



Local Government Energy Audit: Energy Audit Report



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Goshen Recreation Center

626 Goshen Road

Cape May Court House, New Jersey

08210

Middle Township

March 28, 2019

Final Report by:

TRC Energy Services

Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information about financial incentives that may be available. Most energy conservation measures have received preliminary analysis of feasibility that identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to establish a basis for further discussion and to help prioritize energy measures.

TRC Energy Services (TRC) reviewed the energy conservation measures and estimates of energy savings were reviewed for technical accuracy. Actual, achieved energy savings depend on behavioral factors and other uncontrollable variables and, therefore, estimates of final energy savings are not guaranteed. TRC and the New Jersey Board of Public Utilities (NJBPU) shall in no event be liable should the actual energy savings vary.

TRC bases estimated installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. We encourage the owner of the facility is encouraged to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual 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.

The New Jersey 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. Please review all available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state and federal requirements .

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I EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) Report for the Goshen Recreation Center.

The goal of a 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 local governments in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

I.1 Facility Summary

Goshen Recreation Center is a 11,500 square foot recreational facility comprised of various space types including a gymnasium, a community room, offices and storage areas. Also included is a storage out buildings and a separate snack shop that is opened during sporting events.

Lighting at Goshen Recreation Center consists primarily of linear fluorescent fixtures, with high-bay LED fixtures in the gym. A thorough description of the facility and our observations are located in Section 2.

I.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated five measures which together represent an opportunity for Goshen Recreation Center to reduce annual energy costs by roughly \$2,288 and annual greenhouse gas emissions by 13,914 lbs CO₂e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 1.6 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Goshen Recreation Center’s annual energy use by 7%.

Figure 1 – Previous 12 Month Utility Costs

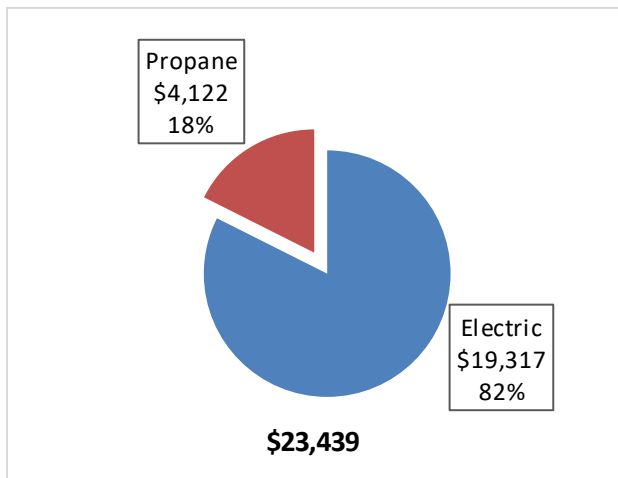
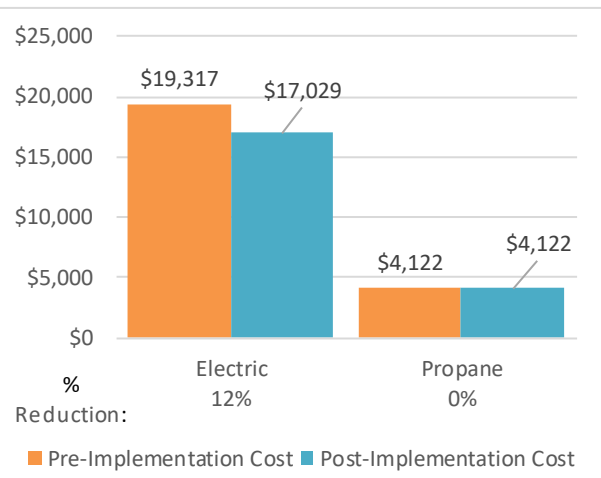


Figure 2 – Potential Post-Implementation Costs



A detailed description of Goshen Recreation Center’s existing energy use can be found in Section 3.

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

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			7,904	1.6	0.0	\$1,308.63	\$3,159.99	\$1,160.00	\$1,999.99	1.5	7,959
ECM 1	Install LED Fixtures	Yes	1,415	0.2	0.0	\$234.19	\$750.00	\$500.00	\$250.00	1.1	1,424
ECM 2	Retrofit Fixtures with LED Lamps	Yes	6,489	1.3	0.0	\$1,074.44	\$2,409.99	\$660.00	\$1,749.99	1.6	6,535
Lighting Control Measures			3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196
Domestic Water Heating Upgrade			786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791
ECM 4	Install Low-Flow Domestic Hot Water Devices	Yes	786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791
Plug Load Equipment Control - Vending Machine			1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968
ECM 5	Vending Machine Control	Yes	1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968
TOTALS FOR HIGH PRIORITY MEASURES			13,817	2.2	0.0	\$2,287.70	\$4,884.67	\$1,310.00	\$3,574.67	1.6	13,914
TOTALS FOR ALL EVALUATED MEASURES			13,817	2.2	0.0	\$2,287.70	\$4,884.67	\$1,310.00	\$3,574.67	1.6	13,914

* - 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.

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

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

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 the Goshen Recreation Center include:

- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Perform Proper Furnace 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 Goshen Recreation Center. Based on the configuration of the site and its loads there is a low potential for installing any PV and combined heat and power self-generation measures.

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

I.3 Implementation Planning

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

Rebates, incentives, and financing are available from NJCEP, as well as other sources, to help reduce the costs associated with the implementation of energy efficiency projects. Prior to implementing any measure, please review the relevant incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives prior to purchasing materials or commencing with installation.

The ECMs outlined in this report may qualify under the following program(s):

- SmartStart
- Direct Install
- SREC (Solar Renewable Energy Certificate) Registration Program (SRP)
- Energy Savings Improvement Program (ESIP)

For facilities wanting to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the SmartStart program. To participate in this program, you may utilize internal resources, or an outside firm or contractor, to do the final design of the ECM(s) and do the installation. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation. The incentive estimates listed above in Figure 3 are based on the SmartStart program. More details on this program and others are available in Section 8.

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.4 for additional information on the ESIP Program.

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

Refer to Section 7 for additional information on this program.

Additional information on relevant incentive programs is located in Section 8. You may also check the following website for more details: www.njcleanenergy.com/ci.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Elizabeth Tenerik	Tonwship Administrator	eterenik@middletownship.com	609-465-8732
Rob Flynn	Superintendent of Public Works	rflynn@middletownship.com	609-465-8745
Designated Representative			
Jim Rutala	Pricipal	jmrutala@comcast.net	
TRC Energy Services			
Robert Grindrod	Auditor	rgrindrod@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On July 18, 2018, TRC performed an energy audit at Goshen Recreation Center located in Cape May Court House, New Jersey. TRC’s team met with Tom Fairman to review the facility operations and help focus our investigation on specific energy-using systems.

Goshen Recreation Center is a 11,500 square foot recreational facility comprised of various space types including a gymnasium, a community room, offices and storage areas. Also included ia a storage out building and a separate snack shop that is opened during sporting events. The snack shop has no seating for customers who are served snacks over a counter built into one wall of the shop.

The building was constructed in 2009. This is a steel building with steel roofing and steel siding, and vinyl framed double glass windows. The storage area in a mezzanine over the office section of the building is insulated to the outside but unfinished with no drywall installed.

2.3 Building Occupancy

The Goshen Recreation Center is open every day. The typical schedule is presented in the table below. The entire facility is used year-round by the community and camps are run throughout the summer. During a typical day, the facility is occupied by approximately four to five staff and varying numbers of community members on any particulate day.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Goshen Recreation Center	Weekday	8:00 AM - 5:30 PM
Goshen Recreation Center	Weekend	8:00 AM - 5:30 PM

2.4 Building Envelope

This is a steel building with steel roofing and steel siding, and vinyl framed double glass windows. Given its age, code would have required that the walls and roof be insulated. The storage area in a mezzanine over the office section of the building is insulated to the outside but unfinished with no drywall installed. The insulation was loosely applied in places and could use some repair. Applying drywall or an air barrier to the inside of the framing would likely improve the energy efficiency of the building.



2.5 On-Site Generation

Goshen Recreation Center does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

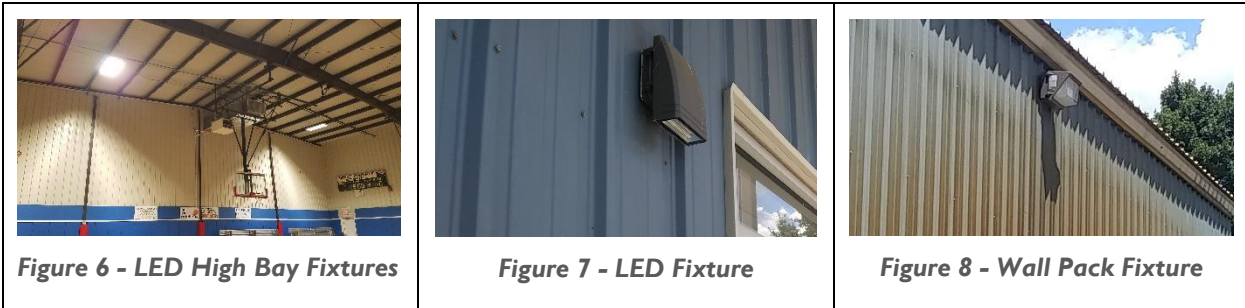
Lighting System

Lighting the spaces other than the gym is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts. Most of the fixtures are 4-lamp, 4-foot long troffers with diffusers. Mr. Phillip M. Ng, the facility's maintenance technician, indicated that the building had a comprehensive T8 retrofit eight years ago.

A small area of the building and the majority of the office spaces are primarily lit with 13-Watt or 18-Watt CFL lamps in recessed can ceiling fixtures.

Lighting control in most spaces is provided by wall switches.

The building's exterior lighting includes 4' fixtures with linear LED tubes in the unconditioned maintenance shed controlled with wall switches, and LED and high pressure sodium (HPS) wall fixtures and metal halide parking lot on a time clock.



Direct Expansion Air Conditioning System (DX)

The offices and community rooms have package terminal air heat pump (PTHP) units with integrated thermostats. The gym is served by two 10-year old split system air conditioners (AC) with ceiling hung air handling units with evaporator coils served by two 10-ton ground mounted condensers. The split system AC units are in fair condition.



Fuel Heating Inventory

The is gym heated with two propane-fired Reznor 250 KBtu/hr. ceiling hung, gas-fired unit heaters that are controlled by thermostats in the heated zone. These are nominal 80% efficient units.

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of one small A.O. Smith 20-gallon electric water heater with a 3kW input for hot water use for the lavatories and a 40-gallon 4.5kW electric heater in the snack shack.

Food Service Equipment

The snack shack has a variety of food service equipment typically used to prepare food suitable for spectator sporting events including gas fired deep fryers, a grill, a stove, electric warmers and toasters.

Refrigeration

The kitchen has commercial grade refrigerators including three solid door and one glass door stand-up units ranging in size from 23 to 49 cubic feet and a 49 cubic foot stand up freezer. There are also two midsized chest freezers. The recreation center has one residential grade refrigerator in the storage room.

Building Plug Load

There are five desk top PCs with eight LCD monitors, a laptop, a set of networking equipment including a server, hub, router and modem. The office has a desktop printer and a stand alone printer copier.

2.7 Water-Using Systems

There are two restrooms at this facility with the faucets are rated for 2.0 gallons per minute (gpm) or higher, the toilets are rated at 1.6 gallons per flush and the urinals are rated at 2 gallons per flush (gpf).

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

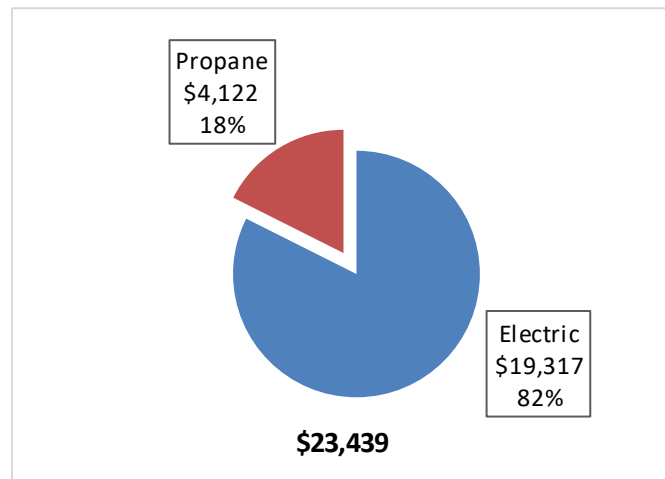
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 12 - Utility Summary

Utility Summary for Goshen Recreation Center		
Fuel	Usage	Cost
Electricity	116,672 kWh	\$19,317
Propane	3,041 Gallons	\$4,122
Total		\$23,439

The current annual energy cost for this facility is \$23,439 as shown in the chart below.

Figure 13 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by Atlantic City Electric. The average electric cost over the past 12 months was \$0.166/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 14 - Electric Usage & Demand

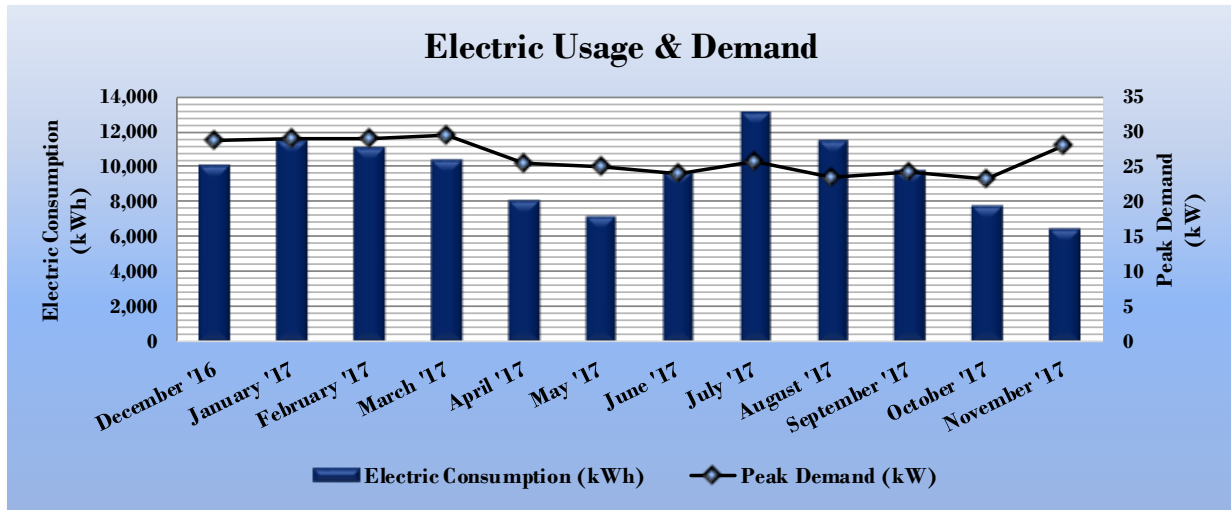


Figure 15 - Electric Usage & Demand

Electric Billing Data for Goshen Recreation Center						
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost	TRC Estimated Usage?
12/21/16	29	10,097	29	\$66	\$2,117	No
1/25/17	35	11,541	29	\$56	\$1,884	No
2/21/17	27	11,064	29	\$57	\$1,658	Yes
3/23/17	30	10,402	30	\$48	\$1,695	No
4/24/17	32	8,065	26	\$52	\$1,349	No
5/24/17	30	7,155	25	\$53	\$1,208	No
6/23/17	30	9,648	24	\$62	\$1,613	No
7/24/17	31	13,127	26	\$88	\$2,104	No
8/24/17	31	11,524	24	\$67	\$1,864	No
9/25/17	32	9,805	24	\$72	\$1,627	No
10/24/17	29	7,761	23	\$51	\$1,188	No
11/22/17	29	6,483	28	\$70	\$1,009	No
Totals	365	116,672	29.5	\$742	\$19,317	
Annual	365	116,672	29.5	\$742	\$19,317	

3.3 Propane Usage

Propane is provided by Suburban Propane. The average propane cost for the past 12 months is \$1.356/Gallon, which is the blended rate used throughout the analyses in this report. The propane consumption is shown in the table below.

Figure 16 –Propane Usage

Propane Billing Data for Goshen Recreation Center			
Period Ending	Days in Period	Propane Usage (Gallons)	Fuel Cost
12/21/16	29	643	\$915
1/25/17	35	433	\$592
2/21/17	27	388	\$515
3/23/17	30	336	\$457
4/24/17	32	326	\$380
5/24/17	30	320	\$372
6/23/17	30	0	\$0
7/24/17	31	0	\$0
8/24/17	31	0	\$0
9/25/17	32	0	\$0
10/24/17	29	244	\$361
11/22/17	29	351	\$529
Totals	365	3,041	\$4,122
Annual	365	3,041	\$4,122

3.4 Benchmarking

This facility was benchmarked using Portfolio Manager®, an online tool created and managed by the United States Environmental Protection Agency (EPA) through the ENERGY STAR® program. Portfolio Manager® analyzes your building’s consumption data, cost information, and operational use details and then compares its performance against a national median for similar buildings of its type. Metrics provided by this analysis are Energy Use Intensity (EUI) and an ENERGY STAR® score for select building types.

The EUI is a measure of a facility’s energy consumption per square foot, and it is the standard metric for comparing buildings’ energy performance. Comparing the EUI of a building with the national median EUI for that building type illustrates whether that building uses more or less energy than similar buildings of its type on a square foot basis. EUI is presented in terms of “site energy” and “source energy.” Site energy is the amount of fuel and electricity consumed by a building as reflected in utility bills. Source energy includes fuel consumed to generate electricity consumed at the site, factoring in electric production and distribution losses for the region.

Figure 17 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Goshen Recreation Center	National Median Building Type: Rec./Entertainment/Parks
Source Energy Use Intensity (kBtu/ft ²)	133.2	96.8
Site Energy Use Intensity (kBtu/ft ²)	58.8	41.2

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

Figure 18 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Goshen Recreation Center	National Median Building Type: Rec./Entertainment/Parks
Source Energy Use Intensity (kBtu/ft ²)	120.3	96.8
Site Energy Use Intensity (kBtu/ft ²)	54.7	41.2

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. Your building is not one of the building categories that are eligible to receive a score

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

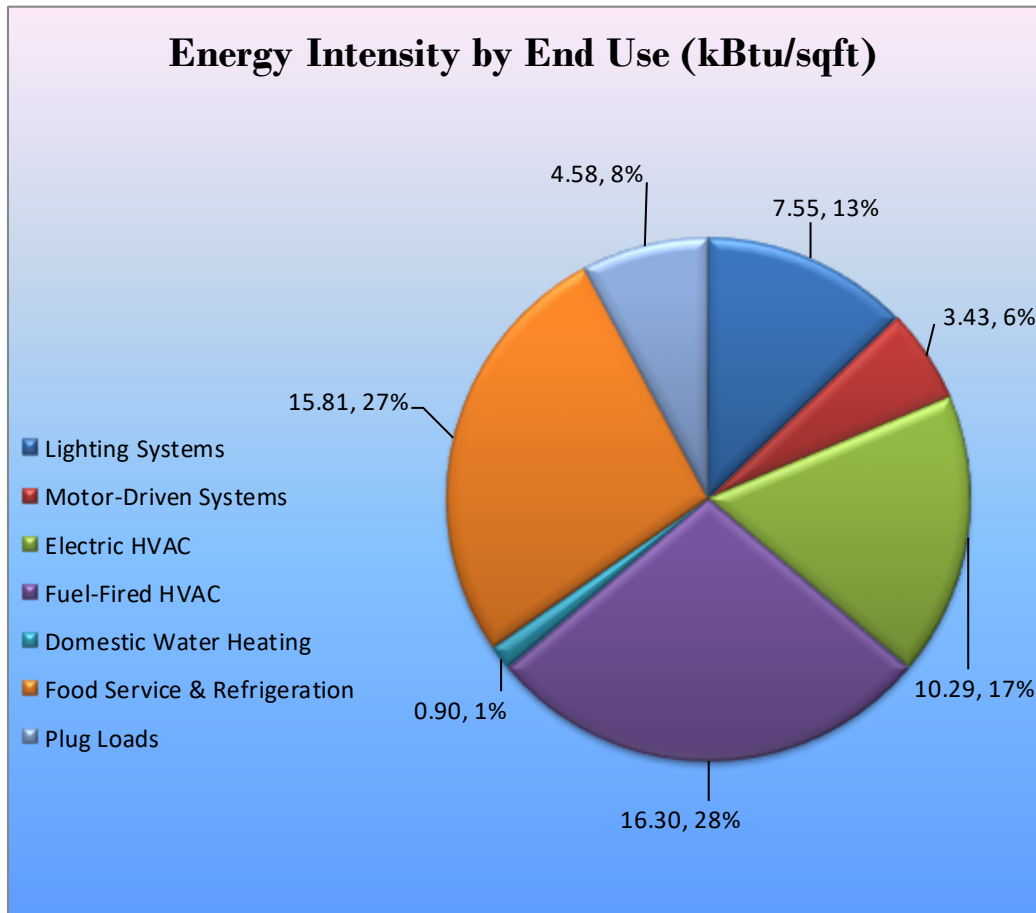
For more information on ENERGY STAR® certification go to: <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1>.

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

3.5 Energy End-Use Breakdown

In order to provide a complete overview of energy consumption across building systems, an energy balance was performed at this facility. An energy balance utilizes standard practice engineering methods to evaluate all components of the various electric and fuel-fired systems found in a building to determine their proportional contribution to overall building energy usage. This chart of energy end uses highlights the relative contribution of each equipment category to total energy usage. This can help determine where the greatest benefits might be found from energy efficiency measures.

Figure 19 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information to the Goshen Recreation Center regarding financial incentives for which they may qualify to implement the recommended measures. For this audit report, most measures have received only a preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to demonstrate project cost-effectiveness and help prioritize energy measures. Savings are based on the New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016, approved by the New Jersey Board of Public Utilities. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances. A higher level of investigation may be necessary to support any custom SmartStart or Pay for Performance, or Direct Install incentive applications. Financial incentives for the ECMs identified in this report have been calculated based the NJCEP prescriptive SmartStart program. Some measures and proposed upgrade projects may be eligible for higher incentives than those shown below through other NJCEP programs as described in Section 8.

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 20 – 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 ₂ e Emissions Reduction (lbs)
Lighting Upgrades		7,904	1.6	0.0	\$1,308.63	\$3,159.99	\$1,160.00	\$1,999.99	1.5	7,959
ECM 1	Install LED Fixtures	1,415	0.2	0.0	\$234.19	\$750.00	\$500.00	\$250.00	1.1	1,424
ECM 2	Retrofit Fixtures with LED Lamps	6,489	1.3	0.0	\$1,074.44	\$2,409.99	\$660.00	\$1,749.99	1.6	6,535
Lighting Control Measures		3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196
ECM 3	Install Occupancy Sensor Lighting Controls	3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196
Domestic Water Heating Upgrade		786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791
ECM 4	Install Low-Flow Domestic Hot Water Devices	786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791
Plug Load Equipment Control - Vending Machine		1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968
ECM 5	Vending Machine Control	1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968
TOTALS		13,817	2.2	0.0	\$2,287.70	\$4,884.67	\$1,310.00	\$3,574.67	1.6	13,914

* - 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 21 below.

Figure 21 – 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 ₂ e Emissions Reduction (lbs)
Lighting Upgrades		7,904	1.6	0.0	\$1,308.63	\$3,159.99	\$1,160.00	\$1,999.99	1.5	7,959
ECM 1	Install LED Fixtures	1,415	0.2	0.0	\$234.19	\$750.00	\$500.00	\$250.00	1.1	1,424
ECM 2	Retrofit Fixtures with LED Lamps	6,489	1.3	0.0	\$1,074.44	\$2,409.99	\$660.00	\$1,749.99	1.6	6,535

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 ₂ e Emissions Reduction (lbs)
Interior	0	0.0	0.0	\$0.00	\$0.00	\$0.00	\$0.00	0.0	0
Exterior	1,415	0.2	0.0	\$234.19	\$750.00	\$500.00	\$250.00	1.1	1,424

Measure Description

We recommend replacing exterior wall pack fixtures containing HID lamps with new high performance LED light fixtures. These fixtures provide lighting to the perimeter of the building and the entrances. This measure saves energy by installing LED fixtures which use less power than other technologies with a comparable light output.

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

ECM 2: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO ₂ e Emissions Reduction (lbs)
Interior	6,489	1.3	0.0	\$1,074.44	\$2,409.99	\$660.00	\$1,749.99	1.6	6,535
Exterior	0	0.0	0.0	\$0.00	\$0.00	\$0.00	\$0.00	0.0	0

Measure Description

We recommend retrofitting existing fluorescent lighting technologies with LED lamps. This includes lamps in the offices, community room, storage rooms and hallways. 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 includes replacing the existing the T8 lamps in the offices, community rooms and common areas. 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 fluorescent tubes.

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 22 below.

Figure 22 – 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 ₂ e Emissions Reduction (lbs)
Lighting Control Measures		3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196
ECM 3	Install Occupancy Sensor Lighting Controls	3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196

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 3: 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 ₂ e Emissions Reduction (lbs)
3,174	0.6	0.0	\$525.44	\$1,236.00	\$150.00	\$1,086.00	2.1	3,196

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in all restrooms, storage rooms, classrooms, offices areas, etc. Lighting sensors detect occupancy using ultrasonic and/or infrared sensors. For most spaces, we recommend lighting controls use dual technology sensors, which can eliminate the possibility of any lights turning off unexpectedly. Lighting systems are enabled when an occupant is detected. Fixtures are automatically turned off after an area has been vacant for a preset period. Some controls also provide dimming options and all modern occupancy controls can be easily over-ridden by room occupants to allow them to manually turn fixtures on or off, as desired. Energy savings results from only operating lighting systems when they are required.

Occupancy sensors may be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are recommended for single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in locations without local switching or where wall switches are not in the line-of-sight of the main work area and in large spaces. We recommend a comprehensive approach to lighting design that upgrades both the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

4.1.3 Domestic Hot Water Heating System Upgrades

Our recommendations for domestic water heating system improvements are summarized in Figure 23 below.

Figure 23 - 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 ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791
ECM 4	Install Low-Flow Domestic Hot Water Devices	786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791

ECM 4: Install Low-Flow DHW Devices

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO ₂ e Emissions Reduction (lbs)
786	0.0	0.0	\$130.06	\$28.68	\$0.00	\$28.68	0.2	791

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. Low-flow devices reduce the overall water flow from the fixture, while still adequate pressure for washing.

4.1.4 Plug Load Equipment Control - Vending Machines

Our recommendations for plug load equipment control measures are summarized in Figure 24 below.

Figure 24 - Summary of Plug Load Equipment 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 ₂ e Emissions Reduction (lbs)
Plug Load Equipment Control - Vending Machine		1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968
ECM 5	Vending Machine Control	1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968

ECM 5: Vending Machine Control

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)	Estimated Net Cost (\$)	Simple Payback Period (yrs)	CO ₂ e Emissions Reduction (lbs)
1,954	0.0	0.0	\$323.58	\$460.00	\$0.00	\$460.00	1.4	1,968

Measure Description

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

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.

Perform Proper Lighting Maintenance

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

Develop a Lighting Maintenance Schedule

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

Practice Proper Use of Thermostat Schedules and Temperature Resets

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

Clean Evaporator/Condenser Coils on AC Systems

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

Perform Proper Furnace Maintenance

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

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.

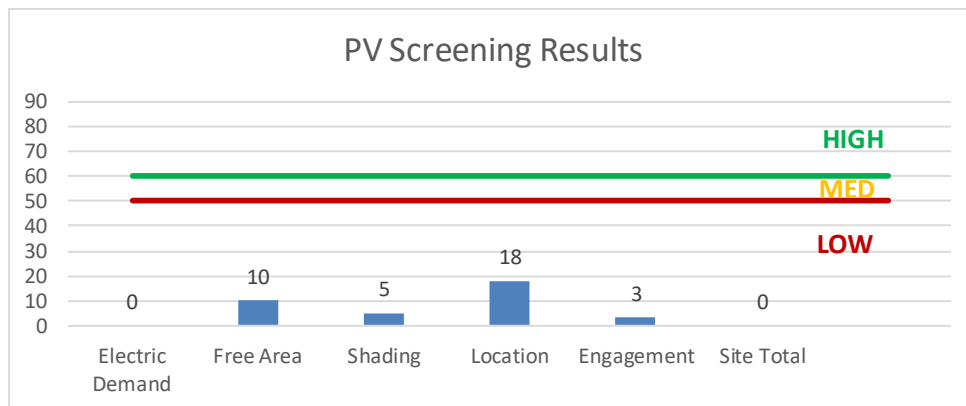
6.1 Photovoltaic

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 is converted to alternating current (AC) through an inverter. The inverter is interconnected to the facility’s electrical distribution system. The amount of unobstructed area available determines how large of a solar array can be installed. The size of the array combined with the orientation, tilt, and shading elements determines the energy produced.

A preliminary screening based on the facility’s electric demand, size and location of free area, and shading elements shows that the facility has a **low** potential for installing a PV array.

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

Figure 25 - Photovoltaic Screening



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

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

6.2 Combined Heat and Power

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

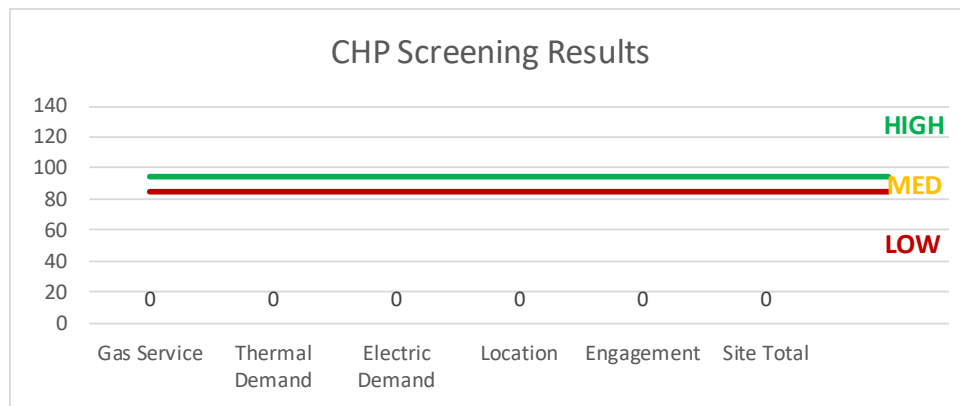
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for the purpose of space cooling. The key criteria used for screening, however, is the amount of time the system operates at full load and the facility's ability to use the recovered heat. Facilities with continuous use for large quantities of waste heat are the best candidates for CHP.

A preliminary screening based on heating and electrical demand, siting, and interconnection shows that the facility has a **low** potential for installing a cost-effective CHP system.

Lack of gas service, and low or infrequent thermal load are the most significant factors contributing to the potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

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 26 - 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.

Curtailement 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.

High demand is the most significant factor contributing to the potential for a Demand Response application. In our opinion, the facility does not appear to have enough demand for a cost-effective DR measure.

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

Figure 27 - 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 Occupancy Sensor Lighting Controls	x		x			
ECM 4	Install Low-Flow Domestic Hot Water Devices			x			
ECM 5	Vending Machine Control	x		x			

SmartStart is generally well-suited for implementation of individual measures or small group of measures. It provides flexibility to install measures at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities that can bundle multiple ECMs together. This can greatly simplify participation and may lead to higher incentive amounts but requires the use of pre-approved contractors. The Pay for Performance (P4P) program is a “whole-building” energy improvement program designed for larger facilities. It requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. The Large Energy Users Program (LEUP) is available to New Jersey’s largest energy users giving them flexibility to install as little or as many measures, in a single facility or several facilities, with incentives capped based on the entity’s annual energy consumption. LEUP applicants can use in-house staff or a preferred contractor.

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

Electric Chillers

Electric Unitary HVAC

Gas Cooling

Gas Heating

Gas Water Heating

Ground Source Heat Pumps

Lighting

Lighting Controls

Refrigeration Doors

Refrigeration Controls

Refrigerator/Freezer Motors

Food Service Equipment

Variable Frequency Drives

Most equipment sizes and types are served by this program. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades.

Incentives

The SmartStart prescriptive incentive program provides fixed incentives for specific energy efficiency measures, whereas the custom SmartStart program provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentive offerings for specific devices.

Since your facility is an existing building, only the retrofit incentives have been applied in this report. Custom measure incentives are calculated at \$0.16/kWh and \$1.60/therm based on estimated annual savings, capped at 50% of the total installed incremental project cost, or a project cost buy down to a one year payback (whichever is less). Program incentives are capped at \$500,000 per electric account and \$500,000 per natural gas account, per fiscal year.

How to Participate

To participate in the SmartStart program you will need to submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. Applicants may work with a contractor of their choosing and can also utilize internal personnel, which provides added flexibility to the program. Using internal personnel also helps improve the economics of the ECM by reducing the labor cost that is included in the tables in this report.

Detailed program descriptions, instructions for applying and applications can be found at: www.njcleanenergy.com/SSB.

8.2 Direct Install

Overview

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

Incentives

The program pays up to 70% of the total installed cost of eligible measures, up to \$125,000 per project. Direct Install participants will also be held to a fiscal year cap of \$250,000 per entity.

How to Participate

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

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

Detailed program descriptions and applications can be found at: www.njcleanenergy.com/DI.

8.3 SREC Registration Program

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

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

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

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

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

8.4 Energy Savings Improvement Program

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

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

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

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

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

Please note that ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you may utilize NJCEP incentive programs to help further reduce costs when developing the ESP. You should refer to the ESIP guidelines at the link above for further information and guidance on next steps.

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

Location	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Foyer	7	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	No	7	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,458	0.28	1,356	0.0	\$224.43	\$511.21	\$140.00	1.65
Vestibule	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,458	0.05	219	0.0	\$36.23	\$73.03	\$20.00	1.46
Front Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,458	0.09	438	0.0	\$72.46	\$146.06	\$40.00	1.46
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	3,458	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,458	0.05	258	0.0	\$42.70	\$73.03	\$20.00	1.24
Exec Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,421	0.24	1,147	0.0	\$189.95	\$408.12	\$100.00	1.62
Old Vending	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,421	0.12	574	0.0	\$94.97	\$262.06	\$60.00	2.13
Activity Room	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,421	0.36	1,721	0.0	\$284.92	\$554.18	\$140.00	1.45
Mens Rest Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,458	0.05	219	0.0	\$36.23	\$73.03	\$20.00	1.46
Mens Rest Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,458	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,421	0.18	860	0.0	\$142.46	\$335.09	\$60.00	1.93
Ladies Rest Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,650	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	3,650	0.05	231	0.0	\$38.24	\$73.03	\$20.00	1.39
Ladies Rest Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,650	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,555	0.18	908	0.0	\$150.37	\$335.09	\$60.00	1.83
Gym	8	LED - Fixtures: High-Bay	Wall Switch	223	3,650	None	Yes	8	LED - Fixtures: High-Bay	Occupancy Sensor	223	2,555	0.44	2,207	0.0	\$365.48	\$540.00	\$70.00	1.29
Maintenance sheds	8	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	None	No	8	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	8	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	None	No	8	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Hood	2	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	None	No	2	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Gym Hall	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	3,650	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,555	0.12	605	0.0	\$100.25	\$262.06	\$60.00	2.02
Mezzanine	6	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	None	No	6	LED - Fixtures: Downlight Surface Mount	Wall Switch	29	3,650	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Exit	5	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	5	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Wall Packs	5	High-Pressure Sodium: (1) 100W Lamp	Daylight Dimming	138	4,100	Fixture Replacement	No	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	69	4,100	0.28	1,598	0.0	\$264.64	\$750.00	\$500.00	0.94
Exterior Sconces	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	15	4,100	None	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	15	4,100	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Motor Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
		Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Gym	Gym	2	Supply Fan	2.4	84.0%	No	2,745	No	84.0%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Gym	Gym	2	Supply Fan	0.3	80.2%	No	2,745	No	80.2%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Well	Site water supply	1	Other	0.8	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Electric HVAC Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions				Proposed Conditions							Energy Impact & Financial Analysis							
		System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Ground mount	Gym	2	Split-System AC	10.00		No							No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Receptionist Office	Receptionist Office	2	Packaged Terminal HP	1.00	10.00	No							No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Activity Room	Activity Room	2	Packaged Terminal HP	1.00	10.00	No							No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Exec Office	Exec Office	2	Packaged Terminal HP	1.00	10.00	No							No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Vending	Vending	1	Packaged Terminal HP	1.00	10.00	No							No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Fuel Heating Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis							
		System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years	
Gym	Gym	2	Warm Air Unit Heater	250.00	No							0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

DHW Inventory & Recommendations

Location	Area(s)/System(s) Served	Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
		System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Storage	Rec Center	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Storage	Snack Shack	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Low-Flow Device Recommendations

Location	Recommendation Inputs				Energy Impact & Financial Analysis						
	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rest Rooms	4	Faucet Aerator (Lavatory)	2.00	1.00	0.00	786	0.0	\$130.06	\$28.68	\$0.00	0.22

Commercial Refrigerator/Freezer Inventory & Recommendations

Location	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Snack Stand	1	Stand-Up Refrigerator, Glass Door (31 - 50 cu. ft.)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	1	Stand-Up Refrigerator, Glass Door (16 - 30 cu. ft.)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	1	Stand-Up Freezer, Solid Door (31 - 50 cu. ft.)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Cooking Equipment Inventory & Recommendations

Location	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
	Quantity	Equipment Type	High Efficiency Equipment?	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
Snack Stand	2	Gas Griddle (≤2 Feet Width)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	2	Gas Fryer	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00
Snack Stand	1	Electric Griddle (≤2 Feet Width)	No	No	0.00	0	0.0	\$0.00	\$0.00	\$0.00	0.00

Plug Load Inventory

Location	Existing Conditions			
	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Offices	5	Desktop PCs	120.0	No
Offices	8	LCD Monitors	50.0	No
Offices	1	Printers	30.0	No
Lobby/Office	3	Large Monitor	233.0	No
Offices	1	Large Printer/copier	550.0	No
Hall	1	Water Cooler	82.2	No
Offices	1	Laptop	80.0	No
Storage	1	Refrigerator	180.7	No
Exec Office	1	Server	200.0	No
Exec Office	2	Hub	150.0	No
Exec Office	1	Router	30.0	No
Exec Office	1	Modem	30.0	No
Exec Office	1	PA	50.0	No
Snack Stand	1	Chest Freezer	210.0	No
Snack Stand	1	Chest Freezer	210.0	No

Vending Machine Inventory & Recommendations

Location	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
	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
Recreation Room	1	Refrigerated	Yes	0.00	1,612	0.0	\$266.87	\$230.00	\$0.00	0.86
Recreation Room	1	Non-Refrigerated	Yes	0.00	343	0.0	\$56.71	\$230.00	\$0.00	4.06

Appendix B: ENERGY STAR® Statement of Energy Performance



ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

N/A

Goshen Recreation Center

Primary Property Type: Other - Recreation
Gross Floor Area (ft²): 11,500
Built: 1982

For Year Ending: October 31, 2017
Date Generated: September 18, 2018

ENERGY STAR® Score¹

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
Goshen Recreation Center 626 Goshen Road Cape May Court House, New Jersey 08210	Township of Middle 33 Mechanic Street Cape May Court House, NJ 08210 609-465-8732	Elizabeth Terenik 33 Mechanic Street Cape May Court House, NJ 08210 609-465-8732 eterenik@middletownship.com
Property ID: 6542595		

Energy Consumption and Energy Use Intensity (EUI)			
Site EUI 62.5 kBtu/ft ²	Annual Energy by Fuel		National Median Comparison
	Electric - Grid (kBtu)	398,085 (55%)	National Median Site EUI (kBtu/ft ²)
	Propane (kBtu)	321,043 (45%)	National Median Source EUI (kBtu/ft ²)
			% Diff from National Median Source EUI
			12%
			Annual Emissions
Source EUI 125.1 kBtu/ft ²			Greenhouse Gas Emissions (Metric Tons CO ₂ e/year)
			61

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)