Local Government Energy Audit:
Energy Audit Report

Whitehall Elementary School

Monroe Township Board of Education

161 Whitehall Road
Williamstown, NJ 08094

February 2, 2018

Final Report by:
TRC Energy Services

Disclaimer

The intent of this energy analysis report is to identify energy savings opportunities and recommend upgrades to the facility's energy using equipment and systems. Approximate savings are included in this report to help make decisions about reducing energy use at the facility. This report, however, is not intended to serve as a detailed engineering design document. Further design and analysis may be necessary in order to implement some of the measures recommended in this report.

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

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

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

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1 EXECUTIVE SUMMARY

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

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

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

1.1 Facility Summary

Whitehall Elementary School is a 57,017 square foot facility comprised of various space types within a single building. The building is single story and includes classrooms, offices, gym, library, and kitchen.

Lighting at Whitehall Glen Elementary School consists of primarily of 4-foot linear fluorescent fixtures with T8 lamps. Heating and cooling for most of the campus is provided by unit ventilators. The unit ventilators have direct expansion cooling and heating coils with hot water provided by a boiler. 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 seven (7) measures which together represent an opportunity for Whitehall Elementary School to reduce annual energy costs by roughly $25,998 and annual greenhouse gas emissions by 166,609 lbs CO2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in roughly 11.4 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Whitehall Elementary School's annual energy use by 12%.

Figure 1 – Previous 12 Month Utility Costs

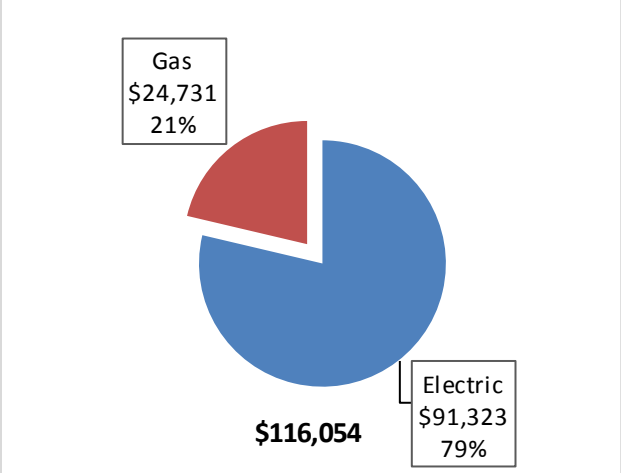
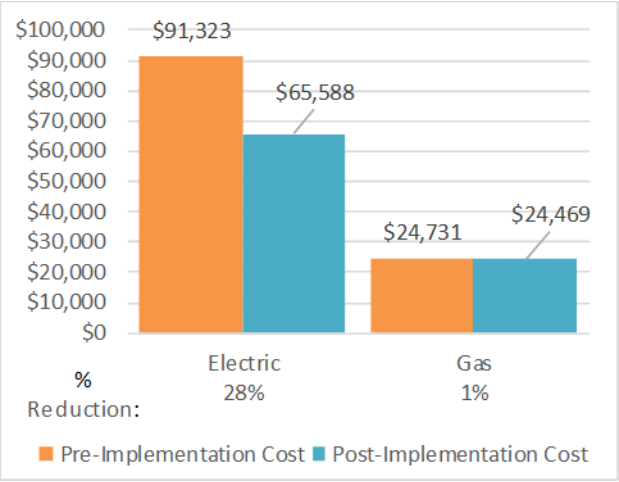


Figure 2 – Potential Post-Implementation Costs



A detailed description of Whitehall Elementary 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			**79,172**	**20.9**	**0.0**	**$12,572.06**	**$60,301.45**	**$11,400.00**	**$48,901.45**	**3.9**	**79,725**
ECM 1	Install LED Fixtures	Yes	29,970	3.9	0.0	$4,759.12	$13,283.02	$3,400.00	$9,883.02	2.1	30,180
ECM 2	Retrofit Fixtures with LED Lamps	Yes	49,201	17.0	0.0	$7,812.94	$47,018.43	$8,000.00	$39,018.43	5.0	49,545
Lighting Control Measures			**20,723**	**6.6**	**0.0**	**$3,290.74**	**$11,456.00**	**$2,410.00**	**$9,046.00**	**2.7**	**20,868**
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	20,185	6.4	0.0	$3,205.24	$10,456.00	$1,410.00	$9,046.00	2.8	20,326
ECM 4	Install High/Low Lighitng Controls	Yes	538	0.2	0.0	$85.50	$1,000.00	$1,000.00	$0.00	0.0	542
Motor Upgrades			**2,222**	**0.7**	**0.0**	**$352.79**	**$5,539.97**	**$0.00**	**$5,539.97**	**15.7**	**2,237**
ECM 5	Premium Efficiency Motors	Yes	2,222	0.7	0.0	$352.79	$5,539.97	$0.00	$5,539.97	15.7	2,237
Variable Frequency Drive (VFD) Measures			**6,956**	**5.5**	**0.0**	**$1,104.52**	**$7,615.90**	**$1,600.00**	**$6,015.90**	**5.4**	**7,004**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	Yes	6,956	5.5	0.0	$1,104.52	$7,615.90	$1,600.00	$6,015.90	5.4	7,004
Electric Unitary HVAC Measures			**52,995**	**31.4**	**0.0**	**$8,415.42**	**$242,139.45**	**$15,120.00**	**$227,019.45**	**27.0**	**53,366**
	Install High Efficiency Electric AC	No	52,995	31.4	0.0	$8,415.42	$242,139.45	$15,120.00	$227,019.45	27.0	53,366
Domestic Water Heating Upgrade			**0**	**0.0**	**29.1**	**$262.04**	**$179.25**	**$0.00**	**$179.25**	**0.7**	**3,409**
ECM 7	Install Low-Flow Domestic Hot Water Devices	Yes	0	0.0	29.1	$262.04	$179.25	$0.00	$179.25	0.7	3,409
TOTALS			**162,067**	**65.0**	**29.1**	**$25,997.56**	**$327,232.02**	**$30,530.00**	**$296,702.02**	**11.4**	**166,609**

* - 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).

Retro-commissioning is highly recommended for all of the schools in the district. Savings were not evaluated for this measure, however, based on historical utility bills the summer electricity use is much higher than expected for schools that are not in session during the summer (see Section 4.1.6).

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

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.

Motor Upgrades generally involve replacing older standard efficiency motors with high efficiency standard (IHP 2014). Motors replacements generally assume the same size motors, just higher efficiency. Although occasionally additional savings can be achieved by downsizing motors to better meet current load requirements. This measure saves energy by reducing the power used by the motors, due to improved electrical efficiency.

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 than using 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.

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

Energy Efficient Practices

TRC also identified 14 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 Whitehall Elementary School include:

- Close Doors and Windows
- Use Window Treatments/Coverings
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Perform Routine Motor Maintenance
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Perform Proper Boiler Maintenance
- Perform Proper Furnace Maintenance
- Perform Proper Water Heater Maintenance
- Replace Computer Monitors
- Water Conservation

For details on these energy efficient practices, please refer to Section 5.

On-Site Generation Measures

The district staff informed the TRC auditor that the district is committed to the installation of PV for on-site generation. Based on the configuration of the site and its loads there is a low potential for installing combined heat and power self-generation measures.

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

1.3 Implementation Planning

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

Rebates, incentives, and financing are available from NJCEP, as well as other sources, to help reduce the costs associated with the implementation of energy efficiency projects. Prior to implementing any measure, please review the relevant incentive program guidelines before proceeding. This is important

because in most cases you will need to submit applications for the incentives prior to purchasing materials or commencing with installation.

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

- SmartStart
- Pay for Performance - Existing Building (P4P)
- 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.

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 or:
www.njcleanenergy.com/ci.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
David Sullivan	Director of Plant Operations	dsullivan@monroetwp.k12.nj.us	856-629-6400
Designated Representative			
Annina Hogan	Director Engineering	annina.hogan@rve.com	856-216-1890
TRC Energy Services			
Smruti Srinivasan	Auditor	SSrinivasan@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On February 22, 2017, TRC performed an energy audit at Whitehall Elementary School located in Williamstown, New Jersey. TRC's team met with David Sullivan, Director of Plant Operations to review the facility operations and help focus our investigation on specific energy-using systems.

Whitehall Elementary School is a 57,017 square foot facility comprised of various space types within a single building. The building is single story and includes classrooms, offices, gym, library, and kitchen.

The building was constructed in 1967. There have been renovations and additions since then with the most recent in 2007. The facility has replaced all of its T12 fluorescent fixtures with T8 fluorescent fixtures.

2.3 Building Occupancy

The school is open Monday through Friday and has very minimal weekend activity. The typical schedule is presented in the table below. School is in session from early September through the end of June. There are one (1) week breaks at the end of December and in the spring. During a typical day, the facility is occupied by approximately 49 staff and 400 students.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Whitehall Elementary School	Weekday	9:00 am - 3:30 pm
Whitehall Elementary School	Weekend	unoccupied

2.4 Building Envelope

The building is constructed of concrete block, and structural steel with a brick facade. The building has a mix of pitched and flat roofs.

2.5 On-Site Generation

Whitehall Elementary School does not have any on-site electric generation capacity. The Monroe Township school district has been evaluating the use of photovoltaic arrays for on-site generation of electricity and is planning to install them throughout the district.

2.6 Energy-Using Systems

Lighting System

Lighting at the facility is provided mostly by 4-foot, linear fluorescent fixtures with T8 lamps. Most of the fixtures have two lamps. Exit signs have all been modified to use light emitting diodes (LEDs).

Lighting in most spaces is manually controlled via wall switches. Approximately 10% of the fixtures are controlled by occupancy sensors. Occupancy sensors have mostly been installed in restrooms, some storage areas, and halls.

Exterior lighting is provided by fixtures with compact fluorescent or metal halide lamps. The exterior fixtures are controlled by either photocells or timers.

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

Hot Water Heating System

The school has two (2) Smith 2,636 kBtu/hr boilers that supply hot water to the classroom unit ventilators and the stage air handlers.

Direct Expansion Air Conditioning System (DX)

The campus has a mix of split system air conditioners, window mounted air conditioners, and air source heat pumps. The window units generally have cooling capacities less than one ton and the remaining equipment ranges in capacity from 3 to 20 tons. Most of the units are used to condition the classrooms. The gymnasium, library, TV room, and several offices also have air conditioning.

Most of the units have stand-alone thermostat controls. The newest wing has a building management system (BMS) that controls the air conditioning units in that wing. The BMS is used to set the thermostats back to 62°F from 1:00 PM to 5:00 AM.

Domestic Hot Water Heating System

Domestic hot water for the campus is provided by two (2) 75 gallon natural gas fired water heaters in the boiler room and one (1) 40 gallon electric water heater located in a custodial closet. All of the water heaters were manufactured by Bradford White.

Food Service

The school has a kitchen to prepare meals for the students and staff. The kitchen equipment includes gas fired ovens, gas cook top, food warmers, and a dishwasher.

Refrigeration

The kitchen has free standing refrigerators and freezers and a walk in refrigerator for food storage.

Building Plug Load

The school has a typical range of office/education equipment. This includes televisions, projectors, printers, and approximately 56 computers including desktop and laptop units.

2.7 Water-Using Systems

A sampling of restroom and kitchen faucets found that many of the faucets are rated for 2.5 gallons per minute (gpm) or higher.

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

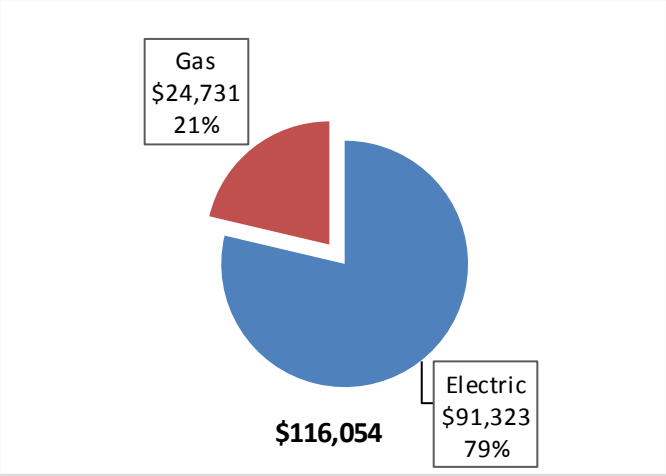
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Whitehall Elementary School		
Fuel	**Usage**	**Cost**
Electricity	575,100 kWh	$91,323
Natural Gas	27,476 Therms	$24,731
Total		**$116,054**

The current annual energy cost for this facility is $116,054 as shown in the chart below.

Figure 7 - Energy Cost Breakdown



3.2 Electricity Usage

The site purchases electricity from Constellation Electric and electric delivery is provided by Atlantic City Electric. The average electric cost over the past 12 months was $0.159/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 demand profile is not consistent with the energy use or the site equipment. Electric demand should decrease during the winter at this site. This is an issue the district may want to investigate further with the utility. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 8 - Electric Usage & Demand

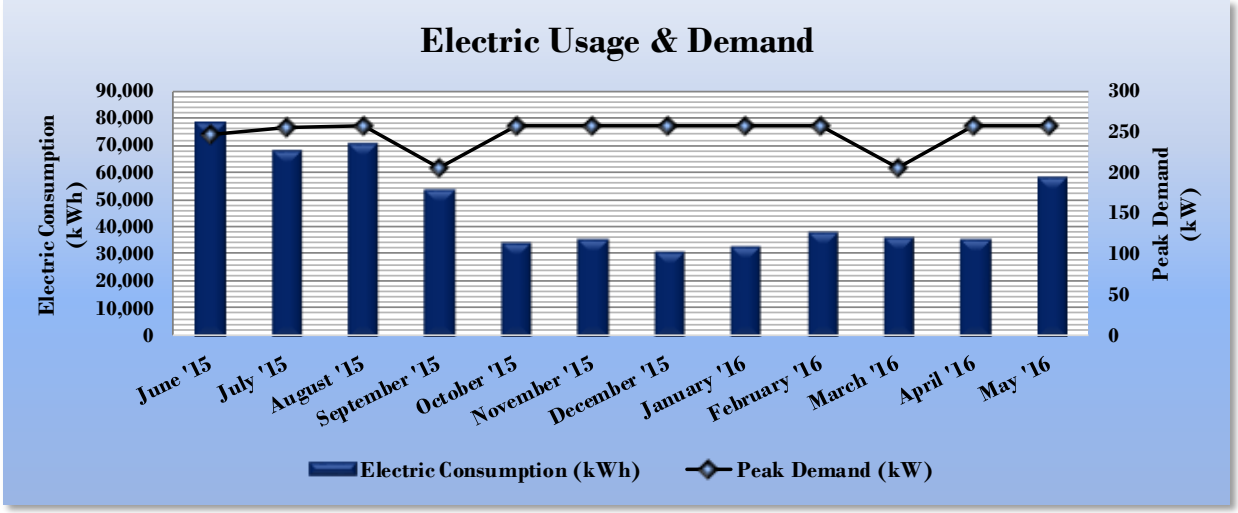


Figure 9 - Electric Usage & Demand

Electric Billing Data for Whitehall Elementary School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
7/1/15	29	78,300	246	$2,010	$10,171
8/1/15	34	68,100	255	$2,084	$10,649
9/1/15	30	70,800	258	$2,108	$10,303
10/1/15	32	53,700	206	$1,686	$7,938
11/1/15	29	34,500	258	$2,108	$6,057
12/1/15	29	35,700	258	$2,108	$6,411
1/1/16	32	31,500	258	$2,108	$5,784
2/1/16	30	33,300	258	$2,108	$5,854
3/1/16	28	38,400	258	$2,108	$6,590
4/1/16	30	36,600	206	$1,686	$6,099
5/1/16	33	36,000	258	$2,108	$6,310
6/1/16	29	58,200	258	$2,108	$9,158
Totals	**365**	**575,100**	**258**	**$24,330**	**$91,323**
Annual	**365**	**575,100**	**258**	**$24,330**	**$91,323**

3.3 Natural Gas Usage

The campus purchases natural gas from Direct Energy and natural gas delivery is provided by South Jersey Gas. The average gas cost for the past 12 months is $0.900/therm, which is the blended rate used throughout the analyses in this report. Natural gas is used primarily for space heating at this campus which is reflected in the use profile below. The monthly gas consumption is shown in the chart below.

Figure 10 - Natural Gas Usage

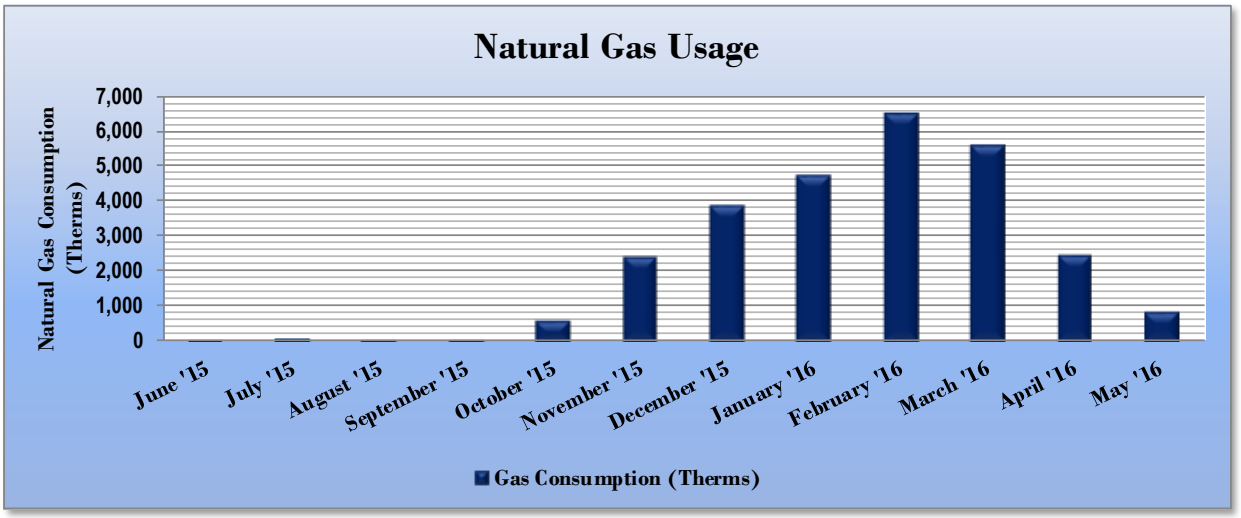


Figure 11 - Natural Gas Usage

Gas Billing Data for Whitehall Elementary School			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
7/1/15	29	82	$105
8/1/15	34	92	$118
9/1/15	30	63	$86
10/1/15	32	52	$79
11/1/15	29	605	$573
12/1/15	29	2,429	$2,185
1/1/16	32	3,915	$3,507
2/1/16	30	4,742	$4,240
3/1/16	28	6,498	$5,796
4/1/16	30	5,627	$5,026
5/1/16	32	2,499	$2,237
6/1/16	30	871	$780
Totals	**365**	**27,476**	**$24,731**
Annual	**365**	**27,476**	**$24,731**

3.4 Benchmarking

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

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

Figure 12 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Whitehall Elementary School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	158.7	141.4
Site Energy Use Intensity (kBtu/ft^2)	82.6	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 13 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Whitehall Elementary School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	138.3	141.4
Site Energy Use Intensity (kBtu/ft^2)	75.8	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. Your building is one of the building categories that are eligible to receive a score. This facility has a current score of 67.

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

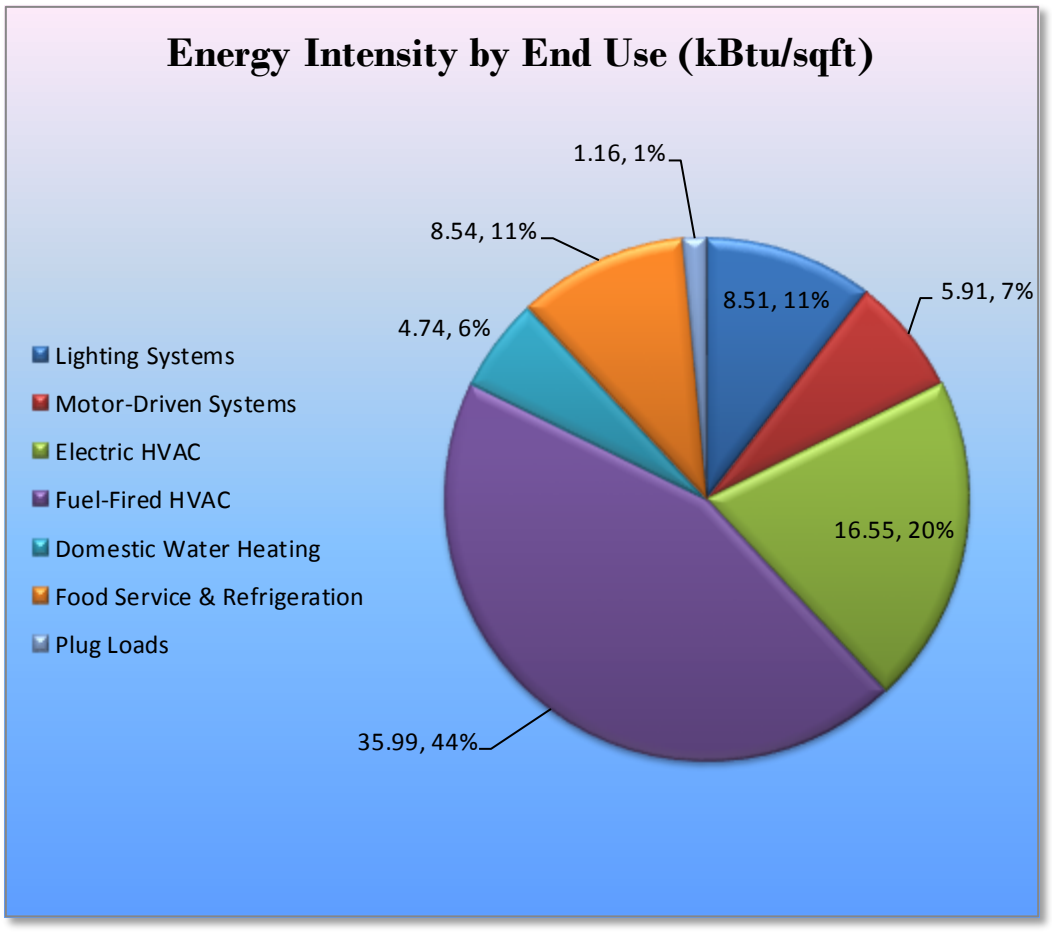
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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 14 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

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

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**79,172**	**20.9**	**0.0**	**$12,572.06**	**$60,301.45**	**$11,400.00**	**$48,901.45**	**3.9**	**79,725**
ECM 1	Install LED Fixtures	29,970	3.9	0.0	$4,759.12	$13,283.02	$3,400.00	$9,883.02	2.1	30,180
ECM 2	Retrofit Fixtures with LED Lamps	49,201	17.0	0.0	$7,812.94	$47,018.43	$8,000.00	$39,018.43	5.0	49,545
Lighting Control Measures		**20,723**	**6.6**	**0.0**	**$3,290.74**	**$11,456.00**	**$2,410.00**	**$9,046.00**	**2.7**	**20,868**
ECM 3	Install Occupancy Sensor Lighting Controls	20,185	6.4	0.0	$3,205.24	$10,456.00	$1,410.00	$9,046.00	2.8	20,326
ECM 4	Install High/Low Lighting Controls	538	0.2	0.0	$85.50	$1,000.00	$1,000.00	$0.00	0.0	542
Motor Upgrades		**2,222**	**0.7**	**0.0**	**$352.79**	**$5,539.97**	**$0.00**	**$5,539.97**	**15.7**	**2,237**
ECM 5	Premium Efficiency Motors	2,222	0.7	0.0	$352.79	$5,539.97	$0.00	$5,539.97	15.7	2,237
Variable Frequency Drive (VFD) Measures		**6,956**	**5.5**	**0.0**	**$1,104.52**	**$7,615.90**	**$1,600.00**	**$6,015.90**	**5.4**	**7,004**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	6,956	5.5	0.0	$1,104.52	$7,615.90	$1,600.00	$6,015.90	5.4	7,004
Domestic Water Heating Upgrade		**0**	**0.0**	**29.1**	**$262.04**	**$179.25**	**$0.00**	**$179.25**	**0.7**	**3,409**
ECM 7	Install Low-Flow Domestic Hot Water Devices	0	0.0	29.1	$262.04	$179.25	$0.00	$179.25	0.7	3,409
TOTALS		**109,072**	**33.7**	**29.1**	**$17,582.14**	**$85,092.57**	**$15,410.00**	**$69,682.57**	**4.0**	**113,243**

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

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

4.1.1 Lighting Upgrades

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

Figure 16 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**79,172**	**20.9**	**0.0**	**$12,572.06**	**$60,301.45**	**$11,400.00**	**$48,901.45**	**3.9**	**79,725**
ECM 1	Install LED Fixtures	29,970	3.9	0.0	$4,759.12	$13,283.02	$3,400.00	$9,883.02	2.1	30,180
ECM 2	Retrofit Fixtures with LED Lamps	49,201	17.0	0.0	$7,812.94	$47,018.43	$8,000.00	$39,018.43	5.0	49,545

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	29,970	3.9	0.0	$4,759.12	$13,283.02	$3,400.00	$9,883.02	2.1	30,180

Measure Description

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

ECM 2: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	48,186	16.9	0.0	$7,651.69	$46,570.43	$8,000.00	$38,570.43	5.0	48,523
Exterior	1,015	0.1	0.0	$161.25	$448.00	$0.00	$448.00	2.8	1,023

Measure Description

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

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

4.1.2 Lighting Control Measures

Figure 17 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		20,723	6.6	0.0	$3,290.74	$11,456.00	$2,410.00	$9,046.00	2.7	20,868
ECM 3	Install Occupancy Sensor Lighting Controls	20,185	6.4	0.0	$3,205.24	$10,456.00	$1,410.00	$9,046.00	2.8	20,326
ECM 4	Install High/Low Lighting Controls	538	0.2	0.0	$85.50	$1,000.00	$1,000.00	$0.00	0.0	542

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

ECM 3: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
20,185	6.4	0.0	$3,205.24	$10,456.00	$1,410.00	$9,046.00	2.8	20,326

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in all restrooms, classrooms, offices areas, gymnasium, kitchen, and library. 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 4: 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)
538	0.2	0.0	$85.50	$1,000.00	$1,000.00	$0.00	0.0	542

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. This measure is recommended for the hallways at Whitehall.

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 Motor Upgrades

ECM 5: Premium Efficiency Motors

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)
2,222	0.7	0.0	$352.79	$5,539.97	$0.00	$5,539.97	15.7	2,237

Measure Description

We recommend replacing standard efficiency motors with IHP 2014 efficiency motors. Our evaluation assumes that existing motors will be replaced with motors of equivalent size and type. Although occasionally additional savings can be achieved by downsizing motors to better meet the motor's current

load requirements. The base case motor efficiencies are estimated from nameplate information and our best estimates of motor run hours. Efficiencies of proposed motor upgrades are obtained from the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings (2016)*. Savings are based on the difference between baseline and proposed efficiencies and the assumed annual operating hours.

4.1.4 Variable Frequency Drive Measures

Our recommendations for variable frequency drive (VFD) measures are summarized in Figure 18 below.

Figure 18 – 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		**6,956**	**5.5**	**0.0**	**$1,104.52**	**$7,615.90**	**$1,600.00**	**$6,015.90**	**5.4**	**7,004**
ECM 6	Install VFDs on Constant Volume (CV) HVAC	6,956	5.5	0.0	$1,104.52	$7,615.90	$1,600.00	$6,015.90	5.4	7,004

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)
6,956	5.5	0.0	$1,104.52	$7,615.90	$1,600.00	$6,015.90	5.4	7,004

Measure Description

We recommend installing variable frequency drives (VFDs) to control supply fan motor 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. This measure is recommended for the air handler supply fans serving the stage.

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.

4.1.5 Domestic Hot Water Heating System Upgrades

Our recommendations for domestic water heating system improvements are summarized in Figure 19 below.

Figure 19 - Summary of Domestic Water Heating ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**0**	**0.0**	**29.1**	**$262.04**	**$179.25**	**$0.00**	**$179.25**	**0.7**	**3,409**
ECM 7	Install Low-Flow Domestic Hot Water Devices	0	0.0	29.1	$262.04	$179.25	$0.00	$179.25	0.7	3,409

ECM 7: Install Low-Flow DHW Devices

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	29.1	$262.04	$179.25	$0.00	$179.25	0.7	3,409

Measure Description

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

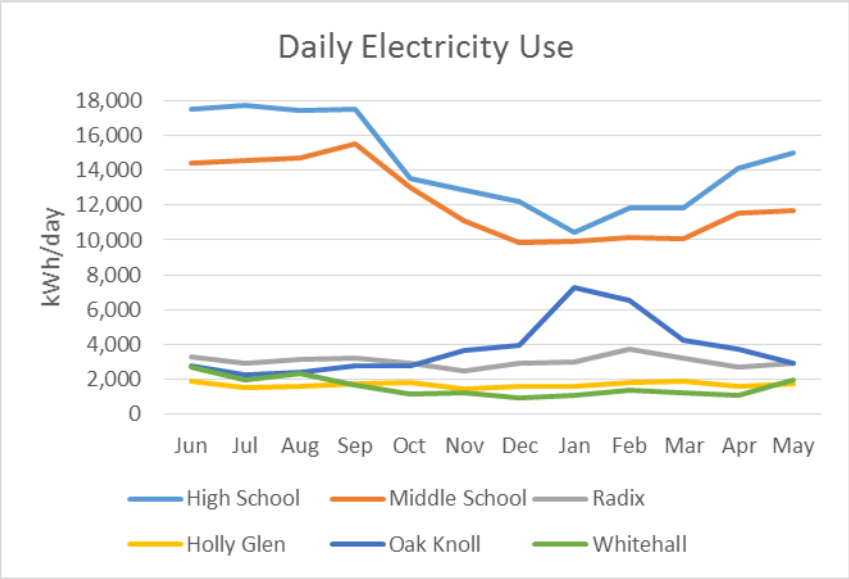
Low-flow devices reduce the overall water flow from the fixture, while still providing adequate pressure for washing. This reduces the amount of water used per day resulting in energy and water savings.

4.1.6 ECMs for Further Evaluation

Summer electricity use is higher than expected for all of the Monroe Township schools included in the LGEA Program. School is not in session July through August, however, the daily electricity use during those months ranges from 84% to 101% of the daily use in June and September. These use patterns are shown in the graph below. Even accounting for summer maintenance and community activities at the schools the electricity use should decrease when school is not in session.

The indication is that equipment, and in particular HVAC equipment, are operating longer than necessary. It is recommended that a retro-commissioning study be conducted district wide with particular focus on the building management system. Several of the schools use night setback controls for the HVAC. It is also recommended that a control strategy be implemented that turns off the HVAC fans and package units when the buildings are not occupied and then uses a high/low temperature limit to turn the equipment back on if the interior temperature exceeds the limits. This will reduce HVAC equipment operations while still maintaining freeze protection control.

Figure 20 – Daily Electricity Use



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 21 – 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	**52,995**	**31.4**	**0.0**	**$8,415.42**	**$242,139.45**	**$15,120.00**	**$227,019.45**	**27.0**	**53,366**
Install High Efficiency Electric AC	52,995	31.4	0.0	$8,415.42	$242,139.45	$15,120.00	$227,019.45	27.0	53,366
TOTALS	**52,995**	**31.4**	**0.0**	**$8,415.42**	**$242,139.45**	**$15,120.00**	**$227,019.45**	**27.0**	**53,366**

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

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

Install High Efficiency Air Conditioning Units

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
52,995	31.4	0.0	$8,415.42	$242,139.45	$15,120.00	$227,019.45	27.0	53,366

Measure Description

We evaluated replacing standard efficiency packaged air conditioning units with high efficiency packaged air conditioning units. There have been significant improvements in both compressor and fan motor efficiencies over the past several years. Therefore, electricity savings can be achieved by replacing older

units with new high efficiency units. A higher EER or SEER rating indicates a more efficient cooling system. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

Reasons for not Recommending

This measure is not recommended due to the long simple payback. While the mechanical cooling equipment evaluated for this measure are reaching or have exceeded their typical useful life, replacing the equipment cannot be justified solely on the basis of energy savings.

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.

Close Doors and Windows

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

Use Window Treatments/Coverings

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

Perform Proper Lighting Maintenance

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

Develop a Lighting Maintenance Schedule

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

Ensure Lighting Controls Are Operating Properly

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

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 5-10°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. Consider expanding the building management system to include control of all of the HVAC equipment on campus and implement the night setback throughout the campus.

Clean Evaporator/Condenser Coils on AC Systems

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

Clean and/or Replace HVAC Filters

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

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 Furnace Maintenance

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

adjusting operation and safety controls; inspecting the electrical connections; and ensuring proper lubrication for motors and bearings.

Perform Proper Water Heater Maintenance

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

Replace Computer Monitors

Replacing old computer monitors or displays with efficient monitors will reduce energy use. ENERGY STAR® rated monitors have specific requirements for on mode power consumption as well as idle and sleep mode power. According to the ENERGY STAR® website monitors that have earned the ENERGY STAR® label are 25% more efficient than standard monitors.

Water Conservation

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

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

Refer to Section 4.1.5 for any low-flow ECM recommendations.

6 On-Site Generation Measures

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

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

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

6.1 Photovoltaic

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

The district staff informed the TRC auditor that the district is committed to the installation of PV for on-site generation.

Solar projects must register their projects in the SREC Registration Program 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 and infrequent thermal load combined with the districts intent to install PV 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/.

7 DEMAND RESPONSE

Demand Response (DR) is a program designed to reduce the electric load of commercial facilities when electric wholesale prices are high or when the reliability of the electric grid is threatened due to peak demand. Demand Response service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability.

By enabling grid operators to call upon Curtailment Service Providers and commercial facilities to reduce electric usage during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment Service Providers provide regular payments to medium and large consumers of electric power for their participation in DR programs. Program participation is voluntary and participants receive payments whether or not their facility is called upon to curtail their electric usage.

Typically an electric customer needs to be capable of reducing their electric demand, within minutes, by at least 100 kW or more in order to participate in a DR program. Customers with a greater capability to quickly curtail their demand during peak hours will receive higher payments. Customers with back-up generators onsite may also receive additional DR payments for their generating capacity if they agree to run the generators for grid support when called upon. Eligible customers who have chosen to participate in a DR programs often find it to be a valuable source of revenue for their facility because the payments can significantly offset annual electric costs.

Participating customers can often quickly reduce their peak load through simple measures, such as temporarily raising temperature set points on thermostats, so that air conditioning units run less frequently, or agreeing to dim or shut off less critical lighting. This usually requires some level of building automation and controls capability to ensure rapid load reduction during a DR curtailment event. DR program participants may need to install smart meters or may need to also sub-meter larger energy-using equipment, such as chillers, in order to demonstrate compliance with DR program requirements.

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

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

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

In our opinion Whitehall is not a good candidate for DR due to the limited loads that could be shed or the automated control capability to easily shed load.

8 PROJECT FUNDING / INCENTIVES

The NJCEP is able to provide the incentive programs described below, and other benefits to ratepayers, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey's Electricity Restructuring Law (1999), which requires all customers of investor-owned electric and gas utilities to pay a surcharge on their monthly energy bills. As a customer of a state-regulated electric or gas utility and therefore a contributor to the fund your organization is eligible to participate in the LGEA program and also eligible to receive incentive payment for qualifying energy efficiency measures. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 22 for a list of the eligible programs identified for each recommended ECM.

Figure 22 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	Pay For Performance Existing Buildings
ECM 1	Install LED Fixtures	x	x
ECM 2	Retrofit Fixtures with LED Lamps	x	x
ECM 3	Install Occupancy Sensor Lighting Controls	x	x
ECM 4	Install High/Low Lighitng Controls		x
ECM 5	Premium Efficiency Motors		x
ECM 6	Install VFDs on Constant Volume (CV) HVAC	x	x
ECM 7	Install Low-Flow Domestic Hot Water Devices		x

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

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 Pay for Performance - Existing Buildings

Overview

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

Incentives

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

How to Participate

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

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

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

8.3 SREC Registration Program

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

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

Each time a solar installation generates 1,000 kilowatt-hours (kWh) of electricity, an SREC is earned. Solar project owners report the energy production to the SREC Tracking System. This reporting allows SREC's to

be placed in the customer's electronic account. SRECs can then be sold on the SREC Tracking System, providing revenue for the first 15 years of the project's life.

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

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

8.4 Energy Savings Improvement Program

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

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

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

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

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

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

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Stage	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,235	Relamp	No	7	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,235	0.15	328	0.0	$52.10	$409.50	$70.00	6.52
Custodial	4	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,235	LED Retrofit	Yes	4	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	865	0.06	122	0.0	$19.32	$228.00	$20.00	10.76
Boiler Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,235	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.11	237	0.0	$37.62	$504.00	$75.00	11.40
Boiler Room	2	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,235	LED Retrofit	No	2	LED Screw-In Lamps: LED Screw In	Wall Switch	29	1,235	0.02	36	0.0	$5.68	$56.00	$0.00	9.85
Supply Room	9	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,235	LED Retrofit	Yes	9	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	865	0.13	274	0.0	$43.48	$368.00	$20.00	8.00
SG1 Rest Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.11	345	0.0	$54.83	$350.00	$60.00	5.29
SG1 Rest Room	3	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,800	LED Retrofit	Yes	3	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	1,260	0.04	133	0.0	$21.12	$200.00	$20.00	8.52
Class Room 2-11, 15-26, 28	414	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	414	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	11.32	35,736	0.0	$5,674.72	$30,429.00	$4,945.00	4.49
4EG Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.04	66	0.0	$10.42	$117.00	$20.00	9.31
4EG Rest Room	1	Compact Fluorescent: one lamp CFL	Occupancy Sensor	42	865	LED Retrofit	No	1	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	865	0.01	13	0.0	$1.99	$28.00	$0.00	14.08
Custodial	1	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,235	LED Retrofit	No	1	LED Screw-In Lamps: LED Screw In	Wall Switch	29	1,235	0.01	18	0.0	$2.84	$28.00	$0.00	9.85
ACC Rest Room	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,235	Relamp	Yes	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,235	0.01	23	0.0	$3.61	$164.20	$30.00	37.19
B Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.04	66	0.0	$10.42	$117.00	$20.00	9.31
B Rest Room	1	Compact Fluorescent: one lamp CFL	Occupancy Sensor	42	865	LED Retrofit	No	1	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	865	0.01	13	0.0	$1.99	$28.00	$0.00	14.08
Tech	3	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,235	LED Retrofit	Yes	3	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	865	0.04	91	0.0	$14.49	$200.00	$20.00	12.42
Nurses Office	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.22	691	0.0	$109.66	$738.00	$115.00	5.68
Nurses Office	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,260	0.05	161	0.0	$25.57	$126.40	$0.00	4.94
Class Room 1	30	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	30	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.65	984	0.0	$156.29	$1,755.00	$300.00	9.31
A40-CR	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Occupancy Sensor	114	865	Relamp	No	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	865	0.44	668	0.0	$106.09	$1,141.60	$240.00	8.50
Ladies Rest Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.02	33	0.0	$5.21	$58.50	$10.00	9.31
Faculty Rest Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.02	33	0.0	$5.21	$58.50	$10.00	9.31
Faculty Rest Room	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	865	0.02	29	0.0	$4.58	$63.20	$0.00	13.80
Class Room A36	9	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Occupancy Sensor	114	865	Relamp	No	9	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	865	0.33	501	0.0	$79.57	$856.20	$180.00	8.50
Class Room A36 RR	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.02	33	0.0	$5.21	$58.50	$10.00	9.31
A39 Planning	9	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Occupancy Sensor	114	865	Relamp	No	9	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	865	0.33	501	0.0	$79.57	$856.20	$180.00	8.50

	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
A37-SG1	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	865	Relamp	No	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	865	0.19	295	0.0	$46.89	$451.20	$90.00	7.70
Tech Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,235	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,235	0.02	47	0.0	$7.44	$58.50	$10.00	6.52
Main Office	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.44	1,381	0.0	$219.31	$1,206.00	$195.00	4.61
Rest Room	1	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,800	LED Retrofit	Yes	1	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	1,260	0.01	44	0.0	$7.04	$144.00	$20.00	17.61
Principal Office	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.25	777	0.0	$123.36	$796.50	$125.00	5.44
Entrance	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,800	0.04	137	0.0	$21.69	$117.00	$20.00	4.47
Kitchen	58	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	58	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	1.59	5,007	0.0	$795.01	$3,933.00	$650.00	4.13
Kitchen	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,260	0.05	161	0.0	$25.57	$126.40	$0.00	4.94
Kitchen	8	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,800	LED Retrofit	Yes	8	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	1,260	0.11	355	0.0	$56.33	$224.00	$0.00	3.98
Gym	40	Linear Fluorescent - T5HO: 4' T5HO (54W) - 6L	Wall Switch	358	1,800	None	Yes	40	Linear Fluorescent - T5HO: 4' T5HO (54W) - 6L	Occupancy Sensor	358	1,260	2.82	8,893	0.0	$1,412.12	$540.00	$70.00	0.33
Gym closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.04	66	0.0	$10.42	$117.00	$20.00	9.31
Gym Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	865	Relamp	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	865	0.13	197	0.0	$31.26	$300.80	$60.00	7.70
Rest Rooms	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.09	131	0.0	$20.84	$234.00	$40.00	9.31
Custodial closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.02	33	0.0	$5.21	$58.50	$10.00	9.31
Boys Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,800	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,260	0.10	304	0.0	$48.25	$306.27	$60.00	5.10
Girls Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Occupancy Sensor	114	865	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	865	0.07	111	0.0	$17.68	$190.27	$40.00	8.50
Custodial closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.02	33	0.0	$5.21	$58.50	$10.00	9.31
Class Room 14	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.08	259	0.0	$41.12	$291.50	$50.00	5.87
Class Room 14	2	Compact Fluorescent: one lamp CFL	Wall Switch	42	1,800	LED Retrofit	Yes	2	LED Screw-In Lamps: LED Screw In	Occupancy Sensor	29	1,260	0.03	89	0.0	$14.08	$56.00	$0.00	3.98
Mail Room	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,800	Relamp	Yes	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,260	0.33	1,036	0.0	$164.48	$717.60	$140.00	3.51
Teachers Room	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.49	1,554	0.0	$246.73	$1,323.00	$215.00	4.49
Rest Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	0.05	173	0.0	$27.41	$233.00	$40.00	7.04
Library	46	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,800	Relamp	Yes	46	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,260	1.26	3,971	0.0	$630.52	$3,231.00	$530.00	4.28
Hallways	51	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,800	Relamp	Yes	51	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	1,260	0.71	2,228	0.0	$353.72	$3,458.20	$2,295.00	3.29
Hallways	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	865	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	865	0.02	32	0.0	$5.05	$96.40	$20.00	15.12

	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
Hallways	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	865	Relamp	No	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	865	0.30	459	0.0	$72.94	$819.00	$140.00	9.31
Exit Signs	23	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	23	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior	34	Metal Halide: (1) 175W Lamp	Daylight Dimming	215	4,380	Fixture Replacement	No	34	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Daylight Dimming	40	4,380	3.90	29,970	0.0	$4,759.12	$13,283.02	$3,400.00	2.08
Exterior	16	Compact Fluorescent: one lamp CFL	Daylight Dimming	42	4,380	LED Retrofit	No	16	LED Screw-In Lamps: LED Screw In	Daylight Dimming	29	4,380	0.13	1,015	0.0	$161.25	$448.00	$0.00	2.78

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
Boiler Room	Campus HHW	1	Heating Hot Water Pump	5.0	82.5%	No	2,745	Yes	89.5%	No		0.20	728	0.0	$115.60	$921.06	$0.00	7.97
Boiler Room	Campus HHW	1	Heating Hot Water Pump	5.0	82.5%	No	2,745	Yes	89.5%	No		0.20	728	0.0	$115.60	$800.37	$0.00	6.92
Class Rooms	Class Rooms	26	Supply Fan	0.3	65.0%	No	8,760	No	65.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Gym	1	Supply Fan	7.5	88.5%	No	3,391	Yes	91.0%	No		0.10	442	0.0	$70.14	$1,131.44	$0.00	16.13
Stage	Stage	2	Supply Fan	10.0	89.5%	No	1,200	Yes	91.7%	Yes	2	2.84	3,838	0.0	$609.51	$10,303.00	$2,400.00	12.97

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
Class Rooms	Class Rooms	26	Split-System AC	5.00		Yes	26	Split-System AC	5.00		14.00		No	29.86	50,410	0.0	$8,004.91	$194,508.60	$11,960.00	22.80
Roof	General	2	Split-System AC	20.00		Yes	2	Split-System AC	20.00		10.50		No	1.53	2,585	0.0	$410.51	$47,630.85	$3,160.00	108.33
Roof	Tech Room	1	Split-System AC	3.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Gym	1	Packaged AC	20.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Ground	Library	1	Split-System Air-Source HP	3.00	36.00	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Office	Main Office	3	Window AC	1.50		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
SG1 Room	SG1 Room	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Tech	Tech	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Nurse Office	Nurse Office	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Courtyard	TV Room	1	Split-System Air-Source HP	3.00	36.00	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
TV Room	TV Room	1	Window AC	0.83		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Custodian	Custodian	1	Window AC	0.67		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	Campus	2	Non-Condensing Hot Water Boiler	2,636.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Gym	1	Furnace	203.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	Campus	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Campus	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Custodial Closet	New Wing	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Low-Flow Device Recommendations

	Recommedation Inputs				Energy Impact & Financial Analysis						
Location	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rest Rooms	20	Faucet Aerator (Lavatory)	2.50	1.00	0.00	0	26.7	$240.40	$143.40	$0.00	0.60
Teacher Room	1	Faucet Aerator (Lavatory)	2.50	1.00	0.00	0	1.3	$12.02	$7.17	$0.00	0.60
Teacher Room	1	Faucet Aerator (Kitchen)	2.50	2.20	0.00	0	0.3	$2.40	$7.17	$0.00	2.98
TV Room	1	Faucet Aerator (Kitchen)	2.50	2.20	0.00	0	0.3	$2.40	$7.17	$0.00	2.98
Nurse	1	Faucet Aerator (Kitchen)	2.50	2.20	0.00	0	0.3	$2.40	$7.17	$0.00	2.98
Nurse	1	Faucet Aerator (Kitchen)	2.50	2.20	0.00	0	0.3	$2.40	$7.17	$0.00	2.98

Walk-In Cooler/Freezer Inventory & Recommendations

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

Commercial Refrigerator/Freezer Inventory & Recommendations

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

Cooking Equipment Inventory & Recommendations

	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	2	Gas Rack Oven (Single)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Gas Rack Oven (Single)	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Gas Griddle (≤2 Feet Width)	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
Kitchen	1	Door Type (Low Temp)	Electric	Electric	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Various	46	Computer	75.0	No
Various	10	Laptop	40.0	Yes
Various	0	Printer, small	20.0	Yes
Various	6	Printer, medium	300.0	Yes
Various	5	Printer, large	515.0	Yes
Various	2	Shredder	360.0	No
Various	28	Projector	200.0	Yes
Various	5	Microwave	1,000.0	Yes
Various	1	Refrigerator, small	27.6	No
Various	3	Refrigerator, medium	50.0	No
Various	2	Refrigerator, large	600.0	No
Various	1	Coffee machine	400.0	No
Various	1	Washing machine	900.0	No
Various	1	Clothes dryer	4,500.0	No
Various	34	Television	120.0	Yes

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Whitehall Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 57,017
Built: 1967

For Year Ending: May 31, 2016
Date Generated: May 05, 2017

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

Property & Contact Information

Property Address	Property Owner	Primary Contact
Whitehall Elementary School 161 Whitehall Road Williamstown, New Jersey 08094	_____ . (___)___-_____	____ _____ . (___)___-_____ _____

Property ID: 5016229

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
82.6 kBtu/ft²

Source EUI
158.5 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	1,956,956 (42%)
Natural Gas (kBtu)	2,754,205 (58%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	97.1
National Median Source EUI (kBtu/ft²)	186.2
% Diff from National Median Source EUI	-15%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	371

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)