Local Government Energy Audit:
Energy Audit Report

Elizabeth Moore School

Upper Deerfield Township School District

1361 Highway 77
Seabrook, New Jersey 08302

April 1, 2019

Final Report by:

TRC Energy Services

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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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1 Executive Summary

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

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

1.1 Facility Summary

Elizabeth Moore School is a two story, 47,000 square foot facility comprised of various space types such as classrooms, offices, hallways, restrooms, auditorium, storage closets and a mechanical space. During the weekdays, the school operates from 6:00 AM to 8:00 PM and is closed on the weekends.

The building was constructed in 1922. Space heating in the building is provided by two gas-fired condensing hot water boilers. Space cooling for most spaces is provided by one air-cooled reciprocating chiller. Other spaces have split air conditioning (AC) units. Lighting at the facility consists of linear T8 tubes in most spaces and incandescent lamp fixtures, T12 fluorescent tubes, LED screw-in lamps and CFL (compact fluorescent lamps) in a few spaces.

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

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated 15 measures and recommended 12 measures which together represent an opportunity for Elizabeth Moore School to reduce annual energy costs by $27,794 and annual greenhouse gas emissions by 209,152 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 6.6 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 Elizabeth Moore School's annual energy use by 36%.

Figure 1 – Previous 12 Month Utility Costs

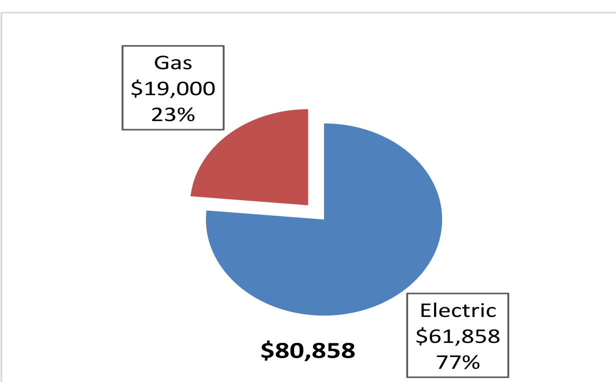
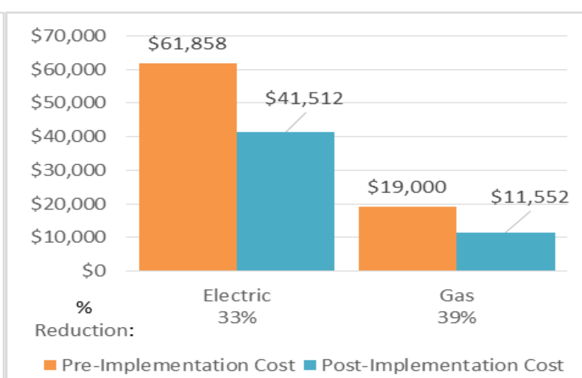


Figure 2 – Potential Post-Implementation Costs



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

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

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual 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			**70,601**	**13.7**	**0.0**	**$10,460.83**	**$38,087.49**	**$4,870.00**	**$33,217.49**	**3.2**	**71,094**
ECM 1	Install LED Fixtures	Yes	29,068	3.8	0.0	$4,306.91	$20,586.92	$400.00	$20,186.92	4.7	29,271
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	8,537	1.8	0.0	$1,264.96	$2,895.84	$470.00	$2,425.84	1.9	8,597
ECM 3	Retrofit Fixtures with LED Lamps	Yes	32,996	8.1	0.0	$4,888.96	$14,604.73	$4,000.00	$10,604.73	2.2	33,226
Lighting Control Measures			**9,217**	**2.2**	**0.0**	**$1,365.66**	**$8,524.00**	**$595.00**	**$7,929.00**	**5.8**	**9,281**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	7,881	1.9	0.0	$1,167.68	$5,324.00	$595.00	$4,729.00	4.0	7,936
ECM 5	Install High/Low Lighitng Controls	Yes	1,336	0.3	0.0	$197.98	$3,200.00	$0.00	$3,200.00	16.2	1,345
Variable Frequency Drive (VFD) Measures			**19,416**	**3.1**	**0.0**	**$2,876.81**	**$13,430.05**	**$800.00**	**$12,630.05**	**4.4**	**19,551**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	Yes	4,118	1.4	0.0	$610.22	$3,807.95	$800.00	$3,007.95	4.9	4,147
ECM 7	Install VFDs on Chilled Water Pumps	Yes	9,326	1.0	0.0	$1,381.76	$3,606.80	$0.00	$3,606.80	2.6	9,391
ECM 8	Install VFDs on Hot Water Pumps	Yes	5,972	0.8	0.0	$884.82	$6,015.30	$0.00	$6,015.30	6.8	6,013
Electric Unitary HVAC Measures			**2,041**	**4.1**	**0.0**	**$302.35**	**$53,615.73**	**$3,528.00**	**$50,087.73**	**165.7**	**2,055**
	Install High Efficiency Electric AC	No	2,041	4.1	0.0	$302.35	$53,615.73	$3,528.00	$50,087.73	165.7	2,055
Electric Chiller Replacement			**34,237**	**41.7**	**0.0**	**$5,072.86**	**$122,054.57**	**$10,800.00**	**$111,254.57**	**21.9**	**34,476**
ECM 9	Install High Efficiency Chillers	Yes	34,237	41.7	0.0	$5,072.86	$122,054.57	$10,800.00	$111,254.57	21.9	34,476
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**35.9**	**$441.31**	**$67,229.62**	**$7,744.00**	**$59,485.62**	**134.8**	**4,200**
	Install High Efficiency Hot Water Boilers	No	0	0.0	35.9	$441.31	$67,229.62	$7,744.00	$59,485.62	134.8	4,200
HVAC System Improvements			**481**	**0.0**	**90.0**	**$1,178.65**	**$1,359.42**	**$0.00**	**$1,359.42**	**1.2**	**11,022**
ECM 10	Implement Demand Control Ventilation	Yes	481	0.0	90.0	$1,178.65	$1,359.42	$0.00	$1,359.42	1.2	11,022
Domestic Water Heating Upgrade			**0**	**0.0**	**18.2**	**$223.58**	**$23,058.21**	**$798.00**	**$22,260.21**	**99.6**	**2,128**
	Install High Efficiency Gas Water Heater	No	0	0.0	18.2	$223.58	$23,058.21	$798.00	$22,260.21	99.6	2,128
Food Service Equipment & Refrigeration Measures			**1,752**	**0.2**	**515.3**	**$6,600.12**	**$18,859.38**	**$700.00**	**$18,159.38**	**2.8**	**62,103**
ECM 11	Dishwasher Replacement	Yes	1,752	0.2	515.3	$6,600.12	$18,859.38	$700.00	$18,159.38	2.8	62,103
Plug Load Equipment Control - Vending Machine			**1,612**	**0.0**	**0.0**	**$238.83**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 12	Vending Machine Control	Yes	1,612	0.0	0.0	$238.83	$230.00	$0.00	$230.00	1.0	1,623
TOTALS FOR HIGH PRIORITY MEASURES			**137,315**	**60.9**	**605.3**	**$27,793.75**	**$202,544.91**	**$17,765.00**	**$184,779.91**	**6.6**	**209,152**
TOTALS FOR ALL EVALUATED MEASURES			**139,356**	**65.1**	**659.4**	**$28,760.99**	**$346,448.47**	**$29,835.00**	**$316,613.47**	**11.0**	**217,534**

* - 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.

Variable Frequency Drives (VFDs) are motor control devices. These measures control the speed of a motor so that the motor spins at peak efficiency during partial load conditions. Sensors adapt the speed to flow, temperature, or pressure settings which is much more efficient that usage a valve or damper to control flow rates, or running the motor at full speed when only partial power is needed. These measures save energy by controlling motor usage more efficiently.

Electric Unitary HVAC measures generally involve replacing older inefficient air conditioning systems with modern energy efficient systems. New air conditioning systems can provide equivalent cooling to older air condition systems at a reduced energy cost. These measures save energy by reducing the power used by the air conditioning systems, due to improved electrical efficiency.

Electric Chiller measures generally involve replacing older inefficient hydronic chillers with modern energy efficient systems. New chillers can provide equivalent cooling compared to older chillers at a reduced energy cost. These measures save energy by reducing chiller energy usage, due to improved electrical and heat transfer efficiency.

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

HVAC System Improvements generally involve the installation of automated controls to reduce heating and cooling demand during periods of reduced demand. These measures could encompass changing temperature setpoints, using outside air for free cooling, or limiting excessive outside air during extreme outdoor air temperature conditions. These measures save energy by reducing the demand on HVAC systems and the amount of time systems operate.

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.

Food Service Equipment & Refrigeration measures generally involve improvements in the efficiency of cooking, food service, dishwashing, and food storage equipment. These measures may include more efficient convection ovens, steamers, ice machines, or refrigeration. These measures save energy by reducing the energy usage with more energy efficient equipment.

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 Elizabeth Moore School include:

- Perform Routine Motor Maintenance
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Water Conservation

For details on these Energy Efficient Practices, please refer to Section 5.

On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for Elizabeth Moore School. Based on the configuration of the site and its loads there is a **high** potential for installing a photovoltaic (PV) array.

Figure 4 – Photovoltaic Potential

Potential	High	
System Potential	117	kW DC STC
Electric Generation	139,391	kWh/yr
Displaced Cost	$12,130	/yr
Installed Cost	$304,200	

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 Energy Renewable Certificate) 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.](http://www.njcleanenergy.com/ci)

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
William Widen	Supervisor of B&G	widenb@udts.org	856-455-2267 Extn:4234
Ron Day	Maintenance Personnel		856-455-2267
TRC Energy Services			
Moussa Traore	Auditor	mtraore@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On August 02, 2018, TRC performed an energy audit at the Elizabeth Moore School located in Seabrook, New Jersey. TRC's auditor met with Ron Day, Maintenance Personnel to review the facility operations and help focus our investigation on specific energy-using systems.

Elizabeth Moore School is a 47,000 square foot, two-story facility comprised of various space types such as classrooms, offices, hallways, restrooms, auditorium, storage closets and a mechanical space. During the weekdays, the school operates from 6:00 AM to 8:00 PM and is closed on the weekends.

The building was constructed in 1922. Space heating in the building is provided by two gas-fired condensing hot water boilers. Space cooling for most spaces is provided by one air-cooled reciprocating chiller. Other spaces have split AC units. Lighting at the facility consists of linear T8 tubes in most spaces and incandescent lamp fixtures, T12 fluorescent tubes, LED screw-in lamps and CFL (compact fluorescent lamps) in a few spaces.

2.3 Building Occupancy

The typical schedule is presented in the table below. During a typical day, the facility is occupied by 217 people including staff and students.

Figure 6 - Building Schedule

Building Occupancy Schedule		
Building Name	**Weekday/Weekend**	**Operating Schedule**
Elizabeth Moore School	Weekday	6:00 AM - 8:00 PM
Elizabeth Moore School	Weekend	Closed

2.4 Building Envelope

The building has a concrete masonry construction with a brick façade and a pitched roof with asphalt shingle layering. The windows are double pane and the doors are made of metal. These were observed to be in good condition and no signs of air infiltration.

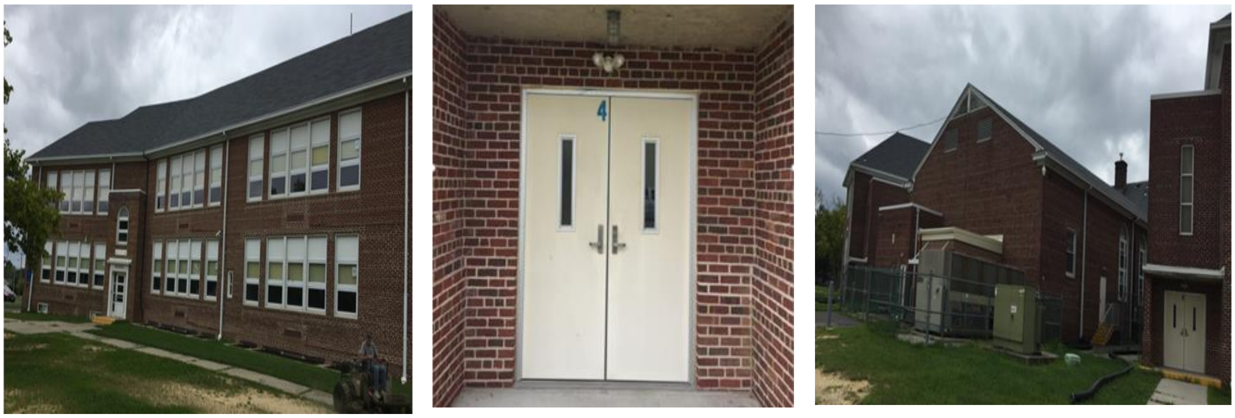


Image 1: Building Envelope

2.5 On-Site Generation

Elizabeth Moore School 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 at the facility is provided mostly by linear 32-Watt fluorescent T8 lamps with electronic ballasts as well as some incandescent lamps (65-Watt or 200-Watt), LED screw-in lamps (11-Watt) and compact fluorescent lamps (23-Watt). Most of the linear T8 fixtures are 3-lamp or 4-lamp, 4-foot long troffers. A few fixtures use T12 linear fluorescent lamps

Lighting control in most spaces is provided by manual wall switches. The building's exterior lighting consists primarily of 400-Watt metal halide wall packs, pole lights and recessed incandescent lamps that are controlled using photocells.



Image 2: Lighting System

Chilled Water System

The facility is served by a constant speed McQuay air-cooled reciprocating chiller. The chiller has a capacity of 120 tons. The chilled water is distributed throughout the school to air handlers and unit ventilators using one constant speed 7.5 hp chilled water pump. One of the four compressors in the chiller has been replaced recently. The occupied cooling setpoint for the zones is 71°F.

Chilled water supply temperature is controlled by the building automation system. The chiller is 16 years old and has been evaluated for replacement.



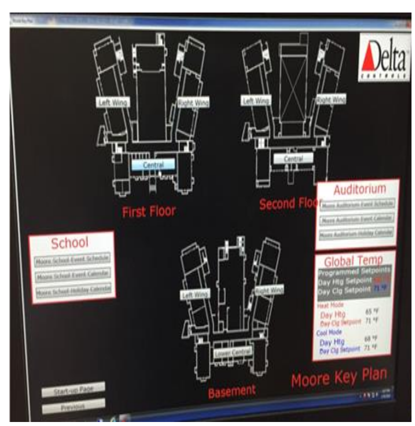


Image 3: Chilled water system

Hot Water Heating System

The hot water system consists of two gas-fired condensing hot water boilers with an output capacity of 1760 MBh. The boilers have a nominal combustion efficiency of 88%. The hot water is circulated using two sets of constant speed two 3 hp motors and two 0.3 hp motors. The hot water from the boiler is distributed to air handler units and unit ventilators in the classrooms and to radiators in the hallways.

The occupied heating setpoint in the zones is 68°F. The boilers were installed in 2004 and have been evaluated for replacement.

Image 4: Hot water heating system

Direct Expansion Air Conditioning System (DX)

The auditorium is cooled using two 20-ton split York AC units. The units were installed in 2005. Projects were identified and evaluated to replace these units. A demand control ventilation project was also evaluated for the auditorium, and intermittently occupied space. Room 3 has one Lennox 4-ton split AC unit that was installed in 2002. This unit was also evaluated for replacement. The temperature in Room 3 is controlled using programmable thermostats. The units have an average SEER of 9.75.

Image 5: Direct Expansion Air Conditioning System

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of two gas-fired water heaters. The A.O. Smith water heater has an input capacity of 199 MBh and a tank capacity of 100 gallons. The Bradford White heater unit has an input capacity of 200 MBh and a tank capacity of 98 gallons. The units have an 80% efficiency and were installed in 1999 and 2002, respectively.

Image 6: Domestic Hot Water Heating System

Food Service & Refrigeration

The facility has a commercial kitchen that is used to prepare lunch for the students. The equipment includes ovens, range tops, griddle, and food holding cabinet. There is a single conveyor high temperature dishwasher that has been evaluated for replacement.

The school also has two reach-in freezers and three reach-in refrigerators. There is also one self-contained, continuous ice making unit.

Image 7: Kitchen Equipment

Building Plug Load

There are 57 computers and 210 Chromebooks in the facility. Other plug loads include printers, copiers, microwave ovens, refrigerators, coffee machines, flat screen TVs, electric range, and toasters. The facility also has one refrigerated and one non-refrigerated vending machine in the teachers' lounge.

2.7 Water-Using Systems

The restrooms are rated for 2.2 gallons per minute (gpm) or lower, the toilets are rated at 1.6 gallons per flush (gpf) and the urinals are rated at 1 gpf.

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

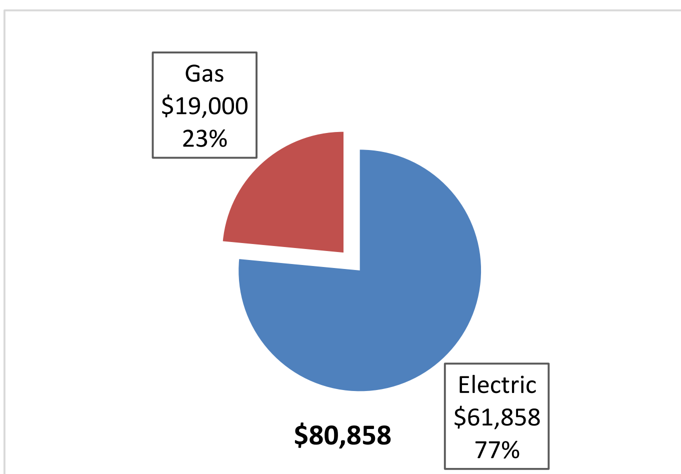
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 7 - Utility Summary

Utility Summary for Elizabeth Moore School		
Fuel	**Usage**	**Cost**
Electricity	417,481 kWh	$61,858
Natural Gas	15,442 Therms	$19,000
Total		**$80,858**

The current annual energy cost for this facility is $80,858 as shown in the chart below.

Figure 8 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by Atlantic City Electric. The average electric cost over the past 12 months was $0.148/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 third party electric supply is provided by Constellation Energy. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 9 - Electric Usage & Demand

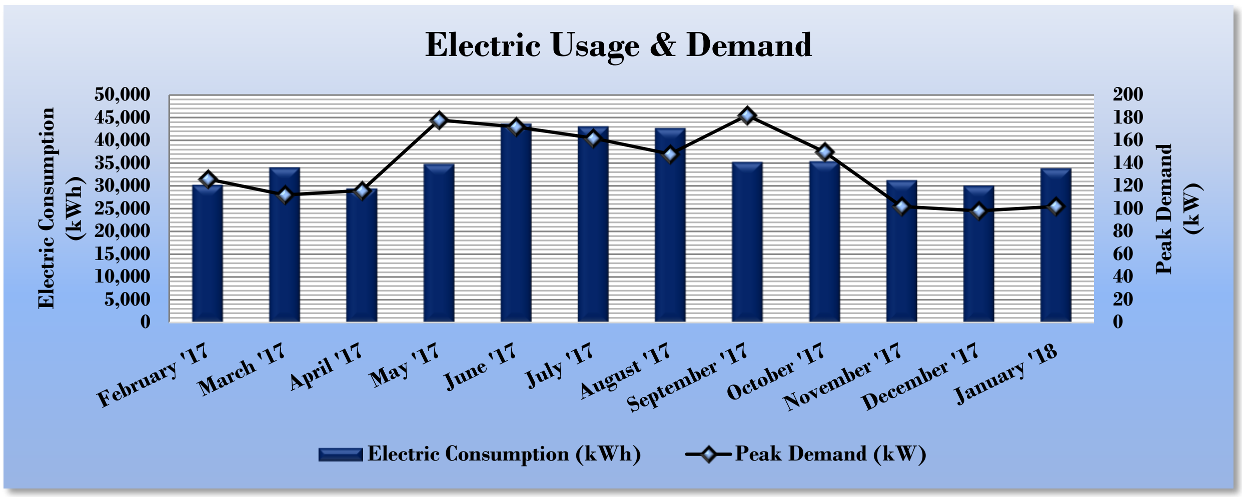


Figure 10 - Electric Usage & Demand

Electric Billing Data for Elizabeth Moore School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Total Electric Cost	TRC Estimated Usage?
2/24/17	30	30,200	126	$5,035	No
3/28/17	32	34,000	112	$5,696	No
4/27/17	30	29,400	116	$5,061	No
5/26/17	29	34,800	178	$5,724	No
6/28/17	33	43,600	172	$5,950	No
7/27/17	29	43,000	162	$5,585	No
8/29/17	33	42,600	148	$5,736	No
9/27/17	29	35,200	182	$5,053	No
10/27/17	30	35,400	150	$2,365	No
11/29/17	33	31,200	102	$7,171	No
12/28/17	29	30,000	98	$4,310	No
1/30/18	33	33,800	102	$5,020	No
Totals	**370**	**423,200**	**182**	**$62,705**	0
Annual	**365**	**417,481**	**182**	**$61,858**	

3.3 Natural Gas Usage

Natural gas is provided by South Jersey Gas. The average gas cost for the past 12 months is $1.230/therm, which is the blended rate used throughout the analyses in this report. The third-party gas supply is provided by Direct Energy. The monthly gas consumption is shown in the chart below.

Figure 11 - Natural Gas Usage

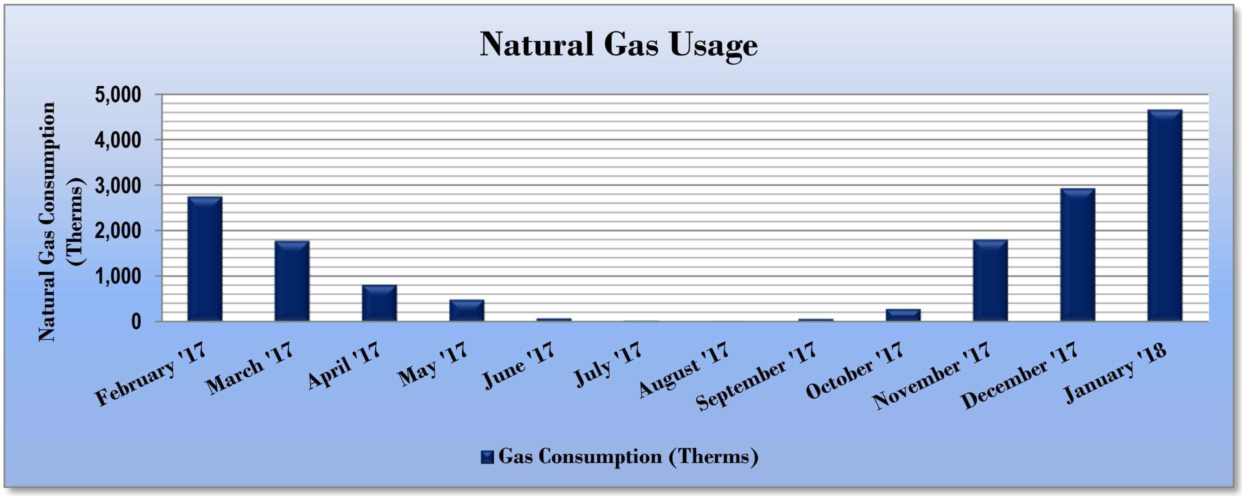


Figure 12 - Natural Gas Usage

Gas Billing Data for Elizabeth Moore School			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
2/24/17	30	2,746	$3,783
3/28/17	32	1,779	$2,318
4/27/17	30	813	$853
5/26/17	29	487	$522
6/28/17	33	76	$103
7/27/17	29	21	$50
8/29/17	33	10	$43
9/27/17	29	61	$72
10/27/17	30	280	$323
11/29/17	33	1,801	$2,114
12/28/17	29	2,927	$3,558
1/30/18	33	4,652	$5,522
Totals	**370**	**15,654**	**$19,260**
Annual	**365**	**15,442**	**$19,000**

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 13 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Elizabeth Moore School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	129.7	141.4
Site Energy Use Intensity (kBtu/ft^2)	63.2	58.2

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

Figure 14 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Elizabeth Moore School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	93.8	141.4
Site Energy Use Intensity (kBtu/ft^2)	50.5	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75% of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This facility has a current score of 29.

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

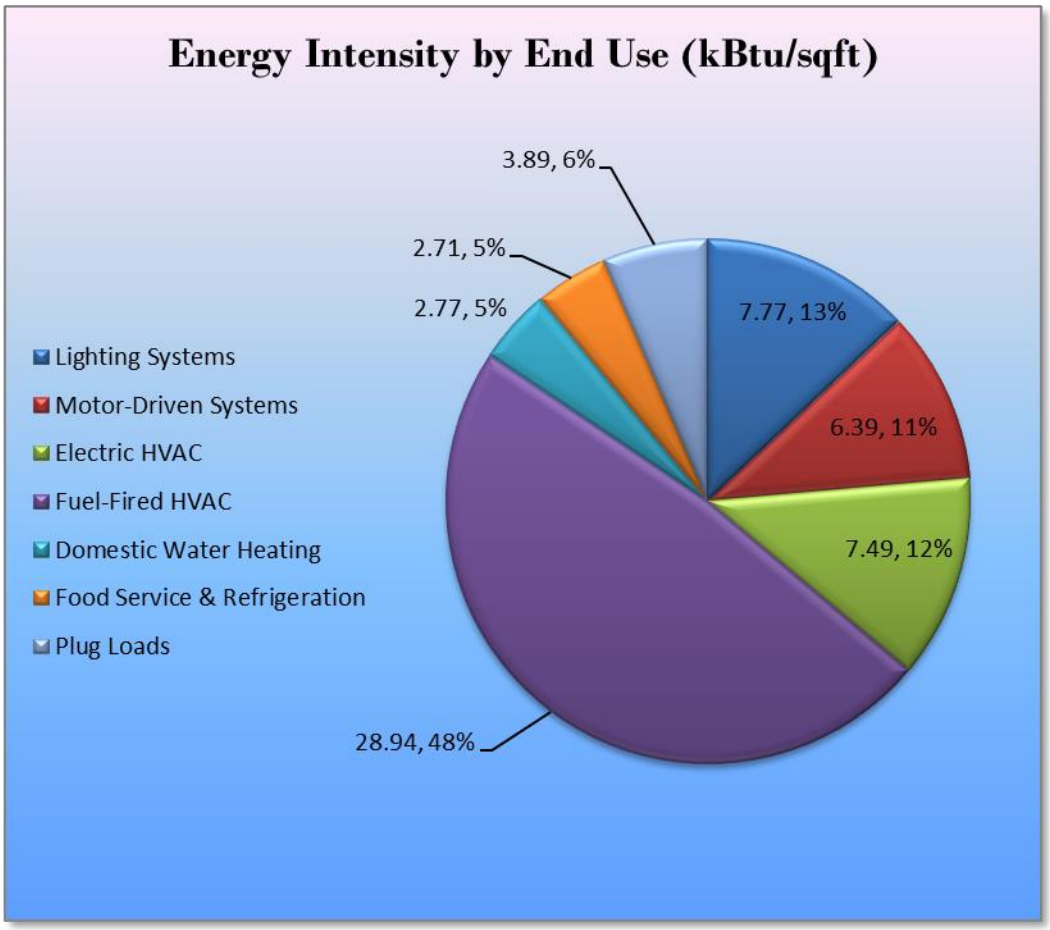
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 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		**70,601**	**13.7**	**0.0**	**$10,460.83**	**$38,087.49**	**$4,870.00**	**$33,217.49**	**3.2**	**71,094**
ECM 1	Install LED Fixtures	29,068	3.8	0.0	$4,306.91	$20,586.92	$400.00	$20,186.92	4.7	29,271
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	8,537	1.8	0.0	$1,264.96	$2,895.84	$470.00	$2,425.84	1.9	8,597
ECM 3	Retrofit Fixtures with LED Lamps	32,996	8.1	0.0	$4,888.96	$14,604.73	$4,000.00	$10,604.73	2.2	33,226
Lighting Control Measures		**9,217**	**2.2**	**0.0**	**$1,365.66**	**$8,524.00**	**$595.00**	**$7,929.00**	**5.8**	**9,281**
ECM 4	Install Occupancy Sensor Lighting Controls	7,881	1.9	0.0	$1,167.68	$5,324.00	$595.00	$4,729.00	4.0	7,936
ECM 5	Install High/Low Lighitng Controls	1,336	0.3	0.0	$197.98	$3,200.00	$0.00	$3,200.00	16.2	1,345
Variable Frequency Drive (VFD) Measures		**19,416**	**3.1**	**0.0**	**$2,876.81**	**$13,430.05**	**$800.00**	**$12,630.05**	**4.4**	**19,551**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	4,118	1.4	0.0	$610.22	$3,807.95	$800.00	$3,007.95	4.9	4,147
ECM 7	Install VFDs on Chilled Water Pumps	9,326	1.0	0.0	$1,381.76	$3,606.80	$0.00	$3,606.80	2.6	9,391
ECM 8	Install VFDs on Hot Water Pumps	5,972	0.8	0.0	$884.82	$6,015.30	$0.00	$6,015.30	6.8	6,013
Electric Chiller Replacement		**34,237**	**41.7**	**0.0**	**$5,072.86**	**$122,054.57**	**$10,800.00**	**$111,254.57**	**21.9**	**34,476**
ECM 9	Install High Efficiency Chillers	34,237	41.7	0.0	$5,072.86	$122,054.57	$10,800.00	$111,254.57	21.9	34,476
HVAC System Improvements		**481**	**0.0**	**90.0**	**$1,178.65**	**$1,359.42**	**$0.00**	**$1,359.42**	**1.2**	**11,022**
ECM 10	Implement Demand Control Ventilation	481	0.0	90.0	$1,178.65	$1,359.42	$0.00	$1,359.42	1.2	11,022
Food Service Equipment & Refrigeration Measures		**1,752**	**0.2**	**515.3**	**$6,600.12**	**$18,859.38**	**$700.00**	**$18,159.38**	**2.8**	**62,103**
ECM 11	Dishwasher Replacement	1,752	0.2	515.3	$6,600.12	$18,859.38	$700.00	$18,159.38	2.8	62,103
Plug Load Equipment Control - Vending Machine		**1,612**	**0.0**	**0.0**	**$238.83**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 12	Vending Machine Control	1,612	0.0	0.0	$238.83	$230.00	$0.00	$230.00	1.0	1,623
TOTALS		**137,315**	**60.9**	**605.3**	**$27,793.75**	**$202,544.91**	**$17,765.00**	**$184,779.91**	**6.6**	**209,152**

4.1.1 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		**70,601**	**13.7**	**0.0**	**$10,460.83**	**$38,087.49**	**$4,870.00**	**$33,217.49**	**3.2**	**71,094**
ECM 1	Install LED Fixtures	29,068	3.8	0.0	$4,306.91	$20,586.92	$400.00	$20,186.92	4.7	29,271
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	8,537	1.8	0.0	$1,264.96	$2,895.84	$470.00	$2,425.84	1.9	8,597
ECM 3	Retrofit Fixtures with LED Lamps	32,996	8.1	0.0	$4,888.96	$14,604.73	$4,000.00	$10,604.73	2.2	33,226

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	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0
Exterior	29,068	3.8	0.0	$4,306.91	$20,586.92	$400.00	$20,186.92	4.7	29,271

Measure Description

We recommend replacing existing fixtures containing HID lamps with new high performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of a HID lamps.

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	8,537	1.8	0.0	$1,264.96	$2,895.84	$470.00	$2,425.84	1.9	8,597
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing fluorescent fixtures by removing fluorescent tubes and ballasts and replacing them with LEDs and LED drivers (if necessary), which are designed to be used retrofitted fluorescent fixtures. The measure uses the existing fixture housing but replaces the rest of the components with more efficient lighting technology. 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.

ECM 3: 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	31,883	8.0	0.0	$4,724.02	$14,535.83	$3,980.00	$10,555.83	2.2	32,106
Exterior	1,113	0.1	0.0	$164.94	$68.90	$20.00	$48.90	0.3	1,121

Measure Description

We recommend retrofitting existing incandescent, CFLs and fluorescent T8 lamps with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed while leaving the fluorescent fixture ballast in place. LED bulbs can be used in existing fixtures as a direct replacement for most other lighting technologies. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

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

4.1.2 Lighting Control Measures

Our recommendations for upgrades to existing 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		**9,217**	**2.2**	**0.0**	**$1,365.66**	**$8,524.00**	**$595.00**	**$7,929.00**	**5.8**	**9,281**
ECM 4	Install Occupancy Sensor Lighting Controls	7,881	1.9	0.0	$1,167.68	$5,324.00	$595.00	$4,729.00	4.0	7,936
ECM 5	Install High/Low Lighitng Controls	1,336	0.3	0.0	$197.98	$3,200.00	$0.00	$3,200.00	16.2	1,345

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)
7,881	1.9	0.0	$1,167.68	$5,324.00	$595.00	$4,729.00	4.0	7,936

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in restrooms, storage rooms, classrooms and offices areas. 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)
1,336	0.3	0.0	$197.98	$3,200.00	$0.00	$3,200.00	16.2	1,345

Measure Description

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

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

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

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

4.1.3 Variable Frequency Drive Measures

Our recommendations for variable frequency drive (VFD) measures are summarized in Figure 19 below.

Figure 19 – Summary of Variable Frequency Drive 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)
Variable Frequency Drive (VFD) Measures		**19,416**	**3.1**	**0.0**	**$2,876.81**	**$13,430.05**	**$800.00**	**$12,630.05**	**4.4**	**19,551**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	4,118	1.4	0.0	$610.22	$3,807.95	$800.00	$3,007.95	4.9	4,147
ECM 7	Install VFDs on Chilled Water Pumps	9,326	1.0	0.0	$1,381.76	$3,606.80	$0.00	$3,606.80	2.6	9,391
ECM 8	Install VFDs on Hot Water Pumps	5,972	0.8	0.0	$884.82	$6,015.30	$0.00	$6,015.30	6.8	6,013

ECM 6: Install VFDs on Constant Volume (CV) HVAC

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)
4,118	1.4	0.0	$610.22	$3,807.95	$800.00	$3,007.95	4.9	4,147

Measure Description

We recommend installing variable frequency drives (VFDs) to control two 5 hp supply fan motors by varying speeds to convert a constant-volume, single-zone air handling system into a variable-air-volume (VAV) system. A separate VFD is usually required to control the return fan motor or dedicated exhaust fan motor, if the air handler has one. Zone thermostats will cause the VFD to modulate fan speed to maintain the appropriate temperature in the zone, while maintaining a constant supply air temperature. Energy savings results from reducing fan speed (and power) when there is a reduced load required for the zone. The magnitude of energy savings is based on the estimated amount of time that fan motors operate at partial load.

For air handlers with direct expansion (DX) cooling systems, the minimum air flow across the cooling coil required to prevent the coil from freezing will have to be determined during the final project design. The control system should be programmed to maintain the minimum air flow whenever the compressor is operating.

ECM 7: Install VFDs on Chilled Water Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
9,326	1.0	0.0	$1,381.76	$3,606.80	$0.00	$3,606.80	2.6	9,391

Measure Description

We recommend installing a variable frequency drive (VFD) to control the 7.5 hp chilled water pump. This measure requires that chilled water coils be served by two-way valves and that a differential pressure sensor be installed in the chilled water loop. As the chilled water valves close, the differential pressure increases. The VFD modulates pump speed to maintain a differential pressure setpoint. Energy savings results from reducing pump motor speed (and power) as chilled water valves close. The magnitude of energy savings is based on the estimated amount of time that the system operates at reduced loads. Extra cost will be incurred if three-way valves need to be converted to two-way valves.

For systems with variable chilled water flow through the chiller, the minimum flow to prevent the chiller from tripping off will have to be determined during the final project design. The control system should be programmed to maintain the minimum flow through the chiller and to prevent pump cavitation.

ECM 8: Install VFDs on Hot Water Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
5,972	0.8	0.0	$884.82	$6,015.30	$0.00	$6,015.30	6.8	6,013

Measure Description

We recommend installing a variable frequency drives (VFD) to control the two 3 hp hot water pumps. This measure requires that a majority of the hot water coils be served by two-way valves and that a differential pressure sensor is installed in the hot water loop. As the hot water valves close, the differential pressure increases. The VFD modulates pump speed to maintain a differential pressure setpoint. Energy savings results from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

4.1.4 Electric Chiller Replacement

Our recommendations for electric chiller replacement are summarized in Figure 20 below.

Figure 20 – Summary of Variable Frequency Drive ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Electric Chiller Replacement		**34,237**	**41.7**	**0.0**	**$5,072.86**	**$122,054.57**	**$10,800.00**	**$111,254.57**	**21.9**	**34,476**
ECM 9	Install High Efficiency Chillers	34,237	41.7	0.0	$5,072.86	$122,054.57	$10,800.00	$111,254.57	21.9	34,476

ECM 9: Install High Efficiency Chillers

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)
34,237	41.7	0.0	$5,072.86	$122,054.57	$10,800.00	$111,254.57	21.9	34,476

Measure Description

We recommend replacing older inefficient electric chillers with new high efficiency chillers. The type of chiller to be installed depends on the magnitude of the cooling load and variability of the cooling load profile. Positive displacement chillers are usually under 600 tons of cooling capacity and centrifugal chillers generally start at 150 tons of cooling capacity. Constant speed chillers should be used to meet cooling loads with little or no variation while variable speed chillers are more efficient for variable cooling load profiles. Water cooled chillers are more efficient than air cooled chillers but require cooling towers and additional pumps to circulate the cooling water. In any given size range variable speed chillers tend to have better partial load efficiency, but worse full load efficiency, than constant speed chillers.

The savings result from the improvement in chiller efficiency and matching the right type of chiller to the cooling load. The energy savings associated with this measure is based on the cooling capacity of the new chiller, the improvement in efficiency compared with the base case equipment, the cooling load profile, and the estimated annual operating hours of the chiller before and after the upgrade. Energy savings are maximized by proper selection of new equipment based on the cooling load profile.

4.1.5 HVAC System Upgrades

Our recommendation for HVAC system improvements is summarized in Figure 21 below.

Figure 21 - Summary of HVAC System Improvement 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)
HVAC System Improvements		**481**	**0.0**	**90.0**	**$1,178.65**	**$1,359.42**	**$0.00**	**$1,359.42**	**1.2**	**11,022**
ECM 10	Implement Demand Control Ventilation	481	0.0	90.0	$1,178.65	$1,359.42	$0.00	$1,359.42	1.2	11,022

ECM 10: Implement Demand Control Ventilation (DCV)

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)
481	0.0	90.0	$1,178.65	$1,359.42	$0.00	$1,359.42	1.2	11,022

Measure Description

Demand control ventilation (DCV) monitors indoor air CO_2 content to measure room occupancy. This data is used to regulate the amount of outdoor provided to the space for ventilation. In order to ensure adequate air quality, standard ventilation systems often provide outside air based on a space's estimated maximum occupancy. However, during low occupancy periods, the space may be over ventilated. This wastes energy through excessive fan more usage and additional cost to heat and cool the excessive air flow. DCV reduces unnecessary outdoor air intake by regulating ventilation based on actual occupancy levels, saving significant amounts of energy. DCV is most suited for facilities where occupancy levels vary significantly hour to hour and day to day. The measure is considered for the auditorium.

Energy savings associated with DCV are based on hours of operation, space occupancy, system air flow, outside air reduction, and other factors. Energy savings results from eliminating unnecessary ventilation and space conditioning.

4.1.6 Food Service Equipment & Refrigeration Measures

Our recommendations for food service and refrigeration measures are summarized in Figure 22 below.

Figure 22 - Summary of Food Service Equipment & Refrigeration 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)
Food Service Equipment & Refrigeration Measures		1,752	0.2	515.3	$6,600.12	$18,859.38	$700.00	$18,159.38	2.8	62,103
ECM 11	Dishwasher Replacement	1,752	0.2	515.3	$6,600.12	$18,859.38	$700.00	$18,159.38	2.8	62,103

ECM 11: Dishwasher Replacement

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,752	0.2	515.3	$6,600.12	$18,859.38	$700.00	$18,159.38	2.8	62,103

Measure Description

We recommend the replacement of existing dishwashers with new energy-efficient, single-rack conveyor dishwashers. New high efficiency models often use an average of 40% less energy and water, compared to current standard efficiency equipment.

4.1.7 Plug Load Equipment Control - Vending Machines

Our recommendations for plug load equipment control are summarized in Figure 23 below.

Figure 23 - 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_2e Emissions Reduction (lbs)
Plug Load Equipment Control - Vending Machine		**1,612**	**0.0**	**0.0**	**$238.83**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 12	Vending Machine Control	1,612	0.0	0.0	$238.83	$230.00	$0.00	$230.00	1.0	1,623

ECM 12: 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_2e Emissions Reduction (lbs)
1,612	0.0	0.0	$238.83	$230.00	$0.00	$230.00	1.0	1,623

Measure Description

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

4.2 ECMs Evaluated But Not Recommended

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

Figure 24 – Summary of Measures Evaluated, But Not Recommended

Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Electric Unitary HVAC Measures	**2,041**	**4.1**	**0.0**	**$302.35**	**$53,615.73**	**$3,528.00**	**$50,087.73**	**165.7**	**2,055**
Install High Efficiency Electric AC	2,041	4.1	0.0	$302.35	$53,615.73	$3,528.00	$50,087.73	165.7	2,055
Gas Heating (HVAC/Process) Replacement	**0**	**0.0**	**35.9**	**$441.31**	**$67,229.62**	**$7,744.00**	**$59,485.62**	**134.8**	**4,200**
Install High Efficiency Hot Water Boilers	0	0.0	35.9	$441.31	$67,229.62	$7,744.00	$59,485.62	134.8	4,200
Domestic Water Heating Upgrade	**0**	**0.0**	**18.2**	**$223.58**	**$23,058.21**	**$798.00**	**$22,260.21**	**99.6**	**2,128**
Install High Efficiency Gas Water Heater	0	0.0	18.2	$223.58	$23,058.21	$798.00	$22,260.21	99.6	2,128

Install High Efficiency Air Conditioning Units

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
2,041	4.1	0.0	$302.35	$53,615.73	$3,528.00	$50,087.73	165.7	2,055

Measure Description

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

Reasons for not Recommending

This measure was considered for the tree split system air conditioners that have passed their useful life, but due to the long payback period, it is not recommended on the basis of energy savings alone. We recommend that high efficiency units be considered when unit replacement is being considered.

Install High Efficiency Hot Water Boilers

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	35.9	$441.31	$67,229.62	$7,744.00	$59,485.62	134.8	4,200

Measure Description

We recommend replacing older inefficient hot water boilers with high efficiency hot water boilers when cost effective. Significant improvements have been made in combustion technology resulting in increased overall boiler efficiency. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

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

Reasons for not Recommending

Due to the long payback period, this measure is not recommended on the basis of energy savings alone.

Install High Efficiency Gas Water Heater

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	18.2	$223.58	$23,058.21	$798.00	$22,260.21	99.6	2,128

Measure Description

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

Reasons for not Recommending

Although these water heaters are approaching the end of their useful life, the payback period for replacing them based on energy savings alone do not justify the cost. When these pieces of equipment are scheduled for replacement, or should they fail unexpectedly, it is suggested that they be replaced with high efficiency models.

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 Routine Motor Maintenance

Motors consist of many moving parts whose collective degradation can contribute to a significant loss of motor efficiency. In order to prevent damage to motor components, routine maintenance should be performed. This maintenance consists of cleaning surfaces and ventilation openings on motors to prevent overheating, lubricating moving parts to reduce friction, inspecting belts and pulleys for wear and to ensure they are at proper alignment and tension, and cleaning and lubricating bearings. Consult a licensed technician to assess these and other motor maintenance strategies.

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°F-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 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 in order to sustain efficiency and equipment life.

Perform Proper Water Heater Maintenance

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

Plug Load Controls

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

Water Conservation

Installing low-flow faucets or faucet aerators, low-flow showerheads, and kitchen sink pre-rinse spray valves saves both energy and water. These devices save energy by reducing the overall amount of hot water used hence reducing the energy used to heat the water. The flow ratings for EPA WaterSense™ (http://www3.epa.gov/watersense/products) labeled devices are 1.5 gpm for bathroom faucets, 2.0 gpm for showerheads, and 1.28 gpm for pre-rinse spray valves.

Installing dual flush or low-flow toilets and low-flow or waterless urinals are additional ways to reduce the sites water use, however, these devices do not provide energy savings at the site level. Any reduction in water use does however ultimately reduce grid level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users. The EPA WaterSense™ ratings for urinals is 0.5 gpf and toilets that use as little as 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

6 On-Site Generation Measures

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

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

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

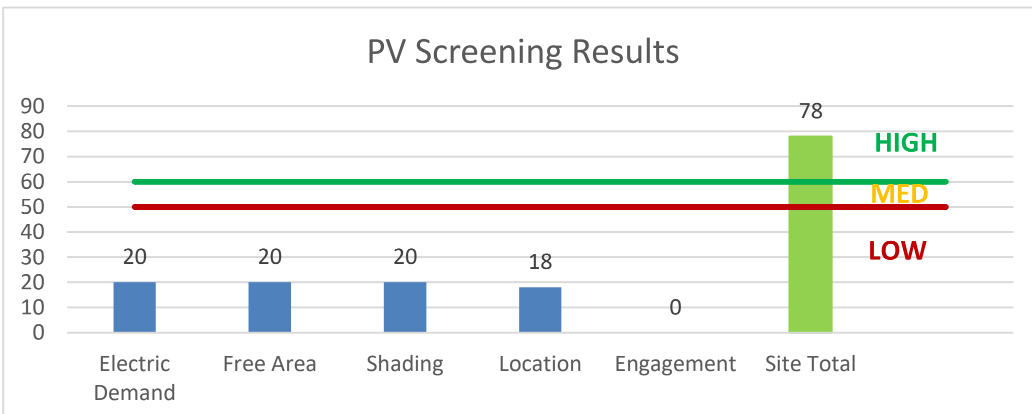
6.1 Photovoltaic

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

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

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the high potential for PV at the site. A PV array located on the roof of the main building/ground next to the building/over the main parking lot may be feasible. If Elizabeth Moore School is interested in pursuing the installation of PV, we recommended a full feasibility study be conducted.

Figure 25 - Photovoltaic Screening



Potential	High	
System Potential	117	kW DC STC
Electric Generation	139,391	kWh/yr
Displaced Cost	$12,130	/yr
Installed Cost	$304,200	

Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about developed new solar projects and insight into future SREC pricing. Refer to Section 8.3 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

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.

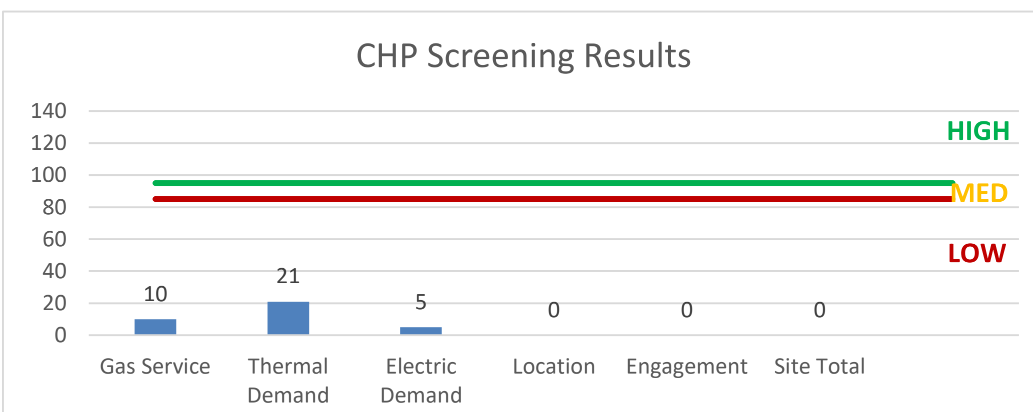
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste 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.

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 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 setpoints on thermostats, so that air conditioning units run less frequently, or agreeing to dim or shut off less critical lighting. This usually requires some level of building automation and controls capability to ensure rapid load reduction during a DR curtailment event. DR program participants may need to install smart meters or may need to also sub-meter larger energy-using equipment, such as chillers, in order to demonstrate compliance with DR program requirements.

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

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

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

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 Fluorescent Fixtures with LED Lamps and Drivers			X			
ECM 3	Retrofit Fixtures with LED Lamps	X		X			
ECM 4	Install Occupancy Sensor Lighting Controls	X		X			
ECM 5	Install High/Low Lighitng Controls			X			
ECM 6	Install VFDs on Constant Volume (CV) HVAC	X		X			
ECM 7	Install VFDs on Chilled Water Pumps			X			
ECM 8	Install VFDs on Hot Water Pumps			X			
ECM 9	Install High Efficiency Chillers	X		X			
ECM 10	Implement Demand Control Ventilation	X		X			
ECM 11	Dishwasher Replacement	X		X			
ECM 12	Vending Machine Control			X			

SmartStart is generally well-suited for implementation of individual measures or small group of measures. It provides flexibility to install measures at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities that can bundle multiple ECMs together. This can greatly simplify participation and may lead to higher incentive amounts, but requires the use of pre-approved contractors. 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 an average peak electric demand that does not exceed 200 kW over the recent 12-month period. You 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. Each entity is limited to incentives up to $250,000 per fiscal year.

How to Participate

To participate in Direct Install, 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.

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. SRECs 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 SRECs 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 description and application can be found at: www.njcleanenergy.com/ESIP.

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

9 Energy Purchasing and Procurement Strategies

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	520	Relamp	No	4	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	520	0.15	134	0.0	$19.85	$292.12	$80.00	10.69
Boiler Room	1	Incandescent: Screw-in 1 Lamp	Wall Switch	200	520	Relamp	No	1	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	30	520	0.11	102	0.0	$15.06	$35.18	$5.00	2.00
Boiler Room	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Electrical room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,640	0.04	170	0.0	$25.19	$73.03	$20.00	2.11
Cafeteria	14	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	14	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.67	3,120	0.0	$462.26	$1,292.42	$315.00	2.11
Cafeteria	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	11	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	No	11	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,640	0.36	1,653	0.0	$244.94	$602.50	$165.00	1.79
Dishwasher room	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	No	3	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,640	0.10	451	0.0	$66.80	$164.32	$45.00	1.79
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	52	Relamp	No	2	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	52	0.06	6	0.0	$0.88	$109.55	$30.00	90.68
Supply closet	2	Compact Fluorescent: Screw-in 1 Lamp	Wall Switch	23	520	Relamp	Yes	2	LED Screw-In Lamps: Screw-in 1 Lamp	Occupancy Sensor	16	364	0.02	14	0.0	$2.08	$150.45	$10.00	67.57
Kitchen hallway	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	2,640	0.03	150	0.0	$22.27	$54.77	$15.00	1.79
Stariway exit	1	U-Bend Fluorescent - T12: U T12 (34W) - 2L	Wall Switch	72	2,640	Relamp & Reballast	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,640	0.03	118	0.0	$17.54	$104.72	$0.00	5.97
South Hallway	25	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	25	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,848	1.20	5,571	0.0	$825.46	$5,025.75	$500.00	5.48
South Hallway	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,640	Relamp	Yes	1	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	1,848	0.01	64	0.0	$9.49	$32.52	$10.00	2.37
South Hallway	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 1	14	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	14	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.67	3,120	0.0	$462.26	$1,292.42	$315.00	2.11
Room 2	20	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	20	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.96	4,457	0.0	$660.37	$1,730.60	$435.00	1.96
Room 3	10	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	176	2,640	Relamp & Reballast	Yes	10	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.89	4,111	0.0	$609.09	$1,453.63	$235.00	2.00
Storage room	15	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	520	Relamp	Yes	15	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	364	0.72	658	0.0	$97.55	$1,365.45	$300.00	10.92
Supply closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	520	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	364	0.05	50	0.0	$7.39	$189.03	$20.00	22.87
Storage room	1	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	2,640	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,640	0.04	179	0.0	$26.54	$68.77	$10.00	2.21
Storage room	1	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	11	2,640	None	No	1	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	11	2,640	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Girls restroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.16	506	0.0	$75.03	$489.09	$95.00	5.25
Girls restroom	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,760	Relamp	Yes	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,232	0.03	85	0.0	$12.66	$65.03	$55.00	0.79
Room 18	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20

	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 17	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Main office	13	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	176	2,640	Relamp & Reballast	Yes	13	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	1.15	5,344	0.0	$791.81	$1,808.72	$295.00	1.91
Faculty Lounge	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.29	891	0.0	$132.07	$708.18	$155.00	4.19
Restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,232	0.10	297	0.0	$44.02	$262.06	$40.00	5.04
Boys restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.12	380	0.0	$56.28	$434.32	$80.00	6.30
Nurse's office	5	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	No	5	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,640	0.18	850	0.0	$125.96	$365.15	$100.00	2.11
Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,760	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,760	0.04	113	0.0	$16.79	$73.03	$20.00	3.16
Room 14	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Girls restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,760	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,232	0.12	380	0.0	$56.28	$434.32	$80.00	6.30
Room13	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Supply closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	520	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	364	0.05	50	0.0	$7.39	$189.03	$20.00	22.87
Room 12	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Room 11	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Room 10	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
Auditorium	120	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	11	2,640	None	No	120	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	11	2,640	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Auditorium	7	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	7	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Room 20	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.44	2,026	0.0	$300.13	$854.24	$195.00	2.20
N-S Stairwell	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,640	0.09	401	0.0	$59.38	$146.06	$40.00	1.79
N-S Stairwell	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Elevator Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	52	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	52	0.06	6	0.0	$0.88	$109.55	$30.00	90.68
Elevator Room	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Wall pack	3	Metal Halide: (1) 400W Lamp	Daylight Dimming	458	4,380	Fixture Replacement	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	137	4,380	0.63	4,845	0.0	$717.82	$2,897.90	$300.00	3.62
Pole Lighting	14	Metal Halide: (1) 400W Lamp	Daylight Dimming	458	4,380	Fixture Replacement	No	14	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Daylight Dimming	137	4,380	2.94	22,608	0.0	$3,349.82	$16,723.06	$0.00	4.99
Front entrance	1	Metal Halide: (1) 400W Lamp	Daylight Dimming	458	4,380	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	137	4,380	0.21	1,615	0.0	$239.27	$965.97	$100.00	3.62
Exterior recessed	4	Incandescent: Screw-in 1 Lamp	Wall Switch	65	4,380	Relamp	No	4	LED Screw-In Lamps: Screw-in 1 Lamp	Wall Switch	10	4,380	0.14	1,113	0.0	$164.94	$68.90	$20.00	0.30

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
Attic room	School	8	Exhaust Fan	0.3	60.0%	No	2,745	No	60.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler room	Heating system	1	Heating Hot Water Pump	3.0	89.5%	No	2,745	No	89.5%	Yes	1	0.38	2,986	0.0	$442.41	$3,007.65	$0.00	6.80
Boiler room	Heating system	1	Heating Hot Water Pump	3.0	89.5%	No	2,745	No	89.5%	Yes	1	0.38	2,986	0.0	$442.41	$3,007.65	$0.00	6.80
Mechanical room	Cooling system	1	Chilled Water Pump	7.5	88.5%	No	3,391	No	88.5%	Yes	1	0.95	9,326	0.0	$1,381.76	$3,606.80	$0.00	2.61
Hallway	Hallway	4	Exhaust Fan	0.5	60.0%	No	2,745	No	60.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Attic	Auditorium	2	Exhaust Fan	0.5	60.0%	No	2,745	No	60.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Attic	Auditorium	2	Supply Fan	5.0	89.5%	No	2,745	No	89.5%	Yes	1	1.35	4,118	0.0	$610.22	$3,807.95	$800.00	4.93
Attic	Heating system	2	Heating Hot Water Pump	0.3	60.0%	No	2,745	No	60.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Elevator room	Elevator	1	Other	0.3	95.4%	No	2,745	No	95.4%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Elevator room	Elevator	1	Process Pump	40.0	78.5%	No	520	No	78.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Classrooms	Classroom	21	Supply Fan	0.3	60.0%	No	2,745	No	60.0%	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
Ground room	Auditorium	2	Split-System AC	20.00		Yes	2	Split-System AC	20.00		10.50		No	3.22	1,588	0.0	$235.29	$47,630.85	$3,160.00	189.01
Ground room	Room 3	1	Split-System AC	4.00		Yes	1	Split-System AC	4.00		14.00		No	0.92	453	0.0	$67.06	$5,984.88	$368.00	83.76
Elevator room	Elevator room	1	Electric Resistance Heat		17.06	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric Chiller Inventory & Recommendations

		Existing Conditions			Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/ Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	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
Grounds	School cooling system	1	Air-Cooled Reciprocating Chiller	120.00	Yes	1	Air-Cooled Reciprocating Chiller	Variable	120.00	1.24	0.74	41.71	34,237	0.0	$5,072.86	$122,054.57	$10,800.00	21.93

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
Boiler room	School	2	Condensing Hot Water Boiler	1,760.00	Yes	2	Condensing Hot Water Boiler	1,760.00	91.00%	Et	0.00	0	35.9	$441.31	$67,229.62	$7,744.00	134.79

Demand Control Ventilation Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	Number of Zones	Cooling Capacity of Controlled System (Tons)	Electric Heating Capacity of Controlled System (kBtu/hr)	Output Heating Capacity of Controlled System (MBh)	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 room	Auditorium	1	20.00		1,760.00	0.00	481	90.0	$1,178.65	$1,359.42	$0.00	1.15

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler room	School	1	Storage Tank Water Heater (> 50 Gal)	Yes	1	Storage Tank Water Heater (> 50 Gal)	Natural Gas	93.00%	Et	0.00	0	14.5	$178.87	$11,500.21	$398.00	62.07
Boiler room	Kitchen	1	Storage Tank Water Heater (≤ 50 Gal)	Yes	1	Storage Tank Water Heater (> 50 Gal)	Natural Gas	93.00%	Et	0.00	0	3.6	$44.72	$11,558.00	$400.00	249.53

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Stand-Up Freezer, Solid Door (31 - 50 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	2	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Ice Maker Inventory & Recommendations

	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Self-Contained Unit (≥175 lbs/day), Continuous	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Insulated Food Holding Cabinet (1/2 Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Convection Oven (Half Size)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	2	Insulated Food Holding Cabinet (Full Size)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Dishwasher Inventory & Recommendations

	Existing Conditions					Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Dishwasher Type	Water Heater Fuel Type	Booster Heater Fuel Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Payback w/ Incentives in Years
Dishwasher	1	Single Tank Conveyor (High Temp)	Natural Gas	N/A	No	Yes	0.20	1,752	515.3	$6,600.12	$18,859.38	$700.00	2.75

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Elizabeth Moore School	57	Desktop + LCD Monitors	145.0	Yes
Elizabeth Moore School	210	Chrome Books	75.0	Yes
Elizabeth Moore School	18	Printers	60.0	Yes
Elizabeth Moore School	1	Copier	200.0	Yes
Elizabeth Moore School	3	Microwave	900.0	Yes
Elizabeth Moore School	3	Refrigerators	200.0	Yes
Elizabeth Moore School	2	Coffee Machine	400.0	Yes
Elizabeth Moore School	9	Flat screen TVs	120.0	Yes
Elizabeth Moore School	1	Electric range	1,500.0	Yes
Elizabeth Moore School	2	Toaster	1,200.0	Yes

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Teachers Lounge	1	Refrigerated	Yes	0.00	1,612	0.0	$238.83	$230.00	$0.00	0.96

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

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ENERGY STAR® Score[1]

Elizabeth Moore School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 47,000
Built: 1922

For Year Ending: December 31, 2017
Date Generated: August 27, 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
Elizabeth Moore School 1361 Highway 77 Seabrook, New Jersey 08302	Upper Deerfield Township SD 1385 Highway 77 Seabrook, NJ 08302 (____)____-______	William Widen 1385 Highway 77 Seabrook, NJ 08302 856-455-2267 X4234 WIDENW@UDTS.ORG

Property ID: 6334497

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
61.2 kBtu/ft²

Source EUI
117.7 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	1,435,540 (50%)
Natural Gas (kBtu)	1,440,415 (50%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	49.4
National Median Source EUI (kBtu/ft²)	95.1
% Diff from National Median Source EUI	24%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	222

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)