Local Government Energy Audit: Energy Audit Report

Recreation Center

Secaucus, Town of

1200 Koelle Boulevard
Secaucus, New Jersey 07094

November 26, 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 savings are included in this report to help make decisions about reducing energy use at the facility. This report, however, is not intended to serve as a detailed engineering design document. Further design and analysis may be necessary in order to implement some of the measures recommended in this report.

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

Estimated installation costs are based on TRC's experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from *RS Means*. The owner of the facility is encouraged to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Since actual installed costs can vary widely for certain measures and conditions, TRC and NJBPU do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

New Jersey's Clean Energy Program (NJCEP) incentive values provided in this report are estimates based on program information available at the time of the report. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. The owner of the facility should review available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

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1 EXECUTIVE SUMMARY

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

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

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

1.1 Facility Summary

The Recreation Center at Secaucus is a 35,600 square feet facility constructed in 2008. The center is a membership recreation facility open to Secaucus residents and those holding jobs in Secaucus. The facility features an indoor swimming pool, jogging track, basketball court, and exercise room with weight training and cardio. The building is open to the public every day and year-round.

The interior lighting consists of a combination of linear fluorescent T8 lamps and LED lamps which are controlled by both occupancy sensors and manual wall switches. Exterior lighting around the building perimeter and in parking lot areas are metal halide fixtures that are controlled by photocells. Heating is provided to various spaces by combination of gas fired furnaces, a small non-condensing hot water boiler and electric resistance heaters. The cooling system consists of split and packaged air conditioners (ACs). The indoor pool is served by one Seresco dehumidifier system.

A thorough description of our observations regarding building equipment and operations is provided in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated five measures that together represent an opportunity for the Recreation Center to reduce annual energy costs by roughly $13,583 and annual greenhouse gas emissions by 99,419 lbs. CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in roughly 3.4 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 the Recreation Center's annual energy use by 8%.

Figure 1 – Previous 12 Month Utility Costs

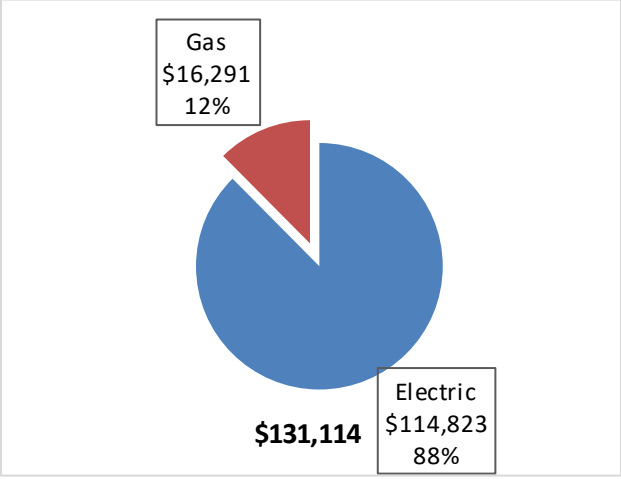
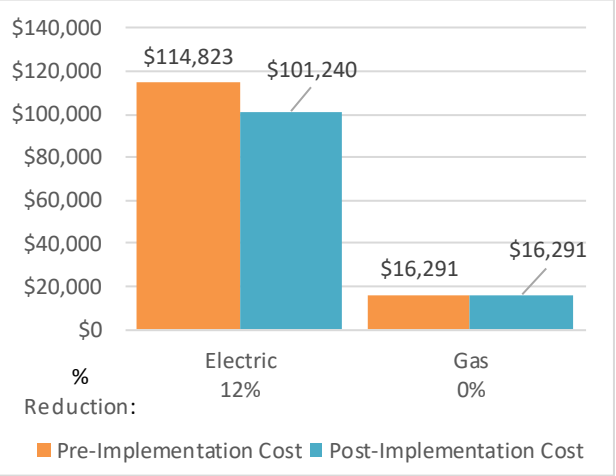


Figure 2 – Potential Post-Implementation Costs



A detailed description of the 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_2e Emissions Reduction (lbs)
Lighting Upgrades			**93,861**	**16.0**	**0.0**	**$12,913.80**	**$43,113.18**	**$3,790.00**	**$39,323.18**	**3.0**	**94,518**
ECM 1	Install LED Fixtures	Yes	61,307	10.5	0.0	$8,434.85	$29,646.76	$2,100.00	$27,546.76	3.3	61,736
ECM 2	Retrofit Fixtures with LED Lamps	Yes	31,070	5.3	0.0	$4,274.66	$10,777.54	$1,690.00	$9,087.54	2.1	31,287
ECM 3	Install LED Exit Signs	Yes	1,485	0.1	0.0	$204.29	$2,688.88	$0.00	$2,688.88	13.2	1,495
Lighting Control Measures			**4,867**	**0.9**	**0.0**	**$669.61**	**$8,244.00**	**$1,170.00**	**$7,074.00**	**10.6**	**4,901**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	4,228	0.8	0.0	$581.73	$7,644.00	$1,170.00	$6,474.00	11.1	4,258
ECM 5	Install High/Low Lighitng Controls	Yes	639	0.1	0.0	$87.88	$600.00	$0.00	$600.00	6.8	643
TOTALS			**98,728**	**16.8**	**0.0**	**$13,583.41**	**$51,357.18**	**$4,960.00**	**$46,397.18**	**3.4**	**99,419**

* - 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.

Energy Efficient Practices

TRC also identified 10 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 Recreation Center include:

- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Use Fans to Reduce Cooling Load
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Ensure Economizers are Functioning Properly
- Clean and/or Replace HVAC Filters
- Perform Proper Boiler Maintenance
- Perform Proper Furnace Maintenance
- Perform Proper Water Heater Maintenance
- 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 the Recreation Center. 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	147	kW DC STC
Electric Generation	175,132	kWh/yr
Displaced Cost	$15,240	/yr
Installed Cost	$382,200	

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

1.3 Implementation Planning

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

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

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

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

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

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

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

Additional information on relevant incentive programs is 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 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Amanda Nesheiwat	Environmental Director	anesheiwat@secaucus.net	201-864-7336
Designated Representative			
Phil Taglieri	Maintenance Personnel	ptaglieri@secaucus.net	201-864-7336
TRC Energy Services			
Moussa Traore	Auditor	mtraore@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On December 29, 2017, TRC performed an energy audit at Recreation Center located in Secaucus Towns, New Jersey. TRC met with Phil Taglieri to review the facility operations and help focus our investigation on specific energy-using systems.

Image 1: Indoor Pool

The Recreation Center at Secaucus is a 35,600 square feet facility constructed 2008. The center is a membership recreation facility open to Secaucus residents and those holding jobs in Secaucus. The facility features an indoor swimming pool, jogging track, basketball court, and exercise room with weight training and cardio. The building is open to the public every day and year-round.

The interior lighting consists of a combination of linear fluorescent T8 lamps and LED lamps, which are controlled by both occupancy sensors and manual wall switches. Exterior lighting around the building perimeter and in parking lot areas are metal halide fixtures that are controlled by photocells. Heating is provided to various spaces by combination of gas fired furnaces, a small non-condensing hot water boiler, and electric resistance heaters. The cooling system consists of split and packaged air conditioners (ACs). The indoor pool is served by one Seresco dehumidifier system.

2.3 Building Occupancy

The Recreation Center is open to the community every day. The typical schedule is presented in the figure below. The entire facility is used year-round by the community. During a typical day, the facility is occupied by approximately 100 people.

Figure 6 - Building Schedule

2.4 Building Envelope

Image 2: Building Envelope

The foundation consists of cast-in-place concrete perimeter wall. Exterior walls are constructed with brick. The roofing systems consist of a rubber barrel style roof on the front and a pitched roof on the back of the building. The rooftop units (RTUs) are located on the small flat roof with a white membrane covering at the center of the barrel style roof. The roofing systems appear in good condition. The building has windows with insulated panes set in aluminum frames located on the upper wall. The front-entry area windows are part of an aluminum-framed storefront system incorporating the entry doors. The entrance doors are fully glazed, aluminum framed doors set in the storefront framing system. The emergency exit doors commercial grade metal doors. No excessive air infiltration was noted around any windows or doors

2.5 On-site Generation

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

Interior lighting at the Secaucus Recreation Center consists of a combination of 32-Watt linear fluorescent T8 lamps with electronic ballasts and LED fixtures. The linear fluorescent fixtures are 4-foot, 2-lamp, troffers with diffusers. The Town started retrofitting fixtures with LED lamps in the rest rooms and the indoor pool. There are a small number of compact fluorescent lamps in the main lobby areas. The basketball court is illuminated with 175-Watt and 250-Watt metal halide lamps. The remaining interior spaces such as restrooms, jogging track, storage rooms, café, corridors, exercise and weight rooms, and the main lobby are all illuminated with 32-Watt linear fluorescent T8 lamps. The exits signs throughout the building are fluorescent. Lighting is controlled throughout the building by both manual switches and occupancy sensors. Exterior lighting around the building perimeter and in parking lot areas consists of 100-Watt and 175-Watt wall mounted metal halide lamps, and 250-Watt pole mounted metal halide lamps. They are controlled with photocells.

Image 3: Interior Lighting System

Hot Water Heating System

Heating hot water for the indoor pool is provided by one Raypack non-condensing hot water boiler that is original to building. Ii has an output capacity of 419 kBtuh and a nominal combustion efficiency of 82%. The boiler is located in room 119B and appears in good condition.

Image 4: Indoor Pool Hot Water Boiler

Heating and Air Conditioning Systems

The cooling system consists of three split system and two package air conditioners (ACs).

System Type	Quantity	Capacity (Ton)	Areas Served	Manufacturer	Age (Year)	Condition
Split System AC	2	4	Basketball Court	AAON	11	Good
Split System AC	1	10	Pool	Unknown	11	Good
Packaged AC	1	15	Room 205	York	11	Good
Packaged AC	1	10	Room 108	York	11	Good

The split system condensers and the packaged AC units are located on the central flat roof. The units utilize scroll compressors and direct-expansion (DX) coils. The packaged units have outside air economizers to utilize free cooling when the outside air temperature is lower than the return air temperature. They are original to the building and all appear in good condition.

Gas fired furnaces are used to provide heating to various spaces of the building. The basketball court is served by two Sterling furnaces with an output capacity of 320 MBh each and a nominal combustion efficiency of 80%. The units are mounted above the ceiling. The two York packaged serving rooms 205 and 105 are equipped with a gas fired furnace section that provide heating as needed. They have respectively320 MBh and 144 MBh output capacity and a combustion efficiency of 80%.

In addition to the gas fired furnaces, electric resistance heaters are used to heat the main lobby areas.

Cooling and heating systems are controlled with programmable thermostats.

Image 5: Air Conditioning Systems

Pool Dehumidification System

One 40-ton Seresco packaged air source heat pump is used to dehumidify the indoor pool. It is located on the central flat roof and utilizes a scroll compressor and a direct-expansion (DX) coil. The unit is a variable air volume with a single 20 hp supply fan and a 1.5 hp exhaust fan. It has an outside air economizer to utilize free cooling when the outside air temperature is lower than the return air temperature. Based on the unit nameplate specification, it has a heat recovery capability. The unit has a 100-kW electric heating coil. The site contact mentioned that the unit is running 24 hours a day, seven days a week. The unit is controlled by a digital control system located in room 119B.

Image 6: Dehumidification System

Domestic Hot Water System

Domestic hot water for the building consists of an 85% efficient Lochinvar 750 kBtuh boiler serving a 200-gallon storage tank. It is in room 121 and appears in good condition.

Image 7: Domestic Hot Water Heater

Building Plug Load

There are approximately five computer work stations throughout the facility and they are mostly desktop units with LCD monitors. There is no centralized PC power management software installed. Other plug loads include refrigerators, printers, coffee machines, wall-mounted TVs, and microwaves. There are no vending machines located in the facility.

2.7 Water-using Systems

There several restrooms and shower rooms in the facility. We checked a representative sample of the fixtures and found them to meet current federal guidelines for water conserving low-flow devices (i.e. all lavatory faucets were found to be 2.0 gallon per minute (gpm) or less, all toilets were 1.6 gallons per flush (gpf) or less, all urinals were 1.0 gpf or less and all showerheads are rated for 2.0 gpm.

Image 8: Typical Shower Room

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

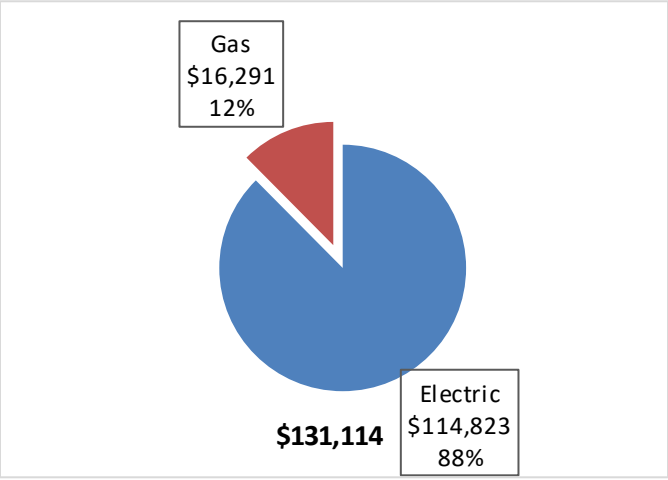
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 7 - Utility Summary

Utility Summary for Recreation Center		
Fuel	**Usage**	**Cost**
Electricity	834,568 kWh	$114,823
Natural Gas	15,360 Therms	$16,291
Total		**$131,114**

The current annual energy cost for this facility is $131,114 as shown in the chart below.

Figure 8 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost over the past 12 months was $0.138/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. Electric usage profile is fairly constant throughout the year. This confirms the 12 months of facility operation.

Figure 9 - Electric Usage & Demand

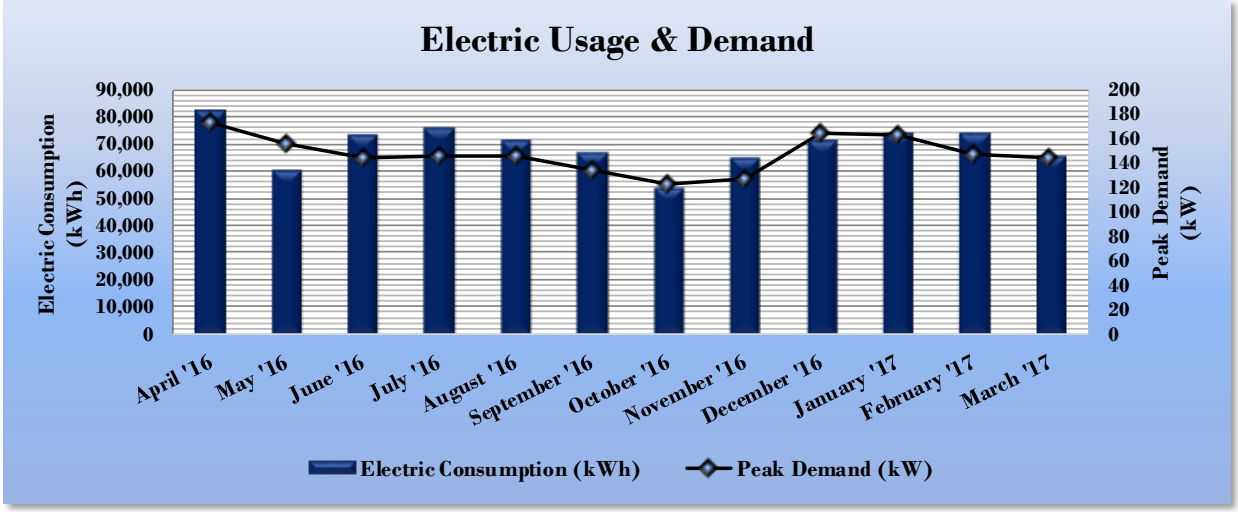


Figure 10 - Electric Usage & Demand

Electric Billing Data for Recreation Center				
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Total Electric Cost
4/28/16	30	82,641	173	$10,820
5/27/16	31	60,211	156	$8,095
6/28/16	30	73,354	145	$10,815
7/28/16	31	75,702	146	$11,168
8/26/16	31	71,096	146	$10,619
9/27/16	30	66,839	135	$10,005
10/26/16	31	54,230	123	$7,287
11/28/16	30	65,115	126	$8,416
12/28/16	31	71,666	165	$9,432
1/27/17	31	74,177	163	$9,729
2/28/17	28	74,010	147	$9,726
3/29/17	31	65,527	144	$8,712
Totals	**365**	**834,568**	**173.2**	**$114,823**
Annual	**365**	**834,568**	**173.2**	**$114,823**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $1.061/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 11 - Natural Gas Usage

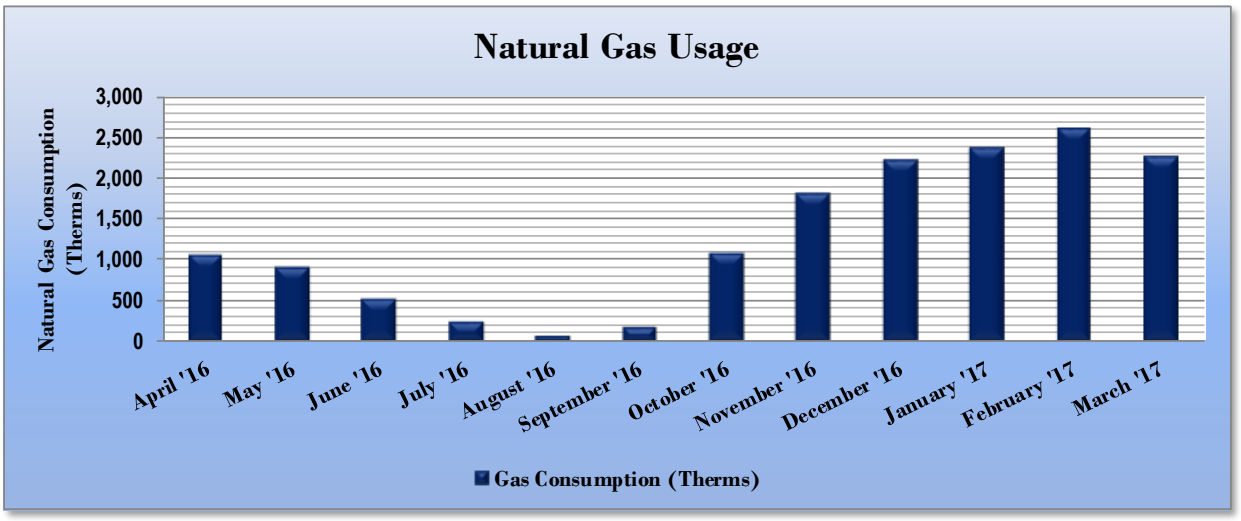


Figure 12 - Natural Gas Usage

Gas Billing Data for Recreation Center			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
4/28/16	30	1,066	$1,007
5/27/16	31	906	$881
6/28/16	30	515	$546
7/28/16	31	237	$332
8/26/16	31	67	$170
9/27/16	30	180	$216
10/26/16	31	1,079	$1,146
11/28/16	30	1,810	$2,236
12/28/16	31	2,233	$2,844
1/27/17	31	2,386	$2,411
2/28/17	28	2,613	$2,488
3/29/17	31	2,268	$2,016
Totals	**365**	**15,360**	**$16,291**
Annual	**365**	**15,360**	**$16,291**

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.

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

Figure 13 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Recreation Center	National Median Building Type: Rec./Entertainment/Parks
Source Energy Use Intensity (kBtu/ft^2)	296.5	96.8
Site Energy Use Intensity (kBtu/ft^2)	123.1	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 14 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Recreation Center	National Median Building Type: Rec./Entertainment/Parks
Source Energy Use Intensity (kBtu/ft^2)	266.8	96.8
Site Energy Use Intensity (kBtu/ft^2)	113.7	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. This building is not eligible to receive a score because the property type falls under Fitness Center/Health Club/Gym type, which is currently not being rated by ENERGY STAR® score. A Portfolio Manager® Statement of Energy Performance (SEP) was generated for this facility, see Appendix B: ENERGY STAR® Statement of Energy Performance.

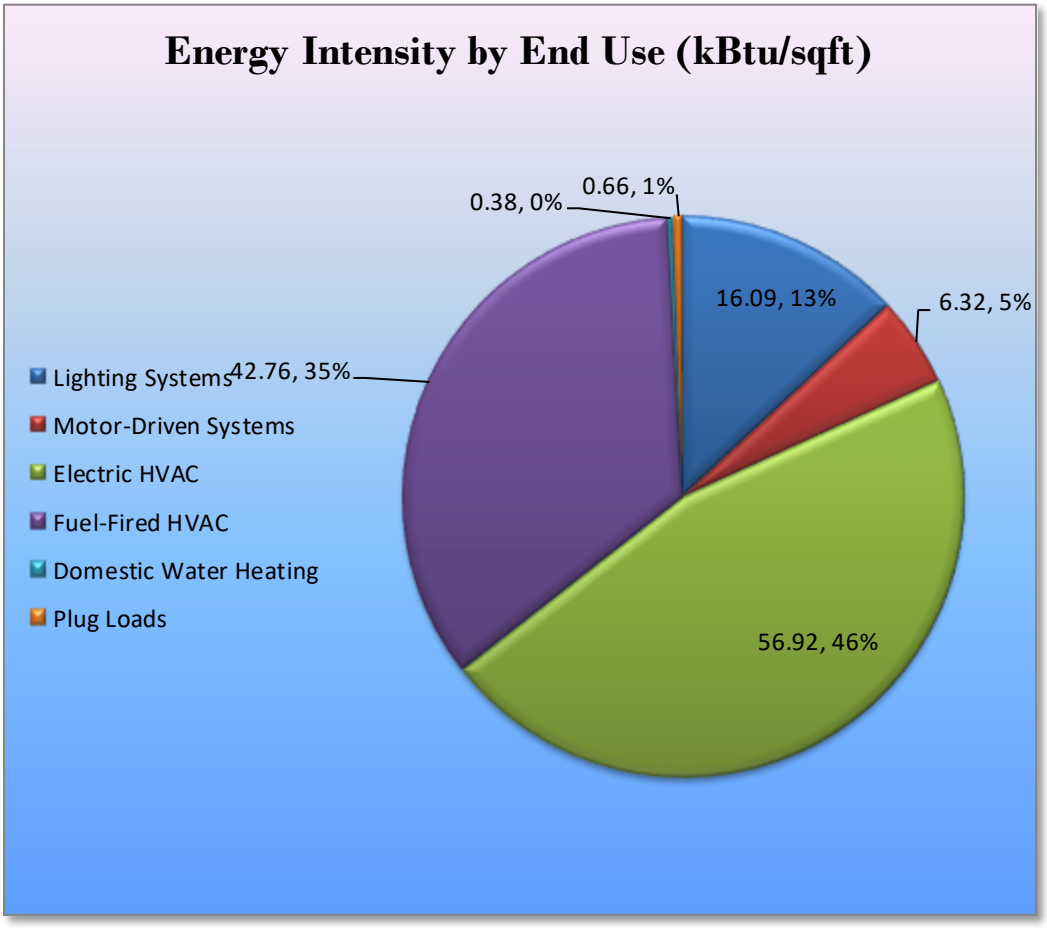
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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

3.5 Energy End-Use Breakdown

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

Figure 15 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information to the 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 16 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**93,861**	**16.0**	**0.0**	**$12,913.80**	**$43,113.18**	**$3,790.00**	**$39,323.18**	**3.0**	**94,518**
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ECM 4	Install Occupancy Sensor Lighting Controls	4,228	0.8	0.0	$581.73	$7,644.00	$1,170.00	$6,474.00	11.1	4,258
ECM 5	Install High/Low Lighitng Controls	639	0.1	0.0	$87.88	$600.00	$0.00	$600.00	6.8	643
TOTALS		**98,728**	**16.8**	**0.0**	**$13,583.41**	**$51,357.18**	**$4,960.00**	**$46,397.18**	**3.4**	**99,419**

* - 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).

4.2 Lighting Upgrades

Our recommendations for upgrades to existing lighting fixtures are summarized in Figure 17 below.

Figure 17 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**93,861**	**16.0**	**0.0**	**$12,913.80**	**$43,113.18**	**$3,790.00**	**$39,323.18**	**3.0**	**94,518**
ECM 1	Install LED Fixtures	61,307	10.5	0.0	$8,434.85	$29,646.76	$2,100.00	$27,546.76	3.3	61,736
ECM 2	Retrofit Fixtures with LED Lamps	31,070	5.3	0.0	$4,274.66	$10,777.54	$1,690.00	$9,087.54	2.1	31,287
ECM 3	Install LED Exit Signs	1,485	0.1	0.0	$204.29	$2,688.88	$0.00	$2,688.88	13.2	1,495

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	61,307	10.5	0.0	$8,434.85	$29,646.76	$2,100.00	$27,546.76	3.3	61,736
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend replacing existing exterior and basketball court fixtures containing metal halide 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	31,070	5.3	0.0	$4,274.66	$10,777.54	$1,690.00	$9,087.54	2.1	31,287
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 T8 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 that are more than twice that of fluorescent tubes.

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	1,485	0.1	0.0	$204.29	$2,688.88	$0.00	$2,688.88	13.2	1,495
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend replacing all 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.

4.3 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 18 below.

Figure 18 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**4,867**	**0.9**	**0.0**	**$669.61**	**$8,244.00**	**$1,170.00**	**$7,074.00**	**10.6**	**4,901**
ECM 4	Install Occupancy Sensor Lighting Controls	4,228	0.8	0.0	$581.73	$7,644.00	$1,170.00	$6,474.00	11.1	4,258
ECM 5	Install High/Low Lighitng Controls	639	0.1	0.0	$87.88	$600.00	$0.00	$600.00	6.8	643

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)
4,228	0.8	0.0	$581.73	$7,644.00	$1,170.00	$6,474.00	11.1	4,258

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in storage rooms, rooms 104, 108, 119B, and 204, and outfitting the basketball LED replacement fixtures with sensors. 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)
639	0.1	0.0	$87.88	$600.00	$0.00	$600.00	6.8	643

Measure Description

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

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.

Develop a Lighting Maintenance Schedule

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

Ensure Lighting Controls Are Operating Properly

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

Use Fans to Reduce Cooling Load

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

Practice 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.

Ensure Economizers are Functioning Properly

Economizers, when properly configured, can be used to significantly reduce mechanical cooling. However, if the outdoor thermostat or enthalpy control is malfunctioning or the damper is stuck or improperly adjusted, benefits from the economizer may not be fully realized. As such, periodic inspection and maintenance is required to ensure proper operation. This maintenance should be scheduled with maintenance of the facility's air conditioning system and should include proper setting of the outdoor thermostat/enthalpy control, inspection of control and damper operation, lubrication of damper connections, and adjustment of minimum damper position. A malfunctioning economizer can significantly increase the amount of heating and mechanical cooling required by introducing excess amounts of cold or hot outside air.

Clean and/or Replace HVAC Filters

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

Perform Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to retain proper functionality and efficiency of the heating system. Fuel burning equipment should undergo yearly tune-ups to ensure they are operating as safely and efficiently as possible from a combustion standpoint. A tune-up should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Buildup of dirt, dust, or deposits on the internal surfaces of a boiler can greatly affect its heat transfer efficiency. These deposits can accumulate on the water side or fire side of the boiler. Boilers should be cleaned regularly according to the manufacturer's instructions to remove this build up to sustain efficiency and equipment life.

Perform Proper Furnace Maintenance

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

Perform Proper Water Heater Maintenance

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

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).

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 deciding 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.

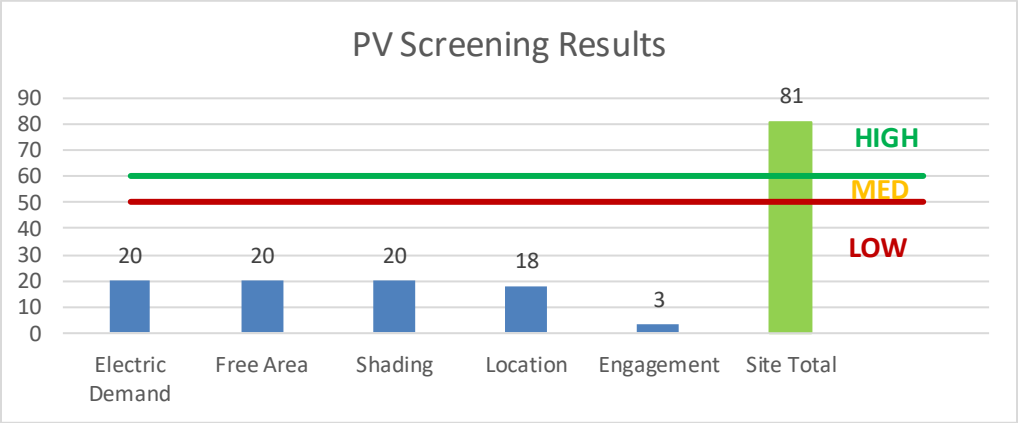
6.1 Photovoltaic

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.

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 19 - Photovoltaic Screening



Potential	High	
System Potential	147	kW DC STC
Electric Generation	175,132	kWh/yr
Displaced Cost	$15,240	/yr
Installed Cost	$382,200	

Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction 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 8.3 for additional information.

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

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

Image 9: Aerial View of the Free Rooftop Spaces

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.

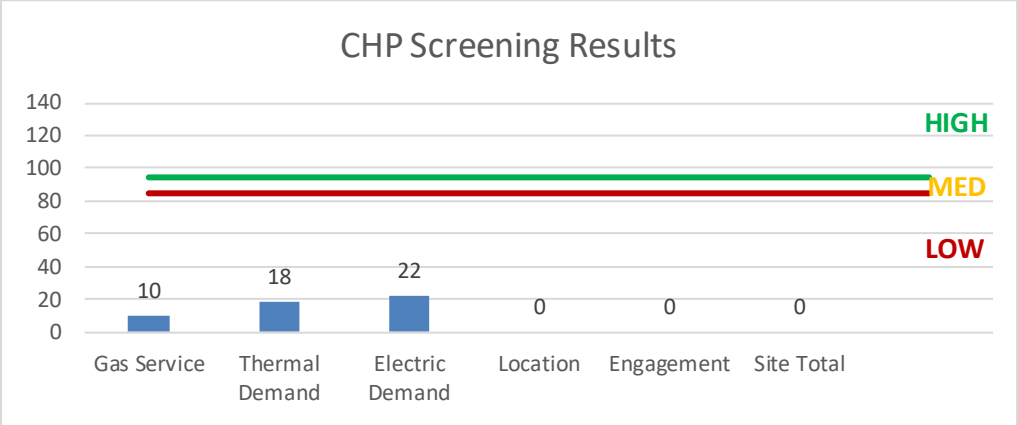
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for space heating and/or domestic hot water heating. Waste heat can also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

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

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

For a list of qualified firms in New Jersey specializing in commercial CHP cost assessment and installation, go to: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/.

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 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, 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.

The facility has a moderate potential for DR curtailment.

8 PROJECT FUNDING / INCENTIVES

The NJCEP can 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 is 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			

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.

The sections below provide brief descriptions of all relevant financing and incentive programs. Further information, including most current program availability, requirements, and incentive levels can be found at: www.njcleanenergy.com/ci.

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

Electric Chillers
Electric Unitary HVAC
Gas Cooling
Gas Heating
Gas Water Heating
Ground Source Heat Pumps
Lighting
Lighting Controls
Refrigeration Doors
Refrigeration Controls
Refrigerator/Freezer Motors
Food Service Equipment
Variable Frequency Drives

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

Incentives

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

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

How to Participate

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

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

8.2 Direct Install

Overview

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

Incentives

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

How to Participate

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

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

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

8.3 SREC Registration Program

The SREC (Solar Renewable Energy Certificate) Registration Program (SRP) is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SRP prior to the start of construction 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 of 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 of 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	4,004	Relamp	No	14	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.38	2,090	0.0	$287.60	$819.00	$140.00	2.36
Main Lobby	4	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	238	0.0	$32.69	$430.22	$0.00	13.16
Main Lobby	3	Compact Fluorescent: Quad CFL	Wall Switch	26	4,004	Relamp	No	3	LED Screw-In Lamps: LED Screw-In Lamps	Wall Switch	9	4,004	0.04	231	0.0	$31.75	$132.15	$0.00	4.16
Main Lobby	8	Compact Fluorescent: Quad CFL	Wall Switch	32	5,850	Relamp	No	8	LED Screw-In Lamps: LED Screw-In Lamps	Wall Switch	15	5,850	0.11	899	0.0	$123.69	$352.41	$0.00	2.85
Corridor - 1st Floor	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	5,850	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	4,095	0.24	1,930	0.0	$265.48	$609.50	$70.00	2.03
Men's Restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	4,095	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,095	0.08	458	0.0	$63.03	$175.50	$30.00	2.31
Men's Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	4,095	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,095	0.01	74	0.0	$10.19	$48.20	$10.00	3.75
Women's Restroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	4,095	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,095	0.11	611	0.0	$84.04	$234.00	$40.00	2.31
Room 104	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.10	566	0.0	$77.87	$291.50	$50.00	3.10
Room 103	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.07	377	0.0	$51.92	$233.00	$20.00	4.10
Room 108	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.34	1,887	0.0	$259.58	$701.00	$120.00	2.24
Room 108A	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.03	149	0.0	$20.54	$58.50	$10.00	2.36
Men's Toilet	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	4,095	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,095	0.04	229	0.0	$31.51	$75.20	$15.00	1.91
Men's Toilet	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	4,095	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,095	0.08	458	0.0	$63.03	$175.50	$30.00	2.31
Men's Toilet	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	4,095	Relamp	No	5	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,095	0.07	370	0.0	$50.93	$241.00	$50.00	3.75
Men's Toilet	4	LED - Fixtures: Downlight Solid State Retrofit	Occupancy Sensor	14	4,095	None	No	4	LED - Fixtures: Downlight Solid State Retrofit	Occupancy Sensor	14	4,095	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Women's Toilet	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	4,095	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,095	0.04	229	0.0	$31.51	$75.20	$15.00	1.91
Women's Toilet	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	4,095	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,095	0.08	458	0.0	$63.03	$175.50	$30.00	2.31
Women's Toilet	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	4,095	Relamp	No	5	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,095	0.07	370	0.0	$50.93	$241.00	$50.00	3.75
Women's Toilet	4	LED - Fixtures: Downlight Solid State Retrofit	Occupancy Sensor	14	4,095	None	No	4	LED - Fixtures: Downlight Solid State Retrofit	Occupancy Sensor	14	4,095	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Corridor - 1st Floor	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
Room 110A - Custodial	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.03	149	0.0	$20.54	$58.50	$10.00	2.36
Gymnasium	6	Metal Halide: (1) 175W Lamp	Wall Switch	215	4,004	Fixture Replacement	Yes	6	LED - Fixtures: Downlight Pendant	Occupancy Sensor	50	2,803	0.88	4,886	0.0	$672.30	$4,971.48	$240.00	7.04
Gymnasium	24	Metal Halide: (1) 250W Lamp	Wall Switch	295	4,004	Fixture Replacement	Yes	24	LED - Fixtures: Downlight Pendant	Occupancy Sensor	75	2,803	4.74	26,333	0.0	$3,622.95	$19,885.92	$960.00	5.22
Gymnasium	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	119	0.0	$16.34	$215.11	$0.00	13.16

	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
Room 104B - Storage	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.20	1,132	0.0	$155.75	$467.00	$80.00	2.48
Stairwell 2	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,803	0.10	566	0.0	$77.87	$375.50	$30.00	4.44
Stairwell 2	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
Track Field	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	14	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.38	2,090	0.0	$287.60	$819.00	$140.00	2.36
Track Field	4	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	238	0.0	$32.69	$430.22	$0.00	13.16
Indoor Pool	31	LED - Fixtures: Downlight Pendant	Wall Switch	300	4,004	None	No	31	LED - Fixtures: Downlight Pendant	Wall Switch	300	4,004	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Indoor Pool	21	LED - Fixtures: Downlight Recessed	Wall Switch	85	4,004	None	No	21	LED - Fixtures: Downlight Recessed	Wall Switch	85	4,004	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Indoor Pool	5	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	5	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	297	0.0	$40.86	$537.78	$0.00	13.16
Indoor Pool	3	LED - Fixtures: Downlight Recessed	Wall Switch	14	4,004	None	No	3	LED - Fixtures: Downlight Recessed	Wall Switch	14	4,004	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Storage - Pool	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.10	566	0.0	$77.87	$291.50	$50.00	3.10
Room 119B - Pool Equipment	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.10	566	0.0	$77.87	$291.50	$50.00	3.10
Room 121 - Mechanical Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.08	448	0.0	$61.63	$175.50	$30.00	2.36
Stairwell 1	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,803	0.10	566	0.0	$77.87	$375.50	$30.00	4.44
Stairwell 1	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
2nd Floor Café	10	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,004	Relamp	No	10	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,004	0.13	724	0.0	$99.60	$482.00	$100.00	3.84
2nd Floor Café	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.05	299	0.0	$41.09	$117.00	$20.00	2.36
2nd Floor Café	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	119	0.0	$16.34	$215.11	$0.00	13.16
Room 204	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.14	755	0.0	$103.83	$350.00	$60.00	2.79
Room 210 - Storage	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	0.03	149	0.0	$20.54	$58.50	$10.00	2.36
Room 210 - Storage	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,004	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,004	0.01	72	0.0	$9.96	$48.20	$10.00	3.84
Room 210 - Storage	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
Room 205 - Exercice Room	43	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	No	43	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,004	1.15	6,420	0.0	$883.33	$2,515.50	$430.00	2.36
Room 205 - Exercice Room	2	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	119	0.0	$16.34	$215.11	$0.00	13.16
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.07	377	0.0	$51.92	$233.00	$20.00	4.10
Room 206	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,004	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,803	0.07	377	0.0	$51.92	$233.00	$20.00	4.10

	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
Corridor - 2nd Floor	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,004	Relamp	No	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,004	0.04	217	0.0	$29.88	$144.60	$30.00	3.84
Corridor - 2nd Floor	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
Room 210B	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,004	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,004	0.01	72	0.0	$9.96	$48.20	$10.00	3.84
Room 210B	1	Exit Signs: Fluorescent	None	12	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	59	0.0	$8.17	$107.56	$0.00	13.16
Exterior Wall Pack	11	Metal Halide: (1) 100W Lamp	Daylight Dimming	128	4,380	Relamp	No	11	LED - Fixtures: Downlight Solid State Retrofit	Daylight Dimming	15	4,380	1.01	6,152	0.0	$846.43	$699.38	$0.00	0.83
Exterior Wall Pack	7	Metal Halide: (1) 175W Lamp	Daylight Dimming	215	4,380	Fixture Replacement	No	7	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	50	4,380	0.94	5,717	0.0	$786.51	$2,734.74	$700.00	2.59
Pole Lighting - Parking Lot	25	Metal Halide: (1) 250W Lamp	Daylight Dimming	295	4,380	Fixture Replacement	No	25	LED - Fixtures: Outdoor Pole/Arm-Mounted Decorative Fixture	Daylight Dimming	75	4,380	4.47	27,222	0.0	$3,745.26	$8,654.63	$1,250.00	1.98

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
Room 119B	Pool	1	Water Supply Pump	10.0	88.5%	No	1,820	No	88.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 121	Domestic Hot Water Boiler	1	Other	0.4	78.0%	No	1,456	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 122	Room 122	1	Exhaust Fan	0.3	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 119B	Room 119B	1	Exhaust Fan	0.3	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Ground Floor	Main Gas Supply Booster Pump	1	Other	2.0	84.0%	No	1,456	No	84.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Locker Rooms	1	Exhaust Fan	0.5	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Pool	1	Supply Fan	20.0	88.5%	Yes	2,184	No	88.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Pool	1	Exhaust Fan	1.5	82.0%	No	2,184	No	82.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (WR180S32)	1	Supply Fan	7.5	86.0%	Yes	2,184	No	86.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (WR180S32)	1	Exhaust Fan	0.8	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (WR180S32)	4	Other	0.3	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (WR180S32)	1	Other	0.1	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (DR120S15)	1	Supply Fan	3.0	86.0%	No	2,184	No	86.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (DR120S15)	2	Other	0.8	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Rooftop Unit (DR120S15)	1	Other	0.1	78.0%	No	2,184	No	78.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rooftop	Gymnasium	2	Split-System AC	4.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Pool	1	Packaged Air-Source HP	40.00	341.00	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Pool	1	Split-System AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Room 205 - Exercice Room	1	Packaged AC	15.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Main Lobby - Corridor - Room 108	1	Packaged AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Main Lobby	Main Lobby	7	Electric Resistance Heat		10.20	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rooftop	Room 205 - Exercice Room	1	Furnace	320.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Main Lobby - Corridor - Room 108	1	Furnace	144.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gymnasium	Gymnasium	2	Furnace	320.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 119B	Pool Heater	1	Non-Condensing Hot Water Boiler	419.00	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
Room 121	Recreation Center	1	Storage Tank Water Heater (> 50 Gal)	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?
Recreation Center	5	Desktop with LCD Monitor	191.0	Yes
Recreation Center	2	Refrigerators	127.0	Yes
Recreation Center	4	Printer	46.0	Yes
Recreation Center	2	Coffee Machine	850.0	No
Recreation Center	1	Microwave	1,000.0	No
Recreation Center	1	Toaster	900.0	Yes
Recreation Center	1	Copy Machine	800.0	Yes
Recreation Center	5	Wall TV	124.0	Yes
Main Lobby	7	Electric Heaters	1,000.0	No

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

N/A

ENERGY STAR® Score[1]

Secaucus Recreation Center

Primary Property Type: Fitness Center/Health Club/Gym
Gross Floor Area (ft²): 35,600
Built: 2008

For Year Ending: February 28, 2017
Date Generated: March 08, 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
Secaucus Recreation Center 1200 Koelle Boulevard Secaucus, New Jersey 07094	Town of Secaucus 1203 Paterson Plank Rd Secaucus, NJ 07094 201-864-7336	Amanda Nesheiwat 1203 Paterson Plank Rd Secaucus, NJ 07094 201-864-7336 anesheiwat@secaucus.net

Property ID: 6246639

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
121.6 kBtu/ft²

Source EUI
297.1 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	2,886,961 (67%)
Natural Gas (kBtu)	1,440,480 (33%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	39.6
National Median Source EUI (kBtu/ft²)	96.8
% Diff from National Median Source EUI	207%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	397

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)