**	**$2,020.05**	**$46,861.53**	**$2,346.00**	**$44,515.53**	**22.0**	**14,065**
	Install High Efficiency Electric AC	No	11,907	7.1	$1,722.08	$35,560.05	$1,794.00	$33,766.05	19.6	11,990
	Install High Efficiency Heat Pumps	No	2,060	1.3	$297.97	$11,301.48	$552.00	$10,749.48	36.1	2,075
Domestic Water Heating Upgrade			**6,493**	**0.0**	**$939.03**	**$129.06**	**$0.00**	**$129.06**	**0.1**	**6,538**
ECM 6	Install Low-Flow Domestic Hot Water Devices	Yes	6,493	0.0	$939.03	$129.06	$0.00	$129.06	0.1	6,538
TOTALS FOR ALL RECOMMENDED MEASURES			**170,240**	**33**	**$24,621.77**	**$114,633.20**	**$12,155.00**	**$102,478.20**	**4.2**	**171,431**
TOTALS FOR ALL EVALUATED MEASURES			**184,207**	**41.3**	**$26,641.82**	**$161,494.73**	**$14,501.00**	**$146,993.73**	**5.5**	**185,495**

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

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

Lighting Upgrades generally involve the replacement of existing lighting components such as lamps and ballasts (or the entire fixture) with higher efficiency lighting components. These measures save energy by reducing the power used by the lighting components due to improved electrical efficiency.

Lighting Controls measures generally involve the installation of automated controls to turn off lights or reduce light output when not needed. Automated control reduces reliance on occupant behavior for adjusting lights. These measures save energy by reducing the amount of time lights are on.

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.

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

Energy Efficient Practices

TRC also identified seven 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 Nehaunsey Middle School include:

- Reduce Air Leakage
- Close Doors and Windows
- Ensure Lighting Controls Are Operating Properly
- Clean Evaporator/Condenser Coils on AC Systems
- Perform Proper Water Heater Maintenance
- 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 for Nehaunsey Middle School. Based on the configuration of the site and its loads there is a high potential for installing a photovoltaic (PV) array.

Figure 4 – Photovoltaic Potential

Potential	High	
System Potential	200	kW DC STC
Electric Generation	238,274	kWh/yr
Displaced Cost	$20,730	/yr
Installed Cost	$520,000	

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
- Pay for Performance (P4P)
- 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.

Larger facilities with an interest in a more comprehensive whole building approach to energy conservation should consider participating in the Pay for Performance (P4P) program. Projects eligible for this project program must meet minimum savings requirements. Final incentives are calculated based on actual measured performance achieved at the end of the project. The application process is more involved, and it requires working with a qualified P4P contractor, but the process may result in greater energy savings overall and more lucrative incentives, up to 50% of project's total cost.

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 8.5 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 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Scott Campbell	School Business Administrator	scampbell@ns.greenwich.k12.nj.us	856-224-4920 x2120
Designated Representative			
Gerardo Batista	Interim Supervisor of Buildings & Grounds	gbatista@ns.greenwich.k12.nj.us	856-224-4920 x2129
TRC Energy Services			
Moussa Traore	Auditor	mtraore@trcsolutions.com	732-855-0033

2.2 General Site Information

On November 16, 2017, TRC performed an energy audit at Nehaunsey Middle School located in Gibbstown, New Jersey. TRC's auditor met with Gerardo Batista to review the facility operations and help focus our investigation on specific energy-using systems.

Nehaunsey Middle School is a 56,500 square feet middle school facility. It is a one-story facility and is comprised of administrative offices including the Greenwich Township BOE offices, conference room, classrooms, media center, music room, maintenance room, gymnasium, locker rooms, kitchen, and storage rooms. The school is an all-electric building; there is no gas service in the facility. The school should consider bringing the gas service to the facility and evaluating the building heating profile and load requirements. A possible cost saving project might include replacement of the electric resistance cabinet heaters with gas fired heating equipment. The site contact mentioned that the gas service is currently available within a few blocks of the building.

2.3 Building Occupancy

The school operates on a 12 month schedule and is open Monday through Friday. The typical schedule is presented in the table below. During a typical day, the school is occupied by approximately 180 students and staff.

Figure 6 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Nehaunsey Middle School	Weekday	6:00 AM - 10:00 PM
Nehaunsey Middle School	Weekend	8:00 AM - 3:00 PM

2.4 Building Envelope

The foundation consists of a cast-in-place concrete perimeter wall. The building has a flat built up roof covered with white membrane and black membranes. The portions of the roof covered with a black membrane appear in poor condition. Exterior walls are finished with brick masonry. The windows throughout the facility are double-paned with aluminum frames and are in good condition. Exterior doors are glass with aluminum frames and the door seals were found to be in good condition.

Image 1: Building Envelope

2.5 On-Site Generation

Nehaunsey Middle School does not have any on-site electric generation capacity. There is a small backup generator located in the electrical room.

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 mainly by 32-Watt linear fluorescent T8 lamps with electronic ballasts. Most of the fixtures are 2-lamp or 3-lamp, 4-foot long troffers with diffusers. The gymnasium is illuminated with a combination of 32-Watt linear fluorescent lamps, 54-Watt LED fixtures, and 400-Watt metal halide lamps. There are a small number of 60-Watt incandescent lamps and LED panel fixtures. Exit signs in the facility are primarily fluorescent. Lighting control is mainly provided by manual wall switches except for the restrooms which are controlled by occupancy sensors. The facility exterior lighting consists of LED and 250-Watt wall mounted metal halide fixtures, 150-Watt high pressure sodium lamps serving the bus platform, and 400-Watt high pressure sodium pole lighting. Fixtures are controlled by timers and photocells.

Direct Expansion Air Conditioning System (DX)

The cooling system consists of 12 window ACs, three packaged AC units, three heat pumps, and three split ACs. The window ACs are sized from 0.42 ton to 2 ton and are in relatively good condition except the units serving room 47 and the main office. With the exception of the units serving the superintendent office, the split and packaged AC units are in fair or poor condition. Split and packaged ACs are controlled with thermostats.

Table of Building AC Units

System Type	Quantity	Capacity (ton)	Area Served	Age (Years)	Condition
Window ACs	12	0.42 to 2 ton	Various areas	5 (Average)	Good
Packaged AC	1	2	Superintendent Office	2	Good
Split Heat Pump	2	2	Teacher Lunch, Room 8	26	Poor
Packaged AC	1	4	BOE Office	26	Poor
Packaged Heat Pump	1	2	Main Office	11	Fair
Packaged AC	1	2.5	CST Office	11	Fair
Split AC	1	5	Library	26	Poor
Split AC	2	4	Room 20	16	Poor

Image 2: Air Conditioning Equipment

Domestic Hot Water Heating System

Image 3: Domestic Hot Water

The domestic hot water heating system consists of a series of storage tank and tankless flow control electric hot water heaters. There are five Bradford White storage tank water heaters serving the nurse office, main office, girl's and boy's restrooms, cafeteria and the kitchen hand washing area. Four tankless flow control electric hot water heaters served the kitchen and other school restrooms. The domestic hot water heating system overall appears in good condition.

Food Service & Refrigeration

The school houses one small institutional all electric kitchen. Equipment includes an electric convection oven, electric griddle, electric steamer and fryer, three stand up refrigerators and one walk in cooler. There is also a single tank conveyor dishwasher with an electric booster heater that provides 145°F rinse water. The kitchen is well maintained.

Building Plug Load

The building has approximately 73 computers with LCD monitors that are used daily, plus a server, six large photocopiers, and 14 printers. The computers, monitors, and printers seemed to be all recent models designed with power management software to reduce power when they sit idle for more than a few minutes. The building has one vending machines located in the teacher room. Also, there are 15 small dehumidifiers located in several classrooms.

2.7 Water-Using Systems

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

3 SITE ENERGY USE AND COSTS

Utility data for electricity was analyzed to identify opportunities for savings. In addition, data for Electricity 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 3.3 for additional information.

3.1 Total Cost of Energy

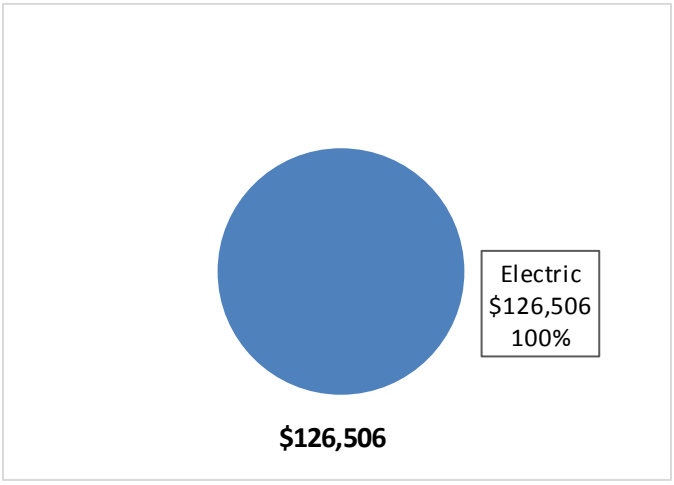
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 7 - Utility Summary

Utility Summary for Nehaunsey Middle School		
Fuel	**Usage**	**Cost**
Electricity	874,692 kWh	$126,506
Total		**$126,506**

The current annual energy cost for this facility is $126,506 as shown in the chart below.

Figure 8 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by Atlantic City Electric. The average electric cost over the past 12 months was $0.145/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. The electric use profile is typical for a facility with a significant heating load relative to other end uses.

Figure 9 - Electric Usage & Demand

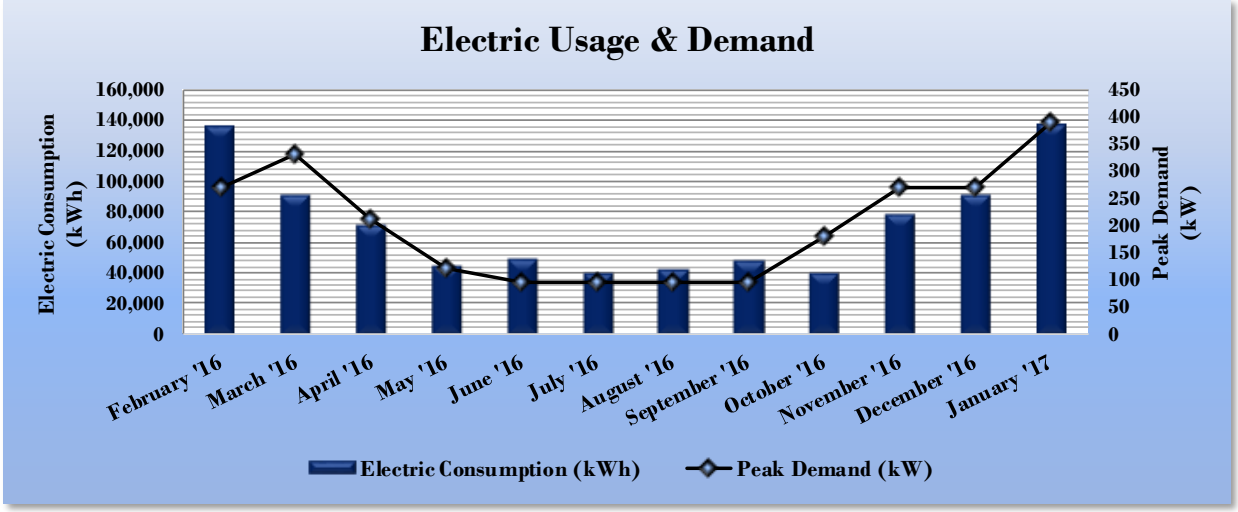


Figure 10 - Electric Usage & Demand

Electric Billing Data for Nehaunsey Middle School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Total Electric Cost	TRC Estimated Usage?
2/26/16	28	136,066	270	$18,126	No
3/30/16	31	90,982	330	$13,738	No
4/29/16	30	72,129	210	$10,380	No
5/27/16	31	44,746	120	$6,398	No
6/30/16	30	50,259	96	$7,207	No
7/29/16	31	40,181	96	$5,913	No
8/31/16	31	43,483	96	$6,399	No
9/30/16	30	48,629	96	$6,980	No
10/31/16	31	40,315	180	$6,718	No
11/30/16	30	78,922	270	$11,942	No
12/31/16	31	91,816	270	$13,525	No
1/30/17	31	137,164	390	$19,181	No
Totals	**365**	**874,692**	**390**	**$126,506**	0
Annual	**365**	**874,692**	**390**	**$126,506**	

3.3 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		
	Nehaunsey Middle School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	165.9	141.4
Site Energy Use Intensity (kBtu/ft^2)	52.8	58.2

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

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

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Nehaunsey Middle School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	133.6	141.4
Site Energy Use Intensity (kBtu/ft^2)	42.5	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This facility has a current score of 44.

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

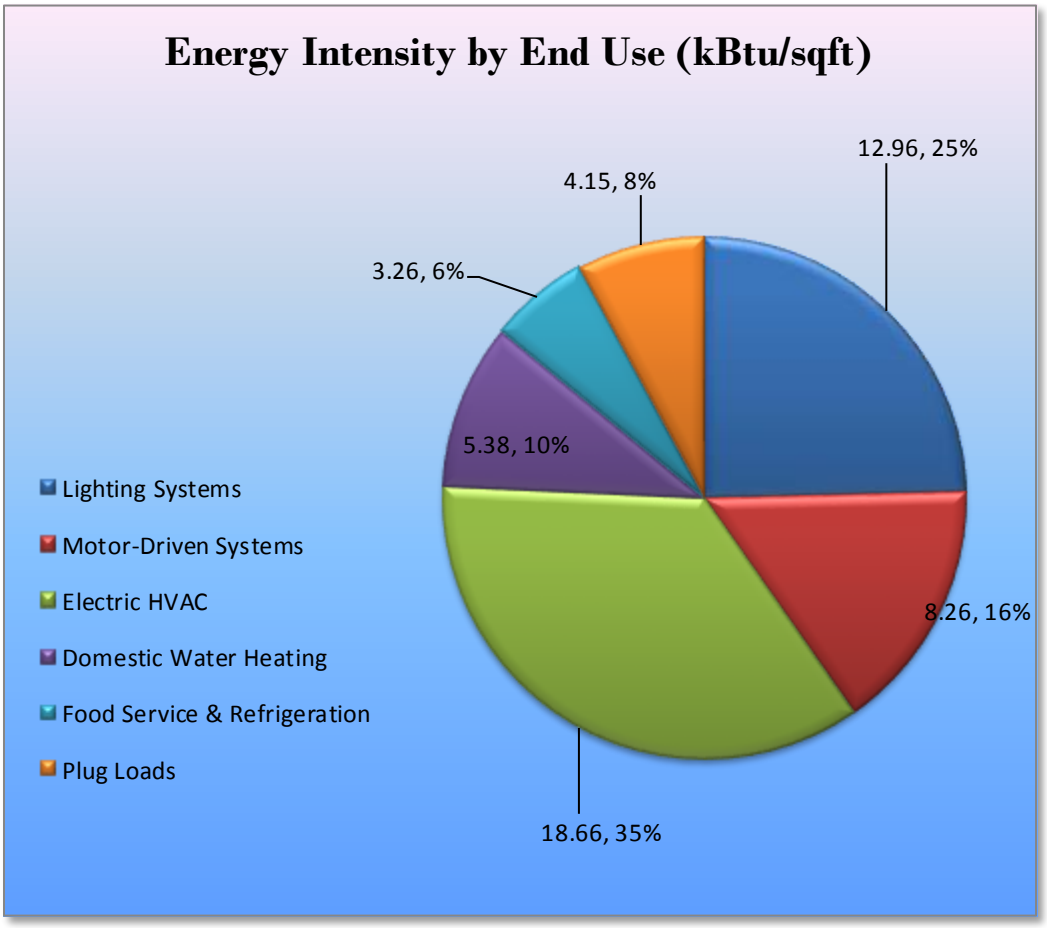
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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.

3.4 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 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 Nehaunsey Middle School regarding financial incentives for which they may qualify to implement the recommended measures. For this audit report, most measures have received only a preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to demonstrate project cost-effectiveness and help prioritize energy measures. Savings are based on the New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016, approved by the New Jersey Board of Public Utilities. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances. A higher level of investigation may be necessary to support any custom SmartStart or Pay for Performance, or Direct Install incentive applications. Financial incentives for the ECMs identified in this report have been calculated based the NJCEP prescriptive SmartStart program. Some measures and proposed upgrade projects may be eligible for higher incentives than those shown below through other NJCEP programs as described in Section 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		**143,112**	**28.4**	**0.0**	**$20,698.18**	**$100,140.14**	**$10,215.00**	**$89,925.14**	**4.3**	**144,112**
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ECM 6	Install Low-Flow Domestic Hot Water Devices	6,493	0.0	0.0	$939.03	$129.06	$0.00	$129.06	0.1	6,538
TOTALS		**170,240**	**32.9**	**0.0**	**$24,621.77**	**$114,633.20**	**$12,155.00**	**$102,478.20**	**4.2**	**171,431**

* - 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		**143,112**	**28.4**	**0.0**	**$20,698.18**	**$100,140.14**	**$10,215.00**	**$89,925.14**	**4.3**	**144,112**
ECM 1	Install LED Fixtures	65,825	11.6	0.0	$9,520.18	$56,306.78	$2,525.00	$53,781.78	5.6	66,285
ECM 2	Retrofit Fixtures with LED Lamps	76,139	16.7	0.0	$11,011.90	$41,789.81	$7,690.00	$34,099.81	3.1	76,671
ECM 3	Install LED Exit Signs	1,148	0.1	0.0	$166.10	$2,043.55	$0.00	$2,043.55	12.3	1,156

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_2e Emissions Reduction (lbs)
Interior	34,041	7.5	0.0	$4,923.35	$22,324.16	$225.00	$22,099.16	4.5	34,279
Exterior	31,783	4.1	0.0	$4,596.83	$33,982.63	$2,300.00	$31,682.63	6.9	32,006

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.

ECM 2: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	76,139	16.7	0.0	$11,011.90	$41,789.81	$7,690.00	$34,099.81	3.1	76,671
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing linear fluorescent, incandescent and compact fluorescent lamps 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_2e Emissions Reduction (lbs)
Interior	1,148	0.1	0.0	$166.10	$2,043.55	$0.00	$2,043.55	12.3	1,156
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

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

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 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		**20,636**	**4.5**	**0.0**	**$2,984.56**	**$14,364.00**	**$1,940.00**	**$12,424.00**	**4.2**	**20,780**
ECM 4	Install Occupancy Sensor Lighting Controls	17,931	3.9	0.0	$2,593.29	$12,164.00	$1,940.00	$10,224.00	3.9	18,056
ECM 5	Install High/Low Lighitng Controls	2,705	0.6	0.0	$391.27	$2,200.00	$0.00	$2,200.00	5.6	2,724

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

ECM 4: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
17,931	3.9	0.0	$2,593.29	$12,164.00	$1,940.00	$10,224.00	3.9	18,056

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in storage rooms, classrooms, and administrative offices. 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.

ECM 5: Install High/Low Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
2,705	0.6	0.0	$391.27	$2,200.00	$0.00	$2,200.00	5.6	2,724

Measure Description

We recommend installing occupancy sensors to provide dual level lighting control for lighting fixtures in spaces that are infrequently occupied but may require some level of continuous lighting for safety or security reasons. Typical areas for such lighting control are interior corridors.

Lighting fixtures with these controls operate at default low levels when the area is not occupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared sensors. The lighting systems are switched to full lighting levels whenever an occupant is detected. Fixtures are automatically switched back to low level after an area has been vacant for a preset period of time. Energy savings results from only providing full lighting levels when it is required.

For this type of measure the occupancy sensors will generally be ceiling or fixture mounted. Sufficient sensor coverage needs to be provided to ensure that lights turn on in each area as an occupant approaches.

Additional savings from reduced lighting maintenance may also result from this measure, due to reduced lamp operation.

4.1.3 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_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**6,493**	**0.0**	**0.0**	**$939.03**	**$129.06**	**$0.00**	**$129.06**	**0.1**	**6,538**
ECM 6	Install Low-Flow Domestic Hot Water Devices	6,493	0.0	0.0	$939.03	$129.06	$0.00	$129.06	0.1	6,538

ECM 6: 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)
6,493	0.0	0.0	$939.03	$129.06	$0.00	$129.06	0.1	6,538

Measure Description

We recommend installing low-flow domestic hot water devices to reduce overall hot water demand. Energy demand from domestic hot water heating systems can be reduced by reducing water usage in general. Faucet aerators can reduce hot water usage, relative to standard 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.

4.2 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 18 – 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_2e Emissions Reduction (lbs)
Electric Unitary HVAC Measures	**13,967**	**8.4**	**0.0**	**$2,020.05**	**$46,861.53**	**$2,346.00**	**$44,515.53**	**22.0**	**14,065**
Install High Efficiency Electric AC	11,907	7.1	0.0	$1,722.08	$35,560.05	$1,794.00	$33,766.05	19.6	11,990
Install High Efficiency Heat Pumps	2,060	1.3	0.0	$297.97	$11,301.48	$552.00	$10,749.48	36.1	2,075
TOTALS	**13,967**	**8.4**	**0.0**	**$2,020.05**	**$46,861.53**	**$2,346.00**	**$44,515.53**	**22.0**	**14,065**

* - 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 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)
11,907	7.1	0.0	$1,722.08	$35,560.05	$1,794.00	$33,766.05	19.6	11,990

Measure Description

We evaluated replacing standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. There have been significant improvements in both compressor and fan motor efficiencies over the past several years. Therefore, electricity savings can be achieved by replacing older units with new high efficiency units. A higher EER or SEER rating indicates a more efficient cooling system. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

Reasons for not Recommending

The simple payback of this measure exceeds the expected useful life of the equipment and is therefore not recommended on the basis of energy savings alone.

Install High Efficiency Heat Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
2,060	1.3	0.0	$297.97	$11,301.48	$552.00	$10,749.48	36.1	2,075

Measure Description

We evaluated replacing standard efficiency heat pumps with high efficiency heat pumps. 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 and a higher HPSF rating indicates more efficient heating mode. 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 heating and cooling loads, and the estimated annual operating hours.

Reasons for not Recommending

The simple payback of this measure exceeds the expected useful life of the equipment and is therefore not recommended on the basis of energy savings alone.

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.

Close Doors and Windows

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

Ensure Lighting Controls Are Operating Properly

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

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.

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.

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 4.1.3 for any low-flow ECM recommendations.

6 On-Site Generation Measures

On-site generation measure options include both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) on-site technologies that generate power to meet all or a portion of the electric energy needs of a facility, often repurposing any waste heat where applicable. Also referred to as distributed generation, these systems contribute to Greenhouse Gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases, resulting in the electric system reliability through improved transmission and distribution system utilization.

The State of New Jersey's Energy Master Plan (EMP) encourages new distributed generation of all forms and specifically focuses on expanding use of combined heat and power (CHP) by reducing financial, regulatory and technical barriers and identifying opportunities for new entries. The EMP also outlines a goal of 70% of the State's electrical needs to be met by renewable sources by 2050.

Preliminary screenings were performed to determine the potential that a generation project could provide a cost-effective solution for your facility. Before making a decision to implement, a feasibility study should be conducted that would take a detailed look at existing energy profiles, siting, interconnection, and the costs associated with the generation project including interconnection costs, departing load charges, and any additional special facilities charges.

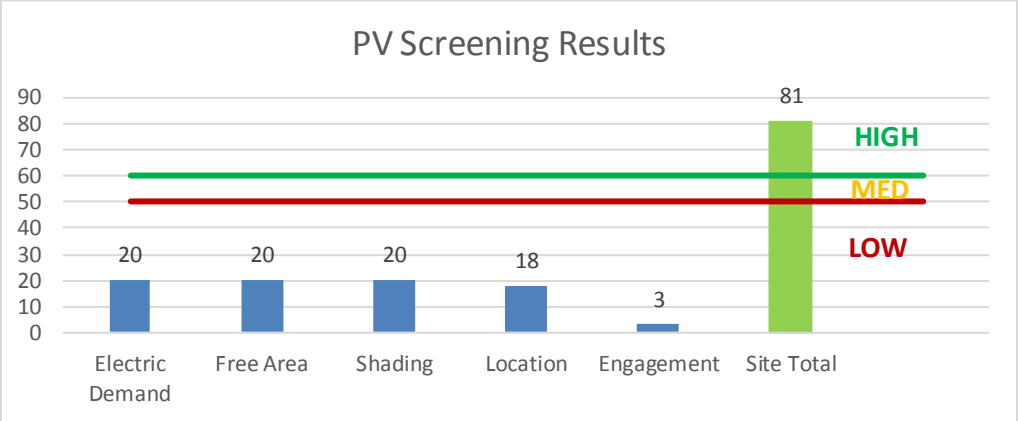
6.1 Photovoltaic

Sunlight can be converted into electricity using photovoltaics (PV) modules. Modules are racked together into an array that produces direct current (DC) electricity. The DC current is converted to alternating current (AC) through an inverter. The inverter is interconnected to the facility's electrical distribution system. The amount of unobstructed area available determines how large of a solar array can be installed. The size of the array combined with the orientation, tilt, and shading elements determines the energy produced.

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has a **High** potential for installing a PV array. The portions of the roof covered with a black membrane must be replaced or repaired before considering any PV array installation on it.

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 meet these minimum criteria for cost-effective PV installation.

Figure 19 - Photovoltaic Screening



Potential	High	
System Potential	200	kW DC STC
Electric Generation	238,274	kWh/yr
Displaced Cost	$20,730	/yr
Installed Cost	$520,000	

Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about developed new solar projects and insight into future SREC pricing. Refer to Section 8.4 for additional information.

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

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

6.2 Combined Heat and Power

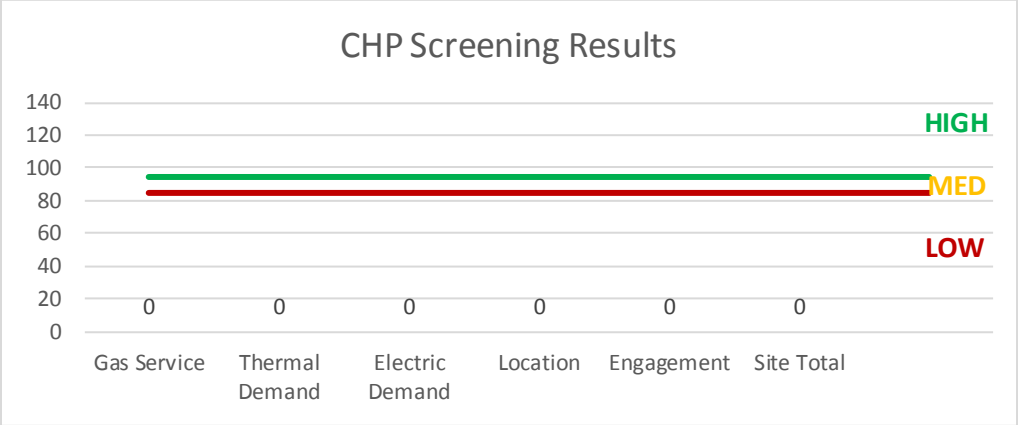
Combined heat and power (CHP) is the on-site generation of electricity along with the recovery of heat energy, which is put to beneficial use. Common technologies for CHP include reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines. Electric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

Lack of gas service is the most significant factor contributing to the **low** potential for CHP at the site.

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/.

Figure 20 - Combined Heat and Power Screening



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.

In our opinion, this facility has a very low penitential for DR curtailment.

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

Figure 21 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Install LED Fixtures	X			X		
ECM 2	Retrofit Fixtures with LED Lamps	X			X		
ECM 3	Install LED Exit Signs				X		
ECM 4	Install Occupancy Sensor Lighting Controls	X			X		
ECM 5	Install High/Low Lighitng Controls				X		
ECM 6	Install 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 Pay for Performance

Overview

The Pay for Performance (P4P) program is designed for larger customers with a peak demand over 200 kW in any of the preceding 12 months. Under this program the minimum installed scope of work must include at least two unique measures resulting in at least 15% energy savings, where lighting cannot make up the majority of the savings. P4P is a generally a good option for medium to large sized facilities looking to implement as many measures as possible under a single project in order to achieve deep energy savings. This program has an added benefit of evaluating a broad spectrum of measures that may not otherwise qualify under other programs. Many facilities pursuing an Energy Savings Improvement Program (ESIP) loan also utilize the P4P program.

Incentives

Incentives are calculated based on estimated and achieved energy savings ranging from $0.18-$0.22/kWh and $1.80-$2.50/therm, capped at the lesser of 50% total project cost, or $1 million per electric account and $1 million per natural gas account, per fiscal year, not to exceed $2 million per project. An incentive of $0.15/square foot is also available to offset the cost of developing the Energy Reduction Plan (see below) contingent on the project moving forward with measure installation.

How to Participate

To participate in the P4B program you will need to contact one of the pre-approved consultants and contractors ("Partners"). Under direct contract to you, the Partner will help further evaluate the measures identified in this report through development of the Energy Reduction Plan (ERP), assist you in implementing selected measures, and verify actual savings one year after the installation. At each of these three milestones your Partner will also facilitate securing program incentives.

Approval of the final scope of work is required by the program prior to installation completion. Although installation can be accomplished by a contractor of your choice (some P4P Partners are also contractors) or by internal personnel, the Partner must remain involved to ensure compliance with the program guidelines and requirements.

Detailed program descriptions, instructions for applying, applications and list of Partners can be found at: www.njcleanenergy.com/P4P.

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
Main Lobby	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,820	0.38	1,746	0.0	$252.46	$1,219.00	$140.00	4.27
Main Lobby	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
Main Corridor	20	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	20	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,820	0.55	2,494	0.0	$360.66	$1,570.00	$200.00	3.80
Main Corridor	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	121	0.0	$17.48	$215.11	$0.00	12.30
Main Corridor	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
Back Corridor	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,820	0.08	374	0.0	$54.10	$375.50	$30.00	6.39
Back Corridor	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Back Corridor	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	121	0.0	$17.48	$215.11	$0.00	12.30
8Th Grade Corridor	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,820	0.38	1,756	0.0	$253.93	$961.07	$160.00	3.15
8th Grade Back Corridor	16	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	16	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,820	0.77	3,511	0.0	$507.86	$1,922.13	$320.00	3.15
8th Grade Back Corridor	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,820	0.11	499	0.0	$72.13	$434.00	$40.00	5.46
8th Grade Back Corridor	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
8th Grade Back Corridor	4	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	242	0.0	$34.97	$430.22	$0.00	12.30
Main Office Corridor	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,820	0.19	878	0.0	$126.96	$580.53	$80.00	3.94
Main Office Corridor	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,820	0.19	873	0.0	$126.23	$609.50	$70.00	4.27
Main Office Corridor	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	121	0.0	$17.48	$215.11	$0.00	12.30
Main Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,820	0.29	1,317	0.0	$190.45	$686.80	$140.00	2.87
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Principal Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,820	0.19	878	0.0	$126.96	$496.53	$100.00	3.12
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 4L	Wall Switch	63	2,600	Relamp	No	1	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	34	2,600	0.02	87	0.0	$12.54	$76.53	$20.00	4.51
Nurse Office	5	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,600	Relamp	Yes	5	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,820	0.24	1,097	0.0	$158.71	$591.67	$120.00	2.97
Restroom	1	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	None	No	1	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Conference Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.11	499	0.0	$72.13	$350.00	$60.00	4.02
CST Office	16	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.66	2,992	0.0	$432.79	$1,473.20	$275.00	2.77
CST Office	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51

	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
Faculty Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,600	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,600	0.02	99	0.0	$14.27	$58.50	$10.00	3.40
Room 2	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Room 2	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Super Intendent Office	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.19	873	0.0	$126.23	$525.50	$90.00	3.45
Super Intendent Office	3	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	None	No	3	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Super Intendent Office	1	Linear Fluorescent - T8: 2' T8 (17W) - 4L	Wall Switch	63	2,600	Relamp	No	1	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	34	2,600	0.02	87	0.0	$12.54	$76.53	$20.00	4.51
Room 3	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Room 3	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Room 46	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Room 47	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Room 4	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Room 4	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Room 5	2	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	2	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.06	269	0.0	$38.92	$107.51	$10.00	2.51
Room 5	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Room 6	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Room 6	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Teacher Lunch Room	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.30	1,372	0.0	$198.36	$759.50	$130.00	3.17
Room 7	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.38	1,746	0.0	$252.46	$935.00	$160.00	3.07
Room 7	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Room 8	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.30	1,372	0.0	$198.36	$759.50	$130.00	3.17
Media Center	27	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	27	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.74	3,366	0.0	$486.89	$1,849.50	$305.00	3.17
Media Center	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	121	0.0	$17.48	$215.11	$0.00	12.30
Server Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Storage Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40

	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
Electrical Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.09	387	0.0	$55.94	$234.00	$40.00	3.47
Women's Restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.12	561	0.0	$81.15	$495.60	$80.00	5.12
Custodian	1	Compact Fluorescent: Screen in lamp	Wall Switch	23	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	9	2,600	0.01	42	0.0	$6.05	$53.75	$0.00	8.88
Men's Restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.06	290	0.0	$41.96	$175.50	$30.00	3.47
Room 8	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.33	1,496	0.0	$216.39	$818.00	$140.00	3.13
Room 9-10	22	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	22	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.90	4,115	0.0	$595.08	$1,924.40	$365.00	2.62
Room 11	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.33	1,496	0.0	$216.39	$818.00	$140.00	3.13
Girls Restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.04	193	0.0	$27.97	$117.00	$20.00	3.47
Girls Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	2,548	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,548	0.03	145	0.0	$20.98	$75.20	$15.00	2.87
Electrical Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Boys Restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.06	290	0.0	$41.96	$175.50	$30.00	3.47
Room 12	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.41	1,870	0.0	$270.49	$993.50	$170.00	3.04
Room 14	15	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	15	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.62	2,805	0.0	$405.74	$1,244.00	$245.00	2.46
Room 13	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$908.80	$175.00	3.01
Room 15	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$1,024.80	$195.00	3.41
Room 16	25	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	25	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	1.03	4,676	0.0	$676.23	$2,150.00	$410.00	2.57
Room 18 - Music Room	30	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	30	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	1.23	5,611	0.0	$811.48	$2,526.00	$485.00	2.52
Room 18 - Music Room	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	60	0.0	$8.74	$107.56	$0.00	12.30
Room 17	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$792.80	$155.00	2.62
Room 19	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$792.80	$155.00	2.62
Room 21	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$1,140.80	$215.00	3.80
Room 23	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	9	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.37	1,683	0.0	$243.44	$792.80	$155.00	2.62
Room 20	32	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	32	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	1.31	5,985	0.0	$865.58	$2,522.40	$500.00	2.34
Room 20	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	60	0.0	$8.74	$107.56	$0.00	12.30
Closet	1	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	None	No	1	LED - Fixtures: Ambient - 2' - Direct Fixture	Wall Switch	40	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

	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
Closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Maintenance Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,820	0.25	1,122	0.0	$162.30	$567.20	$110.00	2.82
Maintenance Office	4	LED - Fixtures: LED Corn Bulb	Wall Switch	54	2,600	None	No	4	LED - Fixtures: LED Corn Bulb	Wall Switch	54	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Maintenance Office	1	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	1	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.03	135	0.0	$19.46	$53.75	$5.00	2.51
Maintenance Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,600	0.03	148	0.0	$21.41	$75.20	$15.00	2.81
Gymnasium	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.13	592	0.0	$85.62	$351.00	$60.00	3.40
Gymnasium	30	Metal Halide: (1) 400W Lamp	Wall Switch	458	2,600	Fixture Replacement	Yes	30	LED - Fixtures: Downlight Pendant	Occupancy Sensor	145	1,820	7.01	31,978	0.0	$4,624.97	$24,857.40	$1,200.00	5.12
Gymnasium	6	LED - Fixtures: LED Corn Bulb	Wall Switch	54	2,600	None	No	6	LED - Fixtures: LED Corn Bulb	Wall Switch	54	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gymnasium	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boys Locker Room	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.19	870	0.0	$125.87	$526.50	$90.00	3.47
Boys Locker Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	60	2,600	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.02	93	0.0	$13.41	$58.50	$10.00	3.62
Boys Locker Room	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	60	0.0	$8.74	$107.56	$0.00	12.30
Girls Locker Room	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.24	1,064	0.0	$153.84	$643.50	$110.00	3.47
Girls Locker Room	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	60	0.0	$8.74	$107.56	$0.00	12.30
Storage Room	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.11	483	0.0	$69.93	$292.50	$50.00	3.47
Storage Room	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.19	873	0.0	$126.23	$525.50	$90.00	3.45
Gym Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.04	197	0.0	$28.54	$117.00	$20.00	3.40
Storage	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	2,548	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,548	0.09	387	0.0	$55.94	$234.00	$40.00	3.47
Diswasher Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	No	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,600	0.06	296	0.0	$42.81	$150.40	$30.00	2.81
Kitchen	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	No	9	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,600	0.29	1,332	0.0	$192.65	$676.80	$135.00	2.81
Kitchen	4	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,600	Relamp	No	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,600	0.04	191	0.0	$27.68	$192.80	$40.00	5.52
Kitchen	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	121	0.0	$17.48	$215.11	$0.00	12.30
Kitchen	4	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	4	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.12	538	0.0	$77.84	$215.01	$20.00	2.51
Kitchen Office	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,600	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,820	0.16	748	0.0	$108.20	$467.00	$80.00	3.58
Kitchen Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,600	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,600	0.03	148	0.0	$21.41	$75.20	$15.00	2.81

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen Office	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,600	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,600	0.01	48	0.0	$6.92	$48.20	$10.00	5.52
BOE Office	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,600	Relamp	No	5	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,600	0.05	239	0.0	$34.60	$241.00	$50.00	5.52
BOE Office	10	Linear Fluorescent - T8: 2' T8 (17W) - 3L	Wall Switch	53	2,600	Relamp	Yes	10	LED - Linear Tubes: (3) 2' Lamps	Occupancy Sensor	26	1,820	0.23	1,051	0.0	$152.00	$733.00	$170.00	3.70
BOE Office	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	None	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,600	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
BOE Office	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	60	0.0	$8.74	$107.56	$0.00	12.30
Garage	21	Incandescent: Screen in lamp	Wall Switch	60	2,600	Relamp	No	21	LED Screw-In Lamps: Screen in Lamp	Wall Switch	15	2,600	0.62	2,826	0.0	$408.66	$1,128.81	$105.00	2.51
Exterior Wallpack	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	9	4,380	None	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	9	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior Wallpack	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	55	4,380	None	No	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	55	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior Wallpack	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	45	4,380	None	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	45	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior Wallpack	7	Metal Halide: (1) 250W Lamp	Daylight Dimming	295	4,380	Fixture Replacement	No	7	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	125	4,380	0.78	5,994	0.0	$866.91	$2,734.74	$700.00	2.35
Bus Platform	15	High-Pressure Sodium: (1) 150W Lamp	Wall Switch	188	2,600	Fixture Replacement	No	15	LED - Fixtures: Downlight Recessed	Wall Switch	55	2,600	1.31	5,965	0.0	$862.72	$4,066.76	$75.00	4.63
Pole Lighting	16	High-Pressure Sodium: (1) 400W Lamp	Daylight Dimming	465	4,380	Fixture Replacement	No	16	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Daylight Dimming	145	4,380	3.36	25,789	0.0	$3,729.91	$31,247.89	$1,600.00	7.95

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
Rooftop	Gymnasium	6	Exhaust Fan	1.5	77.0%	No	2,745	No	77.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Diswasher Room	1	Exhaust Fan	0.8	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Kitchen	1	Kitchen Hood Exhaust Fan	1.5	82.0%	No	5,250	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Corridors	4	Exhaust Fan	0.8	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Restrooms	4	Exhaust Fan	0.3	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Science Room	1	Exhaust Fan	0.3	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Room 20	5	Exhaust Fan	3.0	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	8th Grade Classrooms	22	Supply Fan	0.3	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Garage	Compress air	1	Air Compressor	1.5	82.5%	No	1,560	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Diswasher Room	Diswasher booster	1	Other	1.5	82.0%	No	2,745	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	Kitchen	1	Exhaust Fan	0.1	82.0%	No	2,745	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	School	12	Supply Fan	0.2	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gymnasium	Gymnasium	2	Supply Fan	3.0	86.5%	No	1,000	No	86.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	School	1	Water Supply Pump	20.0	88.5%	No	3,391	No	88.5%	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
Room1	Room1	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Superintendent Office	Superintendent Office	1	Packaged Terminal AC	2.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 3	Room 3	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 46	Room 46	1	Window AC	0.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 47	Room 47	1	Window AC	0.42		Yes	1	Window AC	0.42		12.00		No	0.12	196	0.0	$28.29	$457.28	$0.00	16.16
Room 4	Room 4	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 5	Room 5	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 6	Room 6	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 7	Room 7	1	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Server Room	Server Room	2	Window AC	0.42		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Main Office	Main Office	1	Window AC	0.83		Yes	1	Window AC	0.83		12.00		No	0.23	387	0.0	$55.90	$903.67	$0.00	16.16
Kitchen	Kitchen	1	Window AC	2.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Teacher Lunch	Teacher Lunch	1	Split-System Air-Source HP	2.00	24.00	Yes	1	Split-System Air-Source HP	2.00	24.00	14.00	3.80	No	0.51	790	0.0	$114.24	$3,381.78	$184.00	27.99
Room 8	Room 8	1	Split-System Air-Source HP	2.00	24.00	Yes	1	Split-System Air-Source HP	2.00	24.00	14.00	3.80	No	0.51	790	0.0	$114.24	$3,381.78	$184.00	27.99
Rooftop	BOE Office	1	Packaged AC	4.00		Yes	1	Packaged AC	4.00		14.00		No	1.49	2,509	0.0	$362.89	$9,075.84	$368.00	24.00
Rooftop	Main Office	1	Packaged Air-Source HP	2.00	24.00	Yes	1	Packaged Air-Source HP	2.00	24.00	14.00	3.80	No	0.31	480	0.0	$69.48	$4,537.92	$184.00	62.66
Rooftop	CST Office	1	Packaged AC	2.50		Yes	1	Packaged AC	2.50		14.00		No	0.39	661	0.0	$95.60	$5,672.40	$230.00	56.93
Rooftop	Library	1	Split-System AC	5.00		Yes	1	Split-System AC	5.00		14.00		No	1.86	3,136	0.0	$453.61	$7,481.10	$460.00	15.48
Rooftop	Room 20	2	Split-System AC	4.00		Yes	2	Split-System AC	4.00		14.00		No	2.97	5,018	0.0	$725.78	$11,969.76	$736.00	15.48
School	Various	27	Electric Resistance Heat		24.57	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

		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
School	Various	11	Electric Resistance Heat		25.59	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	Various	2	Electric Resistance Heat		17.06	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

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
Storage Room	Main Office - Nurse Room	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Custodian Closet	Boys & Girls Restrooms	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Electrical Room	Boys & Girls Restrooms	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Closet	Cafeteria	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen Office	Hand Washing	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	School	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	School	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	Kitchen	2	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
School	18	Faucet Aerator (Lavatory)	2.20	1.00	0.00	6,493	0.0	$939.03	$129.06	$0.00	0.14

Walk-In Cooler/Freezer Inventory & Recommendations

	Existing Conditions		Proposed Conditions			Energy Impact & Financial Analysis						
Location	Cooler/ Freezer Quantity	Case Type/Temperature	Install EC Evaporator Fan Motors?	Install Electric Defrost Control?	Install Evaporator Fan Control?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Cooler (35F to 55F)	No	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Refrigerator/Freezer Inventory & Recommendations

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

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Electric Convection Oven (Half Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Griddle (3 Feet Width)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Steamer	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Fryer	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Dishwasher Inventory & Recommendations

	Existing Conditions					Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Dishwasher Type	Water Heater Fuel Type	Booster Heater Fuel Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Payback w/ Incentives in Years
Diswasher Room	1	Single Tank Conveyor (High Temp)	Electric	N/A	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Diswasher Room	1	Electric Booster Water Heater	36,000.0	No
Kitchen	3	Electric Steam Table	3,400.0	No
School	6	Copy Machine	850.0	Yes
School	9	Microwave	1,000.0	No
School	14	Small Refrigerators	175.0	Yes
School	8	Coffee Makers	850.0	No
School	6	Water Coolers	272.0	Yes
School	4	Toasters	950.0	No
School	73	Desktop with LCD Monitors	191.0	Yes
School	1	Electric Laminator	195.0	No
School	14	Printers	165.0	Yes
School	1	Electric Dryer	1,800.0	No
School	1	Electric Washing Machine	1,500.0	No
School	15	Dehumidifiers	420.0	Yes

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Teacher Lunch	1	Non-Refrigerated	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

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ENERGY STAR® Score[1]

Nehaunsey Middle School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 56,500
Built: 1971

For Year Ending: January 31, 2017
Date Generated: January 15, 2018

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
Nehaunsey Middle School 415 Swedesboro Road Gibbstown, New Jersey 08027	Greenwich Township Board of Education (Gloucester County) 415 Swedesboro Road Gibbstown, NJ 08027 856-224-4920	Scott Campbell 415 Swedesboro Road Gibbstown, NJ 08027 856-224-4920 Ext. 2120 scampbell@ns.greenwich.k12.nj.us

Property ID: 6196291

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
52.2 kBtu/ft²

Source EUI
164 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	2,951,586	(100%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	50
National Median Source EUI (kBtu/ft²)	157
% Diff from National Median Source EUI	4%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	327

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)