# Local Government Energy Audit:
## Energy Audit Report

**Spring Lake Heights**

**Community Center**

900 Ocean Road

Spring Lake, NJ 07762

Spring Lake Heights

October 17, 2018

Final Report by:

**TRC Energy Services**

# Disclaimer

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

The energy conservation measures and estimates of energy savings have been reviewed for technical accuracy. However, estimates of final energy savings are not guaranteed, because final savings may depend on behavioral factors and other uncontrollable variables. TRC Energy Services 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.

# Table of Contents

# Table of Figures

# 1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Spring Lake Heights Community Center.

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

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

## 1.1 Facility Summary

The Spring Lake Heights Community Center is a 2,400 square foot facility used for public meetings and events. The building has an assembly room, restrooms and a kitchen. The building was recently renovated in 2017.

Lighting consists incandescent, T8 fluorescent, and LED lamps. The incandescent and T8 fluorescent lighting are inefficient as compared to currently available alternatives. Cooling and heating are provided by a ducted split-system AC. The heating for the split-system is provided by a gas furnace. A thorough description of the facility and our observations are in Section 2

## 1.2 Your Cost Reduction Opportunities

### Energy Conservation Measures

TRC Energy Services evaluated and recommends two measures which together represent an opportunity to reduce annual energy costs by $554 and annual greenhouse gas emissions by 3,448 lbs $CO_2e$. We estimate that if all measures were implemented as recommended, the project would pay for itself in 4.7 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 Spring Lake Heights Community Center's annual energy use by 4%.

*Figure 1 – Previous 12 Month Utility Costs*

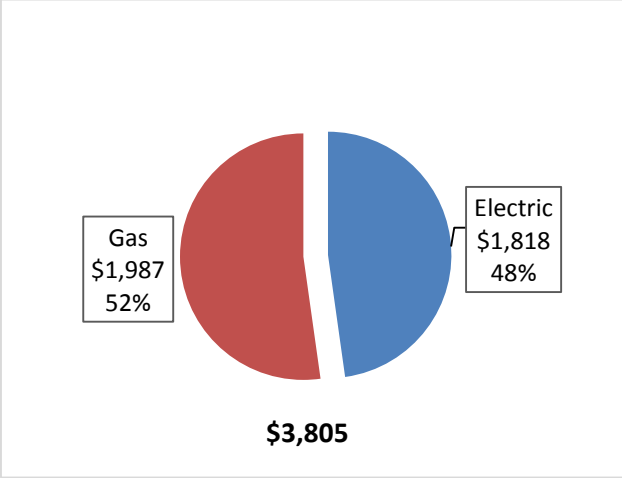
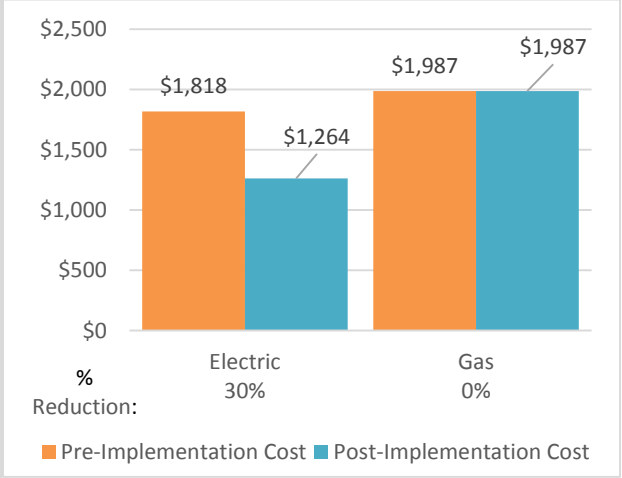



*Figure 2 – Potential Post-Implementation Costs*




A detailed description of Spring Lake Heights Community Center's existing energy use can be found in Section 3 "Site Energy Use and Costs."

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, "Energy Conservation Measures."

*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** | | | **3,189** | **1.1** | **0.0** | **$515.60** | **$1,121.92** | **$140.00** | **$981.92** | **1.9** | **3,211** |
| ECM 1 | Retrofit Fixtures with LED Lamps | Yes | 3,189 | 1.1 | 0.0 | $515.60 | $1,121.92 | $140.00 | $981.92 | 1.9 | 3,211 |
| **Lighting Control Measures** | | | **236** | **0.1** | **0.0** | **$38.08** | **$1,890.00** | **$245.00** | **$1,645.00** | **43.2** | **237** |
| ECM 2 | Install Occupancy Sensor Lighting Controls | Yes | 236 | 0.1 | 0.0 | $38.08 | $1,890.00 | $245.00 | $1,645.00 | 43.2 | 237 |
| **Motor Upgrades** | | | **0** | **0.0** | **0.0** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **0.0** | **0** |
| **TOTALS** | | | **3,424** | **1.2** | **0.0** | **$553.68** | **$3,011.92** | **$385.00** | **$2,626.92** | **4.7** | **3,448** |

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

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

**Lighting Upgrades** generally involve the replacement of existing lighting components such as lamps and ballasts (or the entire fixture) with higher efficiency lighting components. These 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.

## Energy Efficient Practices

TRC Energy Services also identified five 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 Spring Lake Heights Community Center include:

- Ensure Lighting Controls Are Operating Properly
- Use Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Water Conservation

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

### On-Site Generation Measures

TRC Energy Services evaluated the potential for installing on-site generation for Spring Lake Heights Community Center. Based on the configuration of the site and its loads there is a low potential for installing any PV and combined heat and power self-generation measures. For details on our evaluation and on-site generation potential, please refer to Section 6.

## 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 (SS)
- Direct Install (DI)

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 SS 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 SS program. More details on this program and others are available in Section 8.

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as,

attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.3 for additional information on the ESIP Program.

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

# 2 FACILITY INFORMATION AND EXISTING CONDITIONS

## 2.1 Project Contacts

*Figure 4 – Project Contacts*

| Name | Role | E-Mail | Phone # |
|---|---|---|---|
| **Customer** | | | |
| Joe May | Engineer | jmay@springlakehts.com | 732-449-3500 |
| **Designated Representative** | | | |
| Joe May | Engineer | jmay@springlakehts.com | 732-449-3500 |
| **TRC Energy Services** | | | |
| Alexander Klieverik | Auditor | aklieverik@trcsolutions.com | (732) 855-0033 |

## 2.2 General Site Information

On April 03, 2018, TRC performed an energy audit at Spring Lake Heights Community Center located in Spring Lake, NJ. TRC's team met with Joe May to review the facility operations and help focus our investigation on specific energy-using systems.

The Spring Lake Heights Community Center is a 2,400 square foot facility used for public meetings and events. The building has an assembly room, restrooms and a kitchen.

Lighting consists incandescent, T8 fluorescent, and LED lamps. The incandescent and T8 fluorescent lighting are inefficient as compared to currently available alternatives. Cooling and heating for the building are provided by a ducted split-system AC. The heating for the split-system is provided by a gas furnace.

The building was constructed in 1930 and renovated in 2017. The electricity and natural gas utility data which was provided for this site preceded the renovation. Therefore, an adjustment to the calculated energy consumption was necessary in order to conservatively calculate usage and savings.

## 2.3 Building Occupancy

The building is open 7 days a week, year around. The typical/estimated schedule is presented in the table below. The entire facility is used year-round by the community for events. Occupancy can vary from a few people to approximately 200 people when fully occupied.

*Figure 5 - Building Schedule*

| Building Name | Weekday/Weekend | Operating Schedule |
|---|---|---|
| Community Center | Weekday | 9:00 AM to 5:00 PM |
| Community Center | Weekend | 9:00 AM to 5:00 PM |

## 2.4 Building Envelope

The building was constructed in 1930 of wood framing and wood shingle siding. The roof is pitched with composite/asphalt shingles. The windows are double pane operable windows which are in good condition. The exterior doors are constructed of steel and in good condition.

*Image 1 – Building Envelope/Windows*

*Image 2 – Roof*

## 2.5 On-Site Generation

Spring Lake Heights Community Center does not have any on-site electric generation capacity.

## 2.6 Energy-Using Systems

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

### Lighting System

Lighting is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts and incandescent lamps. The T8 fixtures, located in the main assembly room, are recessed with louvered diffusers. There are also incandescent wall sconces and a chandelier at the entrance. LED recessed can lighting provides illumination in the kitchen and the restrooms.

Lighting control in most spaces is provided by manual wall switches. There is an occupancy sensor in the men's restroom.

The building's exterior lighting is minimal and consists primarily of a couple of incandescent fixtures with candelabra type bulbs. The lighting is controlled by a schedule timer and operated from dusk until dawn; adjusted each season by staff.

*Image 3 – T8 Fluorescent Lighting (classroom-new section)*

*Image 4 – T8 Fluorescent Lighting (class room-old section)*

## Heating and Cooling System

A 5-ton Carrier cooling/heating split system conditions the building. Cooling is provided by direct expansion (DX), and heating by a gas furnace. The supply fan, evaporator, and furnace are located in the basement, and ducting runs through the basement under the main floor. The compressor and condensing unit are located on the ground at the rear of the building. The unit is manually controlled by a thermostat located in main zone. The interior temperature of the building is maintained at 63°F.

*Image 5 – Split-System AC (condenser)*

*Image 6 – Split-System AC (supply fan/evaporator)*

## Domestic Hot Water Heating System

The Community Center has one 40-gallon gas fired domestic water heater with an input rating of 36 kbtu/hr and a nominal efficiency of about 82%. The water heater serves the restrooms and kitchen. The unit is approximately 9 years old, but appears to be in good condition.

***Image 7 – DHW heater***

## Building Plug Load

There are only a few plug loads in the building. The refrigerator in the kitchen is the main plug load.

# 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

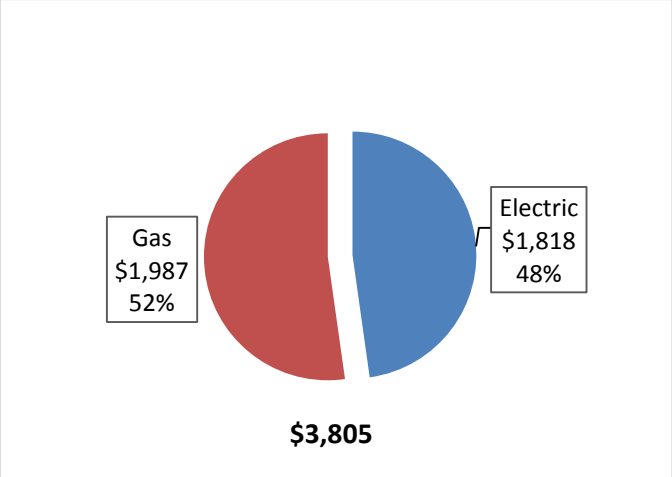
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. Electricity use was adjusted as described in Section 3.2. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

*Figure 6 - Utility Summary*

| Utility Summary for Community Center | | |
|---|---|---|
| **Fuel** | **Usage** | **Cost** |
| Electricity | 11,243 kWh | $1,818 |
| Natural Gas | 2,345 Therms | $1,987 |
| **Total** | | **$3,805** |

The current annual energy cost for this facility is $3,805 as shown in the chart below.

*Figure 7 - Energy Cost Breakdown*



## 3.2 Electricity Usage

Electricity is provided by JCP&L. The electricity and natural gas utility data which was provided for this site preceded the renovation therefore an adjustment (reduced) of 15% was applied to the calculated electric energy consumption in order to conservatively calculate usage and savings based on the new systems, which provide for higher overall efficiency. The average electric cost over the past 12 months was $0.162/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. Analysis of the data indicates that the high usage is in the summer months which could indicate that space cooling is the predominant load in the building. The other possibility is that there is more usage in the summer months. The monthly electricity consumption and peak demand are shown in the chart below.

*Figure 8 - Graph of Electric Usage & Demand*

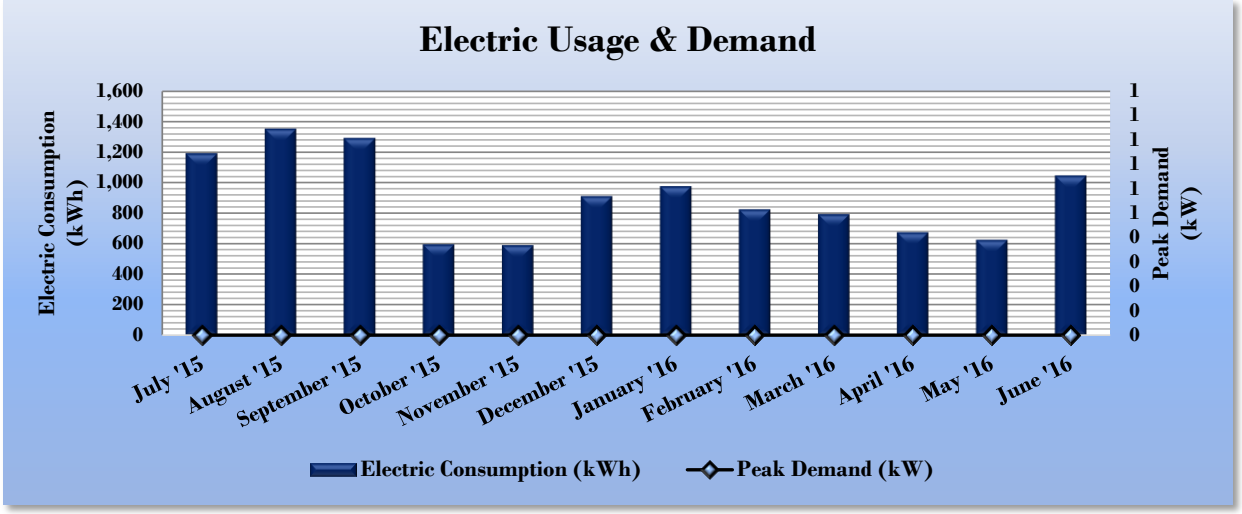



*Figure 9 - Table of Electric Usage & Demand*

| Electric Billing Data for Community Center | | | | | |
|---|---|---|---|---|---|
| Period Ending | Days in Period | Electric Usage (kWh) | Demand (kW) | Demand Cost | Total Electric Cost |
| 7/22/15 | 29 | 1,189 | | | $193 |
| 8/21/15 | 29 | 1,348 | | | $211 |
| 9/22/15 | 31 | 1,288 | | | $202 |
| 10/21/15 | 28 | 594 | | | $97 |
| 11/20/15 | 29 | 588 | | | $96 |
| 12/22/15 | 31 | 908 | | | $147 |
| 1/22/16 | 30 | 974 | | | $157 |
| 2/22/16 | 30 | 823 | | | $133 |
| 3/22/16 | 28 | 791 | | | $129 |
| 4/20/16 | 28 | 673 | | | $111 |
| 5/19/16 | 28 | 623 | | | $103 |
| 6/20/16 | 31 | 1,044 | | | $175 |
| **Totals** | **352** | **10,843** | **0** | **$0** | **$1,753** |
| **Annual** | **365** | **11,243** | **0** | **$0** | **$1,818** |

## 3.3 Natural Gas Usage

Natural gas is provided by NJ Natural Gas. The average gas cost for the past 12 months is $0.847/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

*Figure 10 - Graph of Natural Gas Usage*

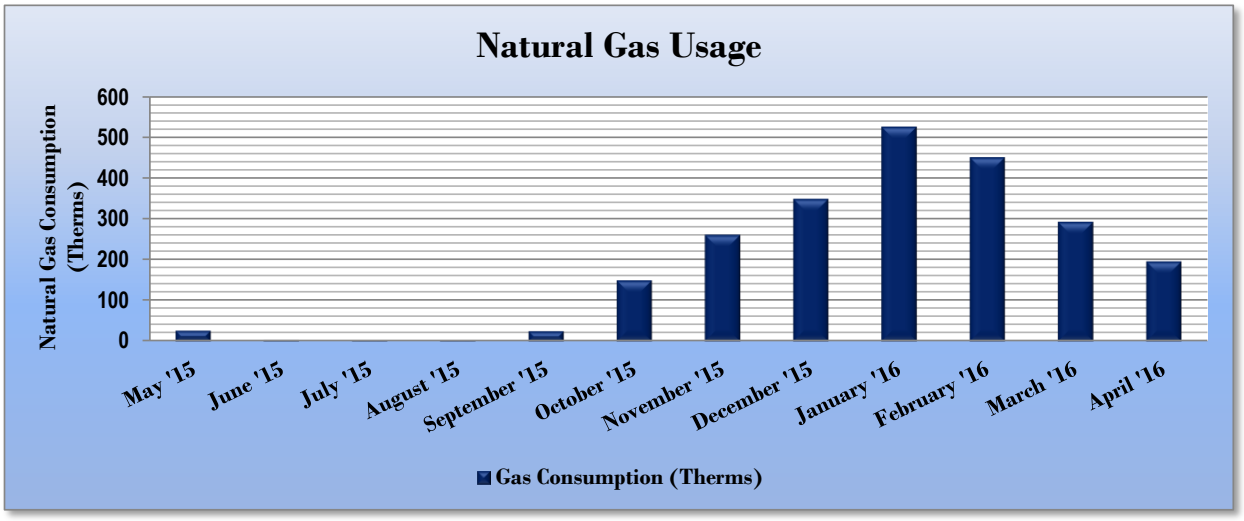



*Figure 11 - Table of Natural Gas Usage*

| Gas Billing Data for Community Center | | | |
|---|---|---|---|
| Period Ending | Days in Period | Natural Gas Usage (Therms) | Natural Gas Cost |
| 6/10/15 | 29 | 26 | $48 |
| 7/15/15 | 34 | 3 | $33 |
| 8/12/15 | 27 | 2 | $27 |
| 9/9/15 | 27 | 2 | $27 |
| 10/7/15 | 27 | 25 | $47 |
| 11/6/15 | 29 | 149 | $147 |
| 12/9/15 | 32 | 260 | $184 |
| 1/11/16 | 32 | 348 | $237 |
| 2/10/16 | 29 | 524 | $344 |
| 3/14/16 | 32 | 449 | $358 |
| 4/12/16 | 28 | 292 | $280 |
| 5/11/16 | 28 | 195 | $195 |
| **Totals** | **354** | **2,274** | **$1,927** |
| **Annual** | **365** | **2,345** | **$1,987** |

## 3.4 Benchmarking

This facility was benchmarked using *Portfolio Manager*, an online tool created and managed by the U.S. 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.

Energy Use Intensity 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 | | |
|---|---|---|
| | Community Center | National Median<br>Building Type: Center/Meeting Hall |
| Source Energy Use Intensity (kBtu/ft$^2$) | 152.8 | 69.8 |
| Site Energy Use Intensity (kBtu/ft$^2$) | 113.7 | 45.3 |

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 | | |
|---|---|---|
| | Community Center | National Median<br>Building Type: Center/Meeting Hall |
| Source Energy Use Intensity (kBtu/ft$^2$) | 137.5 | 69.8 |
| Site Energy Use Intensity (kBtu/ft$^2$) | 108.8 | 45.3 |

Many types of commercial buildings are also eligible to receive an ENERGY STAR™ score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. Your building is not one of the building categories that are eligible to receive a score.

A Portfolio Manager Statement of Energy Performance (SEP) was generated for this facility, see

**Appendix B: ENERGYSTAR® Statement of Energy Performance**.

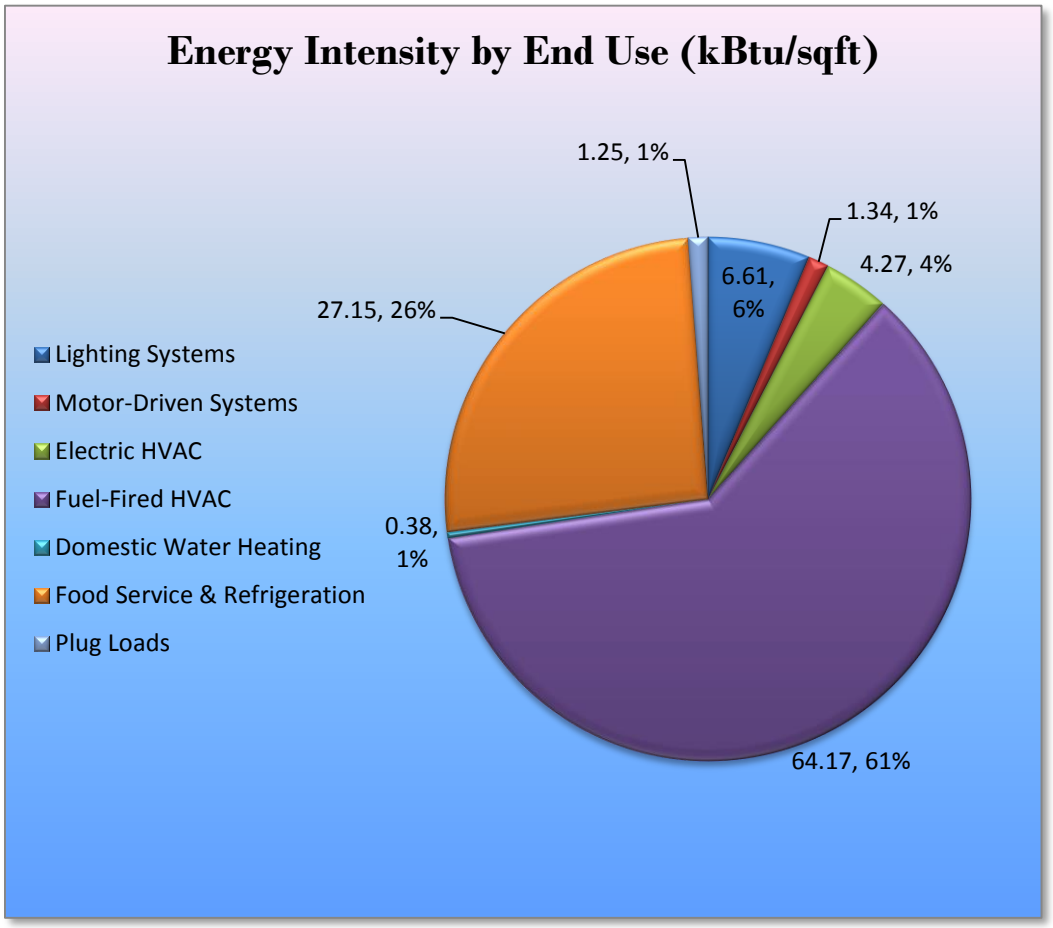
For more information on Energy Star certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1

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

The following sections describe the evaluated measures.

## 4.1 Recommended ECMs

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

*Figure 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** | | **3,189** | **1.1** | **0.0** | **$515.60** | **$1,121.92** | **$140.00** | **$981.92** | **1.9** | **3,211** |
| ECM 1 | Retrofit Fixtures with LED Lamps | 3,189 | 1.1 | 0.0 | $515.60 | $1,121.92 | $140.00 | $981.92 | 1.9 | 3,211 |
| **Lighting Control Measures** | | **236** | **0.1** | **0.0** | **$38.08** | **$1,890.00** | **$245.00** | **$1,645.00** | **43.2** | **237** |
| ECM 2 | Install Occupancy Sensor Lighting Controls | 236 | 0.1 | 0.0 | $38.08 | $1,890.00 | $245.00 | $1,645.00 | 43.2 | 237 |
| **TOTALS** | | **3,424** | **1.2** | **0.0** | **$553.68** | **$3,011.92** | **$385.00** | **$2,626.92** | **4.7** | **3,448** |

* - 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).

Please see **Appendix A: Equipment Inventory & Recommendations** for a detailed list of the locations and recommended upgrades for each measure.

### 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** | | **3,189** | **1.1** | **0.0** | **$515.60** | **$1,121.92** | **$140.00** | **$981.92** | **1.9** | **3,211** |
| ECM 1 | Retrofit Fixtures with LED Lamps | 3,189 | 1.1 | 0.0 | $515.60 | $1,121.92 | $140.00 | $981.92 | 1.9 | 3,211 |

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: 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 | 2,444 | 1.0 | 0.0 | $395.21 | $1,034.01 | $140.00 | $894.01 | 2.3 | 2,461 |
| Exterior | 745 | 0.1 | 0.0 | $120.39 | $87.91 | $0.00 | $87.91 | 0.7 | 750 |

*Measure Description*

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

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

## 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** | | **236** | **0.1** | **0.0** | **$38.08** | **$1,890.00** | **$245.00** | **$1,645.00** | **43.2** | **237** |
| ECM 2 | Install Occupancy Sensor Lighting Controls | 236 | 0.1 | 0.0 | $38.08 | $1,890.00 | $245.00 | $1,645.00 | 43.2 | 237 |

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 2: 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) |
|---|---|---|---|---|---|---|---|---|
| 236 | 0.1 | 0.0 | $38.08 | $1,890.00 | $245.00 | $1,645.00 | 43.2 | 237 |

*Measure Description*

We recommend installing occupancy sensors to control the light fixtures in the main assembly area which are currently controlled by manual switches. 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.

# 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.

## Ensure Lighting Controls Are Operating Properly

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

## Use Thermostat Schedules and Temperature Resets

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

## Clean Evaporator/Condenser Coils on AC Systems

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

## 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.

## 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).

# 6 On-Site Generation Measures

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

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

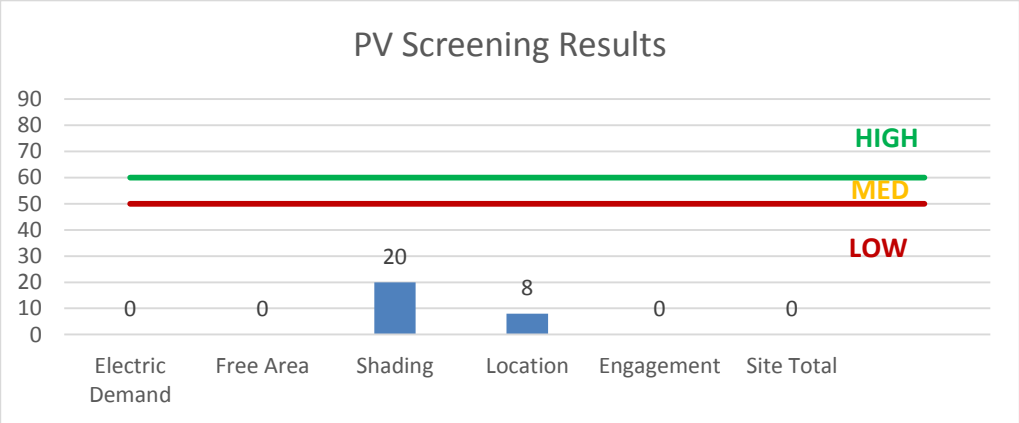
Preliminary screenings were performed to determine the potential that a generation project could provide a cost-effective solution for your facility. Before making a decision to implement, a feasibility study should be conducted that would take a detailed look at existing energy profiles, siting, interconnection,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

## 6.1 Photovoltaic

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

A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has a **Low** potential for installing a PV array. If Spring Lake Heights Community Center is interested in pursuing the installation of PV, we recommended a full feasibility study be conducted.

*Figure 18 - Photovoltaic Screening*



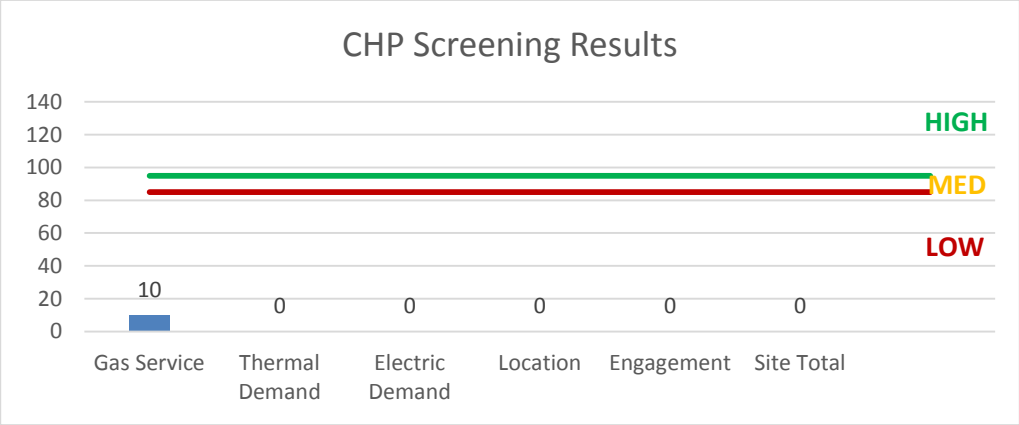
## 6.2 Combined Heat and Power

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.

*Figure 19 - Combined Heat and Power Screening*



# 7 DEMAND RESPONSE

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

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

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

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

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

The first step toward participation in a DR program is to contact a Curtailment Service Provider. A list of these providers is available on PJM's website and it includes contact information for each company, as well as the states where they have active business (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 (www.pjm.com/training/trainingmaterial.aspx), along with a variety of other DR program information.

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

**In our opinion this building is not a good candidate for DR**.

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

*Figure 20 - ECM Incentive Program Eligibility*

| Energy Conservation Measure | | SmartStart Prescriptive | SmartStart Custom | Direct Install | Pay For Performance Existing Buildings | Large Energy Users Program | Combined Heat & Power and Fuel Cell |
|---|---|---|---|---|---|---|---|
| ECM 1 | Retrofit Fixtures with LED Lamps | x | | x | | | |
| ECM 2 | Install Occupancy Sensor Lighting Controls | x | | x | | | |

SmartStart (SS) 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 (DI) 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 SS 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**

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

**Equipment with Prescriptive Incentives Currently Available:**

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

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

**Incentives**

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

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

**How to Participate**

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

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

## 8.2 Direct Install

**Overview**

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

**Incentives**

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

**How to Participate**

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

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

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

## 8.3 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 |
| Whole Bldg | 5 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | None | No | 5 | Exit Signs: LED - 2 W Lamp | None | 6 | 8,760 | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Main Entry | 1 | Incandescent: hanging fixture ,43 W, 3lamp | Wall Switch | 129 | 1,874 | Relamp | No | 1 | LED Screw-In Lamps: A lamp replacement | Wall Switch | 19 | 1,874 | 0.09 | 232 | 0.0 | $37.55 | $53.75 | $0.00 | 1.43 |
| Main Room | 13 | Incandescent: wall sconces, 43 W | Wall Switch | 43 | 1,874 | Relamp | Yes | 1 | LED Screw-In Lamps: A lamp replacement | Occupancy Sensor | 13 | 1,312 | 0.45 | 1,165 | 0.0 | $188.33 | $1,133.75 | $140.00 | 5.28 |
| Main Room | 14 | Linear Fluorescent - T8: 4' T8 (32W) - 2L | Wall Switch | 62 | 1,874 | Relamp | Yes | 14 | LED - Linear Tubes: (2) 4' Lamps | Occupancy Sensor | 29 | 1,312 | 0.47 | 1,236 | 0.0 | $199.91 | $1,629.00 | $245.00 | 6.92 |
| Kitchen Area | 7 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | None | No | 7 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Storage | 1 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | None | No | 1 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Mens RR | 1 | Incandescent: hanging fixture ,43 W, 3lamp | Occupancy Sensor | 129 | 1,312 | Relamp | No | 1 | LED Screw-In Lamps: A lamp replacement | Occupancy Sensor | 19 | 1,312 | 0.09 | 163 | 0.0 | $26.28 | $53.75 | $0.00 | 2.05 |
| Mens RR | 1 | LED Screw-In Lamps: recessed can | Occupancy Sensor | 10 | 1,312 | None | No | 1 | LED Screw-In Lamps: recessed can | Occupancy Sensor | 10 | 1,312 | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Womens RR | 1 | Incandescent: hanging fixture ,43 W, 3lamp | Wall Switch | 129 | 1,874 | Relamp | No | 1 | LED Screw-In Lamps: A lamp replacement | Wall Switch | 19 | 1,874 | 0.09 | 232 | 0.0 | $37.55 | $53.75 | $0.00 | 1.43 |
| Womens RR | 1 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | None | No | 1 | LED Screw-In Lamps: recessed can | Wall Switch | 10 | 1,874 | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Entrance | 2 | Incandescent: 4 lamp Candelaba | Daylight Dimming | 100 | 4,380 | Relamp | No | 2 | LED Screw-In Lamps: LED Candelabra | Daylight Dimming | 15 | 4,380 | 0.14 | 841 | 0.0 | $136.04 | $87.91 | $0.00 | 0.65 |

## 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 |
| Basement | Building | 1 | Supply Fan | 0.8 | 85.5% | No | 1,800 | No | 85.5% | No | | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |
| Kitchen | Kitchen | 1 | Kitchen Hood Exhaust Fan | 0.5 | 86.5% | No | 400 | No | 86.5% | No | | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |

## Electric HVAC Inventory & Recommendations

| | | Existing Conditions | | | | Proposed Conditions | | | | | | | | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Area(s)/System(s) Served | System Quantity | System Type | Cooling Capacity per Unit (Tons) | Heating Capacity per Unit (kBtu/hr) | Install High Efficiency System? | System Quantity | System Type | Cooling Capacity per Unit (Tons) | Heating Capacity per Unit (kBtu/hr) | Cooling Mode Efficiency (SEER/EER) | Heating Mode Efficiency (COP) | Install Dual Enthalpy Economizer? | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Condensor/Rear | Building | 1 | Split-System AC | 5.00 | | 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 |
| Basement | Carrier AHU | 1 | Furnace | 124.74 | 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 |
| Water Heater Room/basement | Building | 1 | Storage Tank Water Heater (≤ 50 Gal) | No | | | | | | 0.00 | 0 | 0.0 | $0.00 | $0.00 | $0.00 | 0.00 |

## Cooking Equipment Inventory & Recommendations

| | Existing Conditions | | | Proposed Conditions | Energy Impact & Financial Analysis | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | Quantity | Equipment Type | High Efficiency Equipement? | Install High Efficiency Equipment? | Total Peak kW Savings | Total Annual kWh Savings | Total Annual MMBtu Savings | Total Annual Energy Cost Savings | Total Installation Cost | Total Incentives | Simple Payback w/ Incentives in Years |
| Kitchen | 1 | Gas Griddle (≤2 Feet Width) | Yes | 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? |
| Kitchen | 1 | Refridgerator | 300.0 | Yes |

# *Appendix B: ENERGYSTAR® Statement of Energy Performance*

## ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

**N/A**

ENERGY STAR® Score[1]

### Spring Lake Heights Community Center

**Primary Property Type:** Social/Meeting Hall
**Gross Floor Area (ft²):** 2,400
**Built:** 1930

**For Year Ending:** April 30, 2016
**Date Generated:** May 12, 2018

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

### Property & Contact Information

| Property Address | Property Owner | Primary Contact |
|---|---|---|
| Spring Lake Heights Community Center<br>900 Ocean Road<br>Spring Lake, New Jersey 07762 | Borough of Spring Lake Heights<br>555 Brighton Avenue<br>Spring Lake Heights, NJ 07762<br>732-449-3500 | Joseph May<br>555 Brighton Avenue<br>Spring Lake Heights, NJ 07762<br>732-449-3500<br>jmay@springlakehts.com |

**Property ID:** 6323803

### Energy Consumption and Energy Use Intensity (EUI)

**Site EUI**
109.2 kBtu/ft²

**Source EUI**
147.5 kBtu/ft²

| Annual Energy by Fuel | |
|---|---|
| Electric - Grid (kBtu) | 37,785 (14%) |
| Natural Gas (kBtu) | 224,236 (86%) |

| National Median Comparison | |
|---|---|
| National Median Site EUI (kBtu/ft²) | 51.7 |
| National Median Source EUI (kBtu/ft²) | 69.8 |
| % Diff from National Median Source EUI | 111% |
| **Annual Emissions** | |
| Greenhouse Gas Emissions (Metric Tons CO2e/year) | 16 |

### 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)**