Local Government Energy Audit:
Energy Audit Report

Stephen J. Gerace School

59 Boulevard

Pequannock Township, NJ 07440

Pequannock Board of Education

October 31, 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 building's energy using equipment and systems. Approximate saving are included in this report to help make decisions about reducing energy use at the building. 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 building 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 building 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 Stephen J. Gerace School.

The goal of an LGEA report is to provide you with information on how your building 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 public schools in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

1.1 Building Summary

Stephen J. Gerace School is a 34,834 square foot, two-story elementary school building comprised of various space types including classrooms, offices, a media center, a computer lab, a multi-purpose room, a new gymnasium, a small garage, and various mechanical and storage spaces.

Lighting at Stephen J. Gerace School consists primarily of aging and inefficient fluorescent and incandescent lighting. There are also some compact fluorescent lamps throughout the building. Heating is supplied by two condensing boilers supplying hot water to unit ventilators throughout the building. Cooling is supplied to a few areas by window air conditioners and split-system ACs. Wall-mounted oscillating fans provide air circulation in most classroom areas. A thorough description of the building and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated six measures which together represent an opportunity for Stephen J. Gerace School to reduce annual energy costs by $9,571 and annual greenhouse gas emissions by 79,123 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 6.1 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 Stephen J. Gerace School's annual energy use by 8%.

Figure 1 – Previous 12 Month Utility Costs

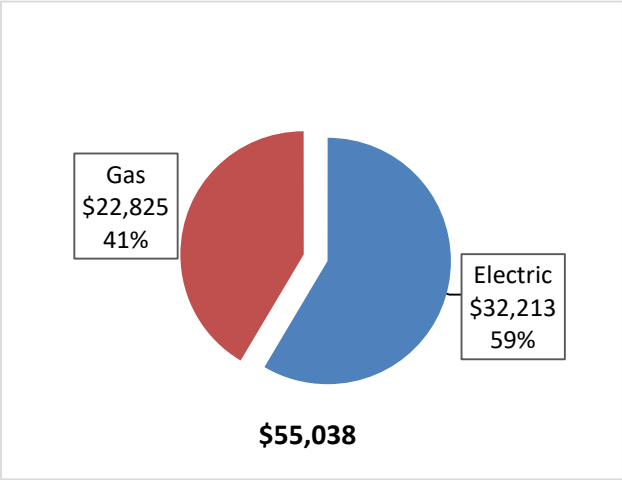
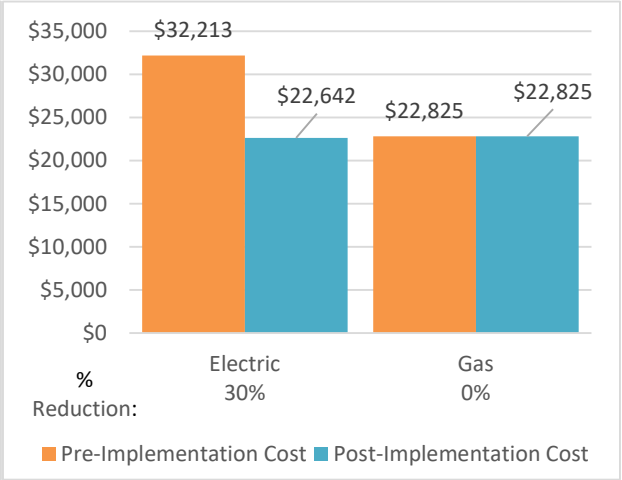


Figure 2 – Potential Post-Implementation Costs



A detailed description of Stephen J. Gerace 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			61,831	16.9	0.0	$7,531.41	$46,428.52	$8,580.00	$37,848.52	5.0	62,263
ECM 1	Install LED Fixtures	Yes	7,068	1.5	0.0	$860.91	$6,641.51	$1,700.00	$4,941.51	5.7	7,117
ECM 2	Retrofit Fixtures with LED Lamps	Yes	54,763	15.4	0.0	$6,670.50	$39,787.01	$6,880.00	$32,907.01	4.9	55,146
Lighting Control Measures			5,178	1.1	0.0	$630.77	$15,350.00	$1,890.00	$13,460.00	21.3	5,215
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	3,173	0.7	0.0	$386.48	$12,950.00	$1,890.00	$11,060.00	28.6	3,195
ECM 4	Install High/Low Lighitng Controls	Yes	2,006	0.4	0.0	$244.29	$2,400.00	$0.00	$2,400.00	9.8	2,020
Variable Frequency Drive (VFD) Measures			9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022
ECM 5	Install VFDs on Hot Water Pumps	Yes	9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022
Plug Load Equipment Control - Vending Machine			1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623
ECM 6	Vending Machine Control	Yes	1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623
TOTALS			78,574	19.3	0.0	$9,570.84	$68,560.22	$10,470.00	$58,090.22	6.1	79,123

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

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

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

Lighting Controls measures generally involve the installation of automated controls to turn off lights or reduce light output when not needed. Automated control reduces reliance on occupant behavior for adjusting lights. These measures save energy by reducing the amount of time lights are on.

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

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

Energy Efficient Practices

TRC also identified 12 low cost (or no cost) energy efficient practices. A building'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 Stephen J. Gerace School include:

- Reduce Air Leakage
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Perform Routine Motor Maintenance
- Practice Proper Use of Thermostat Schedules and Temperature Resets
- Clean Evaporator/Condenser Coils on AC Systems
- Check for and Seal Duct Leakage
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Replace Computer Monitors
- Water Conservation

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

On-Site Generation Measures

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

Figure 4 – Photovoltaic Potential

Potential	High	
System Potential	56	kW DC STC
Electric Generation	66,717	kWh/yr
Displaced Cost	$5,800	/yr
Installed Cost	$160,200	

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

1.3 Implementation Planning

To realize the energy savings from the ECMs listed in this report, a project implementation plan must be developed. Available capital must be considered and decisions need to be made whether it is best to

pursue individual ECMs separately, groups of ECMs, or a comprehensive approach where all ECMs are implemented together, possibly in conjunction with other building upgrades or improvements.

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

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

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

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

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.3 for additional information on the ESIP Program.

The Demand Response Energy Aggregator is a (non-NJCEP) program designed to reduce electric loads at commercial facilities, when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. Demand Response (DR) service providers (a.k.a. Curtailment Service Providers) are registered with PJM, the independent system operator (ISO) for mid-Atlantic state region that is charged with maintaining electric grid reliability. By enabling grid operators to call upon commercial facilities to reduce their electric usage during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment Service Providers provide regular payments to medium and large consumers of electric power for their participation in DR programs. Program participation is voluntary and facilities receive payments whether or not they are called upon to curtail their load during times of peak demand. Refer to Section 7 for additional information on this program.

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

2 BUILDING INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Kateryna Bechtel	Business Administrator	kathy.bechtel@pequannock.org	973-616-6030
Designated Representative			
Peter Riffel	Supervisor of Buildings & Grounds	peter.riffel@pequannock.org	973-479-6860
TRC Energy Services			
Alexander Klieverik	Auditor	aklieverik@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On January 18, 2018, TRC performed an energy audit at Stephen J. Gerace School located in Pequannock Township, New Jersey. TRC's team met with Peter Riffel, Supervisor of Buildings and Grounds to review the building operations and help focus our investigation on specific energy-using systems.

Stephen J. Gerace School is a 34,834 square foot, two-story building comprised of various space types including classrooms, offices, a media center, a computer lab, a multi-purpose room, a new gymnasium, a small garage, and various mechanical and storage spaces.

The building was originally constructed in 1969. A new gymnasium and associated spaces were added to the building in 2014.

2.3 Building Occupancy

The school building is open Monday through Friday and closed on weekends. The typical schedule is presented in the table below. The building is used only during the school year, and there are no community activities or camps running during the summer. During a typical day, the building is occupied by approximately 50 staff and 350 students.

Figure 6 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Stephen J. Gerace School	Weekday	6:00 AM to 6:00 PM
Stephen J. Gerace School	Weekend	Closed

2.4 Building Envelope

The building is constructed of concrete block and structural steel with a partial brick facade. The building has mostly pitched roof sections covered with metal panels that are in good condition. There are small sections of flat roof where cooling equipment is located. The building has double-pane windows which are in good condition and show little sign of excessive infiltration. The exterior doors are constructed of aluminum and in good condition except that the door seals have worn out which increases the level of outside air infiltration.


2.5 On-Site Generation

Stephen J. Gerace School does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

Lighting System

Lighting at the building is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts as well as some incandescent and compact fluorescent lamps (CFL). Most of the fixtures are 2-lamp or 3-lamp, 4-foot long troffers.



The new gymnasium is lit with T5 fluorescent lamps in hanging utility fixtures.

Lighting control in most spaces is provided by occupancy sensors. The occupancy sensors are either wall or ceiling mounted depending on the space layout. Stairwells, hallways, restrooms, and mechanical and storage spaces do not contain any occupancy sensors and are on while the building is occupied.

The building's exterior lighting consists primarily of high pressure sodium (HPS) fixtures and compact fluorescent lamps that are controlled by photocells. The parking lot lighting consists of LED fixtures.




Hot Water Heating System

The hot water system consists of two AERCO Benchamark 1.5 Low NOx forced draft boilers. The boilers have a nominal combustion efficiency of 90%. The boilers are configured in a constant flow primary distribution with two 5 HP hot water pumps. Hot water is supplied at 160°F when the outside air temperature is below 50°F and the setpoint is reset to 140°F when the outside air is above 65°F. The boilers provide hot water to unit ventilators throughout the building.




The boilers operate in a lead/lag configuration. Both boilers may be required during cold weather. The lead boiler is rotated weekly.

The boilers are in good condition and well maintained.

Air Conditioning System

The majority of rooms are ventilated by approximately 50 oscillating circulation fans. The media center, STEM lab, and four classrooms are mechanically cooled. The STEM lab is served by a 4-ton Luxaire unit, and the media center is served by a 3-ton unit manufactured by Inter-City Products. Two of the four classrooms are served by a 2-ton Armstrong Air unit, with fans and evaporators located in the ceiling spaces above the rooms, and compressor and condensing units located on the roof above, or on the ground adjacent to the space. The units utilize a scroll compressor and a direct-expansion (DX) coils. The other two conditioned classrooms are served by window units with a capacity of 12,000 Buts each.



Each unit is manually controlled by a thermostat located in space. The units operate on demand to maintain a space temperature setpoint around 72°F (adjustable by staff).

Domestic Hot Water Heating System

The domestic hot water heating system for the building consists of two storage tank water heaters. Most of the building including the second floor is served by an A.O. Smith gas-fired water heater with an input rating of 199 MBH with a nominal efficiency of 88%. The water heater has a 100 gallon storage tank. Two fractional HP recirculation pumps distribute 115°F water to the entire site except to the addition (the new gymnasium on the north side of the building). The recirculation pumps operate based on an aquastat.

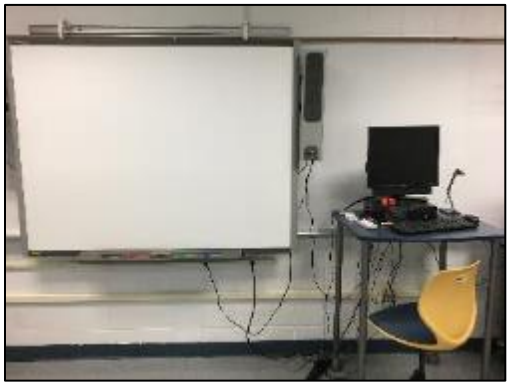



The new addition of the building is served by a small 20-gallon electric water heater located in a janitor closet. The unit is a Bradford White model LD20L33B090 and has a 9kW input rating.

Building Plug Load

There are 40 computer work stations, and 350 Chromebook laptops throughout the building. There is no centralized PC power management software installed.

In addition to desktops and laptops, the other major equipment contributing to the building's plug load includes, 22 projectors and smartboards, seven televisions, four photocopiers, four refrigerators, and the oscillating fans as discussed in the air conditioning section above.




2.7 Water-Using Systems

There are 11 restrooms at this building. A sampling of restrooms found that the faucets are rated for 2.2 gallons (gpm) or lower, the toilets are rated at 2.5 gallons per flush (gpf) and the urinals are rated at 2 gpf. There are no showers or locker rooms at this building.

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

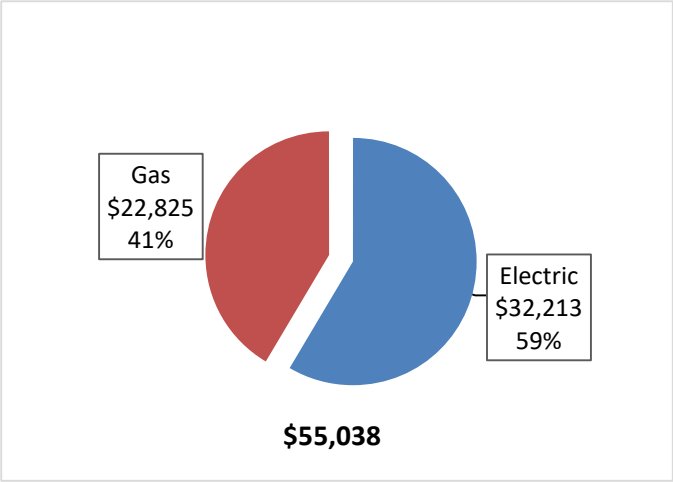
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the building was developed from this information.

Figure 7 - Utility Summary

Utility Summary for Stephen J. Gerace School		
Fuel	Usage	Cost
Electricity	264,459 kWh	$32,213
Natural Gas	25,177 Therms	$22,825
Total		$55,038

The current annual energy cost for this building is $55,038 as shown in the chart below.

Figure 8 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by JCP&L. The average electric cost over the past 12 months was $0.122/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 9 - Electric Usage & Demand

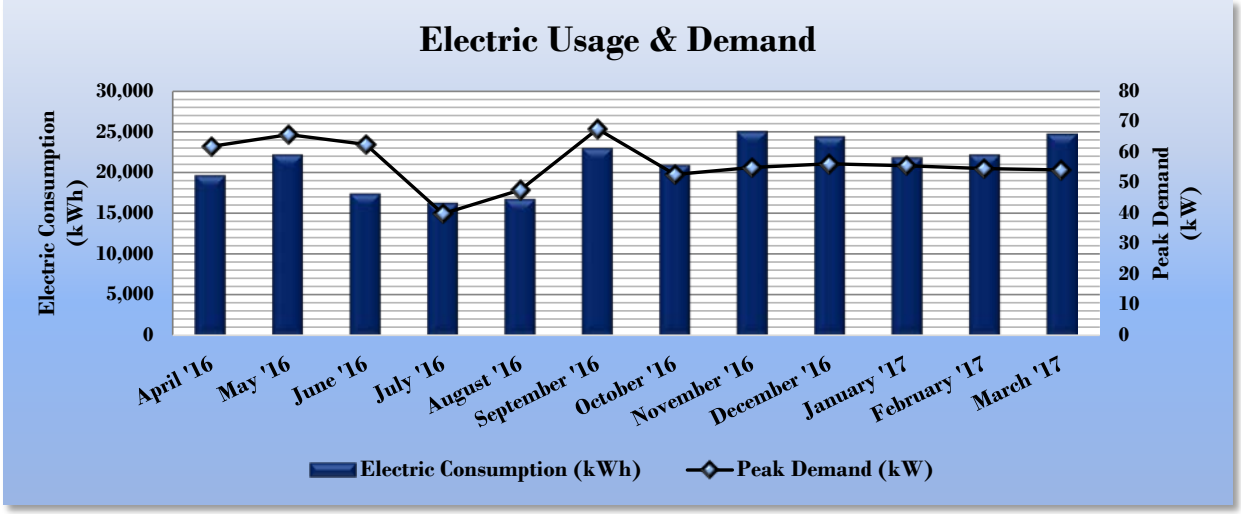


Figure 10 - Electric Usage & Demand

Electric Billing Data for Stephen J. Gerace School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
5/6/16	24	19,680	62	$291	$2,281
6/8/16	32	22,240	66	$395	$2,641
7/7/16	28	17,440	63	$376	$2,213
8/4/16	27	16,320	40	$239	$1,962
9/6/16	32	16,800	48	$286	$2,071
10/5/16	28	23,040	68	$379	$2,843
11/4/16	29	20,960	53	$296	$2,539
12/7/16	32	25,120	55	$309	$2,986
1/9/17	32	24,480	56	$332	$2,949
2/6/17	27	21,920	56	$368	$2,742
3/8/17	29	22,240	55	$361	$2,786
4/10/17	32	24,800	54	$359	$3,055
Totals	352	255,040	67.6	$3,992	$31,066
Annual	365	264,459	67.6	$4,140	$32,213

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.907/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 11 - Natural Gas Usage

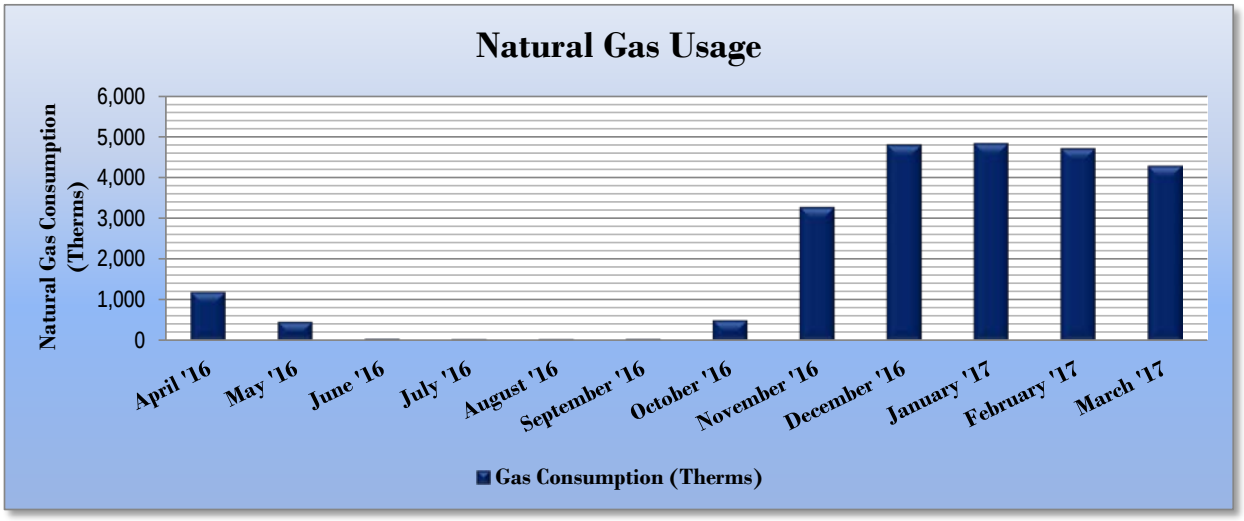


Figure 12 - Natural Gas Usage

Gas Billing Data for Stephen J. Gerace School			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
4/27/16	28	1,200	$756
5/26/16	28	464	$358
6/27/16	31	42	$130
7/27/16	29	31	$124
8/25/16	28	31	$124
9/26/16	31	38	$128
10/25/16	28	498	$380
11/28/16	33	3,282	$2,886
12/27/16	28	4,819	$4,213
1/26/17	29	4,849	$4,474
2/27/17	31	4,728	$4,382
3/28/17	28	4,300	$4,058
Totals	352	24,281	$22,012
Annual	365	25,177	$22,825

3.4 Benchmarking

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

Figure 13 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Stephen J. Gerace School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	157.2	141.4
Site Energy Use Intensity (kBtu/ft^2)	98.2	58.2

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

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

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Stephen J. Gerace School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	133.1	141.4
Site Energy Use Intensity (kBtu/ft^2)	90.5	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75% of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This building has a current score of 53.

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

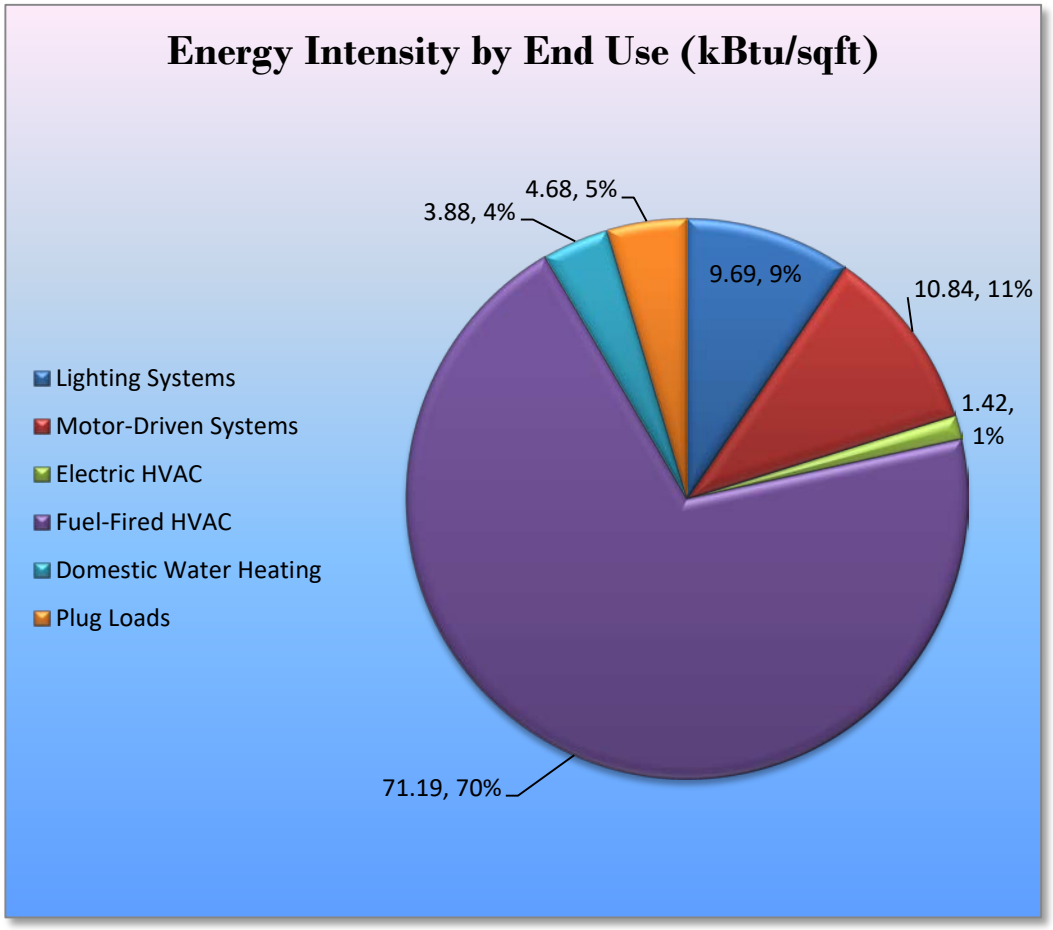
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/building-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

A Portfolio Manager® account has been created online for your building 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 building. An energy balance utilizes standard practice engineering methods to evaluate all components of the various electric and fuel-fired systems found in a building to determine their proportional contribution to overall building energy usage. This chart of energy end uses highlights the relative contribution of each equipment category to total energy usage. This can help determine where the greatest benefits might be found from energy efficiency measures.

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



4 ENERGY CONSERVATION MEASURES

Level of Analysis

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information to the Stephen J. Gerace 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 building.

Figure 16 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		61,831	16.9	0.0	$7,531.41	$46,428.52	$8,580.00	$37,848.52	5.0	62,263
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ECM 2	Retrofit Fixtures with LED Lamps	54,763	15.4	0.0	$6,670.50	$39,787.01	$6,880.00	$32,907.01	4.9	55,146
Lighting Control Measures		5,178	1.1	0.0	$630.77	$15,350.00	$1,890.00	$13,460.00	21.3	5,215
ECM 3	Install Occupancy Sensor Lighting Controls	3,173	0.7	0.0	$386.48	$12,950.00	$1,890.00	$11,060.00	28.6	3,195
ECM 4	Install High/Low Lighitng Controls	2,006	0.4	0.0	$244.29	$2,400.00	$0.00	$2,400.00	9.8	2,020
Variable Frequency Drive (VFD) Measures		9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022
ECM 5	Install VFDs on Hot Water Pumps	9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022
Plug Load Equipment Control - Vending Machine		1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623
ECM 6	Vending Machine Control	1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623
TOTALS		78,574	19.3	0.0	$9,570.84	$68,560.22	$10,470.00	$58,090.22	6.1	79,123

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

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

4.1.1 Lighting Upgrades

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

Figure 17 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		61,831	16.9	0.0	$7,531.41	$46,428.52	$8,580.00	$37,848.52	5.0	62,263
ECM 1	Install LED Fixtures	7,068	1.5	0.0	$860.91	$6,641.51	$1,700.00	$4,941.51	5.7	7,117
ECM 2	Retrofit Fixtures with LED Lamps	54,763	15.4	0.0	$6,670.50	$39,787.01	$6,880.00	$32,907.01	4.9	55,146

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	7,068	1.5	0.0	$860.91	$6,641.51	$1,700.00	$4,941.51	5.7	7,117

Measure Description

We recommend replacing existing exterior fixtures containing High Pressure Sodium (HPS) lamps with new high performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

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

ECM 2: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	54,538	15.3	0.0	$6,643.13	$39,215.13	$6,880.00	$32,335.13	4.9	54,920
Exterior	225	0.0	0.0	$27.37	$571.88	$0.00	$571.88	20.9	226

Measure Description

We recommend retrofitting existing incandescent and fluorescent lighting technologies with LED lamps in many cases. 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 lighting technologies, including for screw based or many pin based lamps. 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 and more than ten times longer than many incandescent lamps.

4.1.2 Lighting Control Measures

Our recommendations for upgrades to existing lighting controls are summarized in Figure 18 below.

Figure 18 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		5,178	1.1	0.0	$630.77	$15,350.00	$1,890.00	$13,460.00	21.3	5,215
ECM 3	Install Occupancy Sensor Lighting Controls	3,173	0.7	0.0	$386.48	$12,950.00	$1,890.00	$11,060.00	28.6	3,195
ECM 4	Install High/Low Lighitng Controls	2,006	0.4	0.0	$244.29	$2,400.00	$0.00	$2,400.00	9.8	2,020

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)
3,173	0.7	0.0	$386.48	$12,950.00	$1,890.00	$11,060.00	28.6	3,195

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in restrooms, storage rooms, classrooms, offices areas, and mechanical rooms. 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)
2,006	0.4	0.0	$244.29	$2,400.00	$0.00	$2,400.00	9.8	2,020

Measure Description

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

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

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

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

4.1.3 Variable Frequency Drive Measures

Our recommendation for variable frequency drive (VFD) measures is summarized in Figure 19 below.

Figure 19 – Summary of Variable Frequency Drive ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022
ECM 5	Install VFDs on Hot Water Pumps	9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022

ECM 5: Install VFDs on Hot Water Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
9,953	1.3	0.0	$1,212.33	$6,551.70	$0.00	$6,551.70	5.4	10,022

Measure Description

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

4.1.4 Plug Load Equipment Control - Vending Machines

Our recommendation for upgrades to plug load equipment control – vending machines is summarized in Figure 20 below.

Figure 20 – Summary of Plug Load Equipment Control – Vending Machine ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Plug Load Equipment Control - Vending Machine		1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623
ECM 6	Vending Machine Control	1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623

ECM 6: Vending Machine Control

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,612	0.0	0.0	$196.33	$230.00	$0.00	$230.00	1.2	1,623

Measure Description

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

5 ENERGY EFFICIENT PRACTICES

In addition to the quantifiable savings estimated in Section 4, a building'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 building. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Reduce Air Leakage

Air leakage, or infiltration, occurs when outside air enters a building uncontrollably through cracks and openings. Properly sealing such cracks and openings can significantly reduce heating and cooling costs, improve building durability, and create a healthier indoor environment. This includes caulking or installing weather stripping around leaky doors and windows allowing for better control of indoor air quality through controlled ventilation.

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.

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, building heating and cooling costs can be reduced dramatically during periods of low or no occupancy. As such, thermostats should be programmed for a setback of 5°F-10°F during low occupancy hours (reduce heating setpoints and increase cooling setpoints). Cooling load can be reduced further by increasing the building'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.

Check for and Seal Duct Leakage

Duct leakage in commercial buildings typically accounts for 5% to 25% of the supply airflow. In the case of rooftop air handlers, duct leakage can occur to the outside of the building, significantly increasing cooling and heating costs. By sealing sources of leakage, cooling, heating, and ventilation energy use can be reduced significantly, depending on the severity of air leakage.

Perform Proper Boiler Maintenance

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

Perform Proper Water Heater Maintenance

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

Plug Load Controls

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

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 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 building, 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 building. 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.

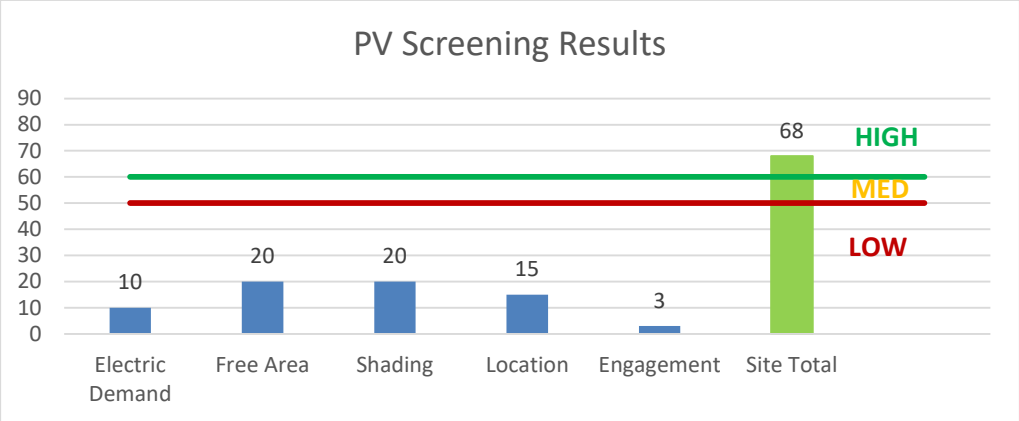
6.1 Photovoltaic

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 building'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 building's electric demand, size and location of free area, and shading elements shows that the building has a High potential for installing a PV array.

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

Figure 21 - Photovoltaic Screening



Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about developed new solar projects and insight into future SREC pricing. Refer to Section 8.4 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 building, 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 building'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 building has a Low potential for installing a cost-effective CHP system.

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

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 building 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 building 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 building's eligibility to participate in a DR program. They will provide details regarding program rules and requirements for metering and controls, assess a building'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.

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

Figure 22 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Install LED Fixtures	X		X			
ECM 2	Retrofit Fixtures with LED Lamps	X		X			
ECM 3	Install Occupancy Sensor Lighting Controls			X			
ECM 4	Install High/Low Lighitng Controls			X			
ECM 5	Install VFDs on Hot Water Pumps	X		X			
ECM 6	Vending Machine Control			X			

SmartStart is generally well-suited for implementation of individual measures or small group of measures. It provides flexibility to install measures at your own pace using in-house staff or a preferred contractor. Direct Install caters to small to mid-size facilities that can bundle multiple ECMs together. This can greatly simplify participation and may lead to higher incentive amounts, but requires the use of pre-approved contractors. The Pay for Performance (P4P) program is a "whole-building" energy improvement program designed for larger facilities. It requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. The Large Energy Users Program (LEUP) is available to New Jersey's largest energy users giving them flexibility to install as little or as many measures, in a single building 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 building. 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 building is an existing building, only the retrofit incentives have been applied in this report. Custom measure incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings, capped at 50% of the total installed incremental project cost, or a project cost buy down to a one year payback (whichever is less). Program incentives are capped at $500,000 per electric account and $500,000 per natural gas account, per fiscal year.

How to Participate

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

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

8.2 Direct Install

Overview

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

Incentives

The program pays up to 70% of the total installed cost of eligible measures, up to $125,000 per project. Each entity is limited to incentives up to $250,000 per fiscal year.

How to Participate

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

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

8.3 Energy Savings Improvement Program

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

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

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

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

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

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

8.4 SREC Registration Program

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

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

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

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

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

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 building's interconnection to the grid and repair to local power distribution will still reside with the traditional utility company serving your region.

If your building is not purchasing electricity from a third party supplier, consider shopping for a reduced rate from third party electric suppliers. If your building 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 building is not purchasing natural gas from a third party supplier, consider shopping for a reduced rate from third party natural gas suppliers. If your building 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
Roof Room	1	Compact Fluorescent: Screw-In: (18W) - 1L	Wall Switch	18	730	None	No	1	Compact Fluorescent: Screw-In: (18W) - 1L	Wall Switch	18	730	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof Room	5	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	Yes	5	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	511	0.17	224	0.0	$27.28	$538.77	$60.00	17.55
Back Mechanical Room	3	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	2,640	Relamp	Yes	3	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.10	486	0.0	$59.19	$431.26	$50.00	6.44
Custodial Room	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
2nd Floor Attic Space	3	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	3	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.10	127	0.0	$15.49	$161.26	$15.00	9.44
Boiler Room	6	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	2,640	Relamp	Yes	6	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.21	972	0.0	$118.37	$592.52	$65.00	4.46
Boiler Room	1	Compact Fluorescent: Screw-In: (18W) - 1L	Wall Switch	18	2,640	Relamp	Yes	1	LED Screw-In Lamps: LED: Screw-In: (12W) - 1L	Occupancy Sensor	12	1,848	0.01	29	0.0	$3.55	$53.75	$0.00	15.14
Boiler Room	2	LED Screw-In Lamps: Screw-In: (9.5W) - 1L	Wall Switch	10	2,640	None	No	2	LED Screw-In Lamps: Screw-In: (9.5W) - 1L	Wall Switch	10	2,640	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room Office	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.48	1,543	0.0	$187.94	$1,287.00	$220.00	5.68
CR 213	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 212	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 211	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 210	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 209	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 208	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 207	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 206	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 205	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 204	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.11	506	0.0	$61.68	$504.00	$75.00	6.95
CR 204	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	None	No	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
CR 201/203	15	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	15	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.49	1,578	0.0	$192.21	$1,128.00	$225.00	4.70
CR 201/203	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.03	127	0.0	$15.42	$258.50	$10.00	16.11
CR 201/203 RR	1	Compact Fluorescent: Screw-In: (13W) - 1L	Wall Switch	13	2,640	None	No	1	Compact Fluorescent: Screw-In: (13W) - 1L	Wall Switch	13	2,640	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
CR 202	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.39	1,262	0.0	$153.77	$1,053.00	$180.00	5.68

	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
2nd Floor Hallway	23	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	23	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,848	0.63	2,912	0.0	$354.68	$1,945.50	$230.00	4.84
2nd Floor Hallway	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Girls RR	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.08	380	0.0	$46.26	$445.50	$65.00	8.22
Boys RR	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.08	380	0.0	$46.26	$445.50	$65.00	8.22
Stairwell #1	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,848	0.19	886	0.0	$107.95	$609.50	$70.00	5.00
Stairwell #1	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	1	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,848	0.05	223	0.0	$27.14	$295.13	$20.00	10.14
Stairwell #1	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Computer Room	12	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	12	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.39	1,262	0.0	$153.77	$902.40	$180.00	4.70
Media Center	61	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	61	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	1.32	4,278	0.0	$521.09	$3,568.50	$610.00	5.68
Media Center	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Media Center	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.13	421	0.0	$51.26	$300.80	$60.00	4.70
Media Center Office 1	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.13	421	0.0	$51.26	$300.80	$60.00	4.70
Media Center Office 2	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.13	421	0.0	$51.26	$300.80	$60.00	4.70
Room 100	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.04	140	0.0	$17.09	$117.00	$20.00	5.68
Kitchen Area	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.12	570	0.0	$69.39	$495.60	$80.00	5.99
Men's RR	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	2,640	Relamp	Yes	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.03	162	0.0	$19.73	$323.75	$5.00	16.16
Storage Room	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
Old Gym (APR)	24	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	24	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	1.15	5,348	0.0	$651.45	$7,563.20	$1,320.00	9.58
Old Gym (APR)	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
Storage Room (Entry Area)	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
CR 109A/109B	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Occupancy Sensor	114	1,848	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.07	238	0.0	$28.99	$190.27	$40.00	5.18
CR 109A/109B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.04	140	0.0	$17.09	$117.00	$20.00	5.68
Main Office	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.35	1,122	0.0	$136.68	$936.00	$160.00	5.68
Principal's Office	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.06	210	0.0	$25.63	$175.50	$30.00	5.68
Main Office Storage	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44

	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
Nurse's Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.16	760	0.0	$92.53	$570.80	$95.00	5.14
Nurse's Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.03	127	0.0	$15.42	$58.50	$10.00	3.15
Nurse's Office side room 1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.02	70	0.0	$8.54	$58.50	$10.00	5.68
Nurse's Office side room 2	1	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	1	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.03	105	0.0	$12.81	$75.20	$15.00	4.70
Nurse's RR	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	1,848	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.03	107	0.0	$13.07	$53.75	$5.00	3.73
Staff RR	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	1,848	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.03	107	0.0	$13.07	$53.75	$5.00	3.73
Girls RR	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.08	380	0.0	$46.26	$445.50	$65.00	8.22
Elevator Room	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
Custodial Room (Sean)	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
Staff RR 2	1	Incandescent: Screw-In: (60W) - 2L	Occupancy Sensor	120	1,848	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.07	235	0.0	$28.60	$53.75	$5.00	1.70
Boys RR	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	2,640	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.10	446	0.0	$54.29	$460.27	$75.00	7.10
Faculty Room	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	8	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.26	842	0.0	$102.51	$601.60	$120.00	4.70
Copy Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Occupancy Sensor	93	1,848	Relamp	No	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	1,848	0.13	421	0.0	$51.26	$300.80	$60.00	4.70
Room 108	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.06	210	0.0	$25.63	$175.50	$30.00	5.68
CR 107	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 105	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 106	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 104	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 103	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.32	1,052	0.0	$128.14	$877.50	$150.00	5.68
CR 101	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.48	1,543	0.0	$187.94	$1,287.00	$220.00	5.68
CR 101 RR	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	1,848	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.03	107	0.0	$13.07	$53.75	$5.00	3.73
CR 101 Storage	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44
CR 102	22	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	22	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.48	1,543	0.0	$187.94	$1,287.00	$220.00	5.68
CR 102 RR	1	Incandescent: Screw-In: (60W) - 1L	Occupancy Sensor	60	1,848	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.03	107	0.0	$13.07	$53.75	$5.00	3.73
CR 102 Storage	1	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Wall Switch	10	730	0.03	42	0.0	$5.16	$53.75	$5.00	9.44

	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
Stairwell #2	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,640	Relamp	Yes	5	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	1,848	0.07	320	0.0	$39.01	$441.00	$50.00	10.02
Stairwell #2	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,848	0.11	506	0.0	$61.68	$434.00	$40.00	6.39
Stairwell #2	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
New Gym	18	Linear Fluorescent - T5: 4' T5 (28W) - 4L	Wall Switch	120	2,640	Relamp	Yes	18	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,848	0.94	4,339	0.0	$528.53	$5,672.40	$990.00	8.86
New Gym	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
New Gym Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	1,848	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,848	0.04	140	0.0	$17.09	$117.00	$20.00	5.68
New Gym Office	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,640	Relamp	Yes	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,848	0.03	128	0.0	$15.61	$366.40	$55.00	19.95
New Gym Hallway Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	730	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	730	0.04	55	0.0	$6.75	$117.00	$20.00	14.37
Men's RR	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	None	No	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Men's RR	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	1,848	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,848	0.02	68	0.0	$8.28	$96.40	$20.00	9.22
Men's RR	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	1,848	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,848	0.02	68	0.0	$8.28	$96.40	$20.00	9.22
New Gym Janitor Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	62	730	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	730	0.02	28	0.0	$3.37	$58.50	$10.00	14.37
Women's RR	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	None	No	1	Compact Fluorescent: Screw-In: (18W) - 1L	Occupancy Sensor	18	1,848	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Women's RR	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	1,848	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,848	0.02	68	0.0	$8.28	$96.40	$20.00	9.22
Women's RR	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Occupancy Sensor	33	1,848	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,848	0.02	68	0.0	$8.28	$96.40	$20.00	9.22
New Gym Hallway	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Main Long Hallway	27	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	27	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,848	0.74	3,418	0.0	$416.36	$2,179.50	$270.00	4.59
Main Long Hallway	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Entry Hallway	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,640	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,848	0.03	127	0.0	$15.42	$258.50	$10.00	16.11
Entry Hallway	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	2,640	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	High/Low Control	44	1,848	0.25	1,139	0.0	$138.79	$651.20	$90.00	4.04
Entry Hallway	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
APR Storage	4	Compact Fluorescent: Screw-In: (18W) - 1L	Wall Switch	18	730	Relamp	No	1	LED Screw-In Lamps: LED: Screw-In: (12W) - 1L	Wall Switch	12	730	0.04	50	0.0	$6.14	$53.75	$0.00	8.76
Garage	4	Incandescent: Screw-In: (60W) - 1L	Wall Switch	60	2,640	Relamp	Yes	4	LED Screw-In Lamps: LED: Screw-In: (9.5W) - 1L	Occupancy Sensor	10	1,848	0.14	648	0.0	$78.92	$485.01	$55.00	5.45
Exterior Building Lights	11	High-Pressure Sodium: (1) 100W Lamp	Wall Switch	138	2,640	Fixture Replacement	No	11	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Wall Switch	30	2,640	0.78	3,607	0.0	$439.33	$4,297.45	$1,100.00	7.28

	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
Exterior Building Lights	6	High-Pressure Sodium: (1) 200W Lamp	Wall Switch	250	2,640	Fixture Replacement	No	6	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Wall Switch	60	2,640	0.75	3,461	0.0	$421.58	$2,344.06	$600.00	4.14
Exterior Building Lights	9	Compact Fluorescent: Screw-In: (18W) - 1L	Wall Switch	18	2,640	Relamp	No	9	LED Screw-In Lamps: LED: Screw-In: (12W) - 1L	Wall Switch	12	2,640	0.04	164	0.0	$19.97	$483.78	$0.00	24.23
Exterior Building Lights	1	Compact Fluorescent: Pin-Base: (32W) - 2L	Wall Switch	64	2,640	Relamp	No	1	LED Screw-In Lamps: LED: Pin-Base: (22W) - 1L	Wall Switch	44	2,640	0.01	61	0.0	$7.40	$88.10	$0.00	11.91
Exterior Parking Lot Lights	10	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Wall Switch	40	2,640	None	No	10	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Wall Switch	40	2,640	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

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
Roof Room	STEM Lab	1	Supply Fan	3.0	87.5%	No	2,745	No	87.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof Room	STEM Lab	1	Return Fan	1.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof Room	Library	1	Supply Fan	3.0	87.5%	No	2,745	No	87.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof Room	Library	1	Return Fan	1.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Whole Building	6	Exhaust Fan	1.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Heat Distribution	1	Heating Hot Water Pump	5.0	89.5%	No	2,745	No	89.5%	Yes	1	0.63	4,976	0.0	$606.16	$3,275.85	$0.00	5.40
Boiler Room	Heat Distribution	1	Heating Hot Water Pump	5.0	89.5%	No	2,745	No	89.5%	Yes	1	0.63	4,976	0.0	$606.16	$3,275.85	$0.00	5.40
Boiler Room	Air Compressor	2	Air Compressor	0.8	80.0%	No	4,957	No	80.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Whole Building	Whole Building	5	Supply Fan	1.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gym	Gym	2	Supply Fan	2.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gym	Gym	2	Return Fan	0.8	80.0%	No	2,745	No	80.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gym	Gym	1	Supply Fan	1.0	82.5%	No	2,745	No	82.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gym	Gym	1	Return Fan	0.8	80.0%	No	2,745	No	80.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Whole Building	Whole Building Unit Ventilators	39	Supply Fan	0.5	75.0%	No	2,745	No	75.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		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
Roof	STEM Lab	1	Split-System AC	4.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Library	1	Split-System AC	3.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Whole Building	Classrooms	2	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Outdoors	Classrooms	1	Split-System AC	2.00		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
Boiler Room	Whole Building	1	Condensing Hot Water Boiler	1,500.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler Room	Whole Building	1	Condensing Hot Water Boiler	1,500.00	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	Whole Building	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Janitor Closet	New Gym Restrooms	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Whole Building	40	Desktop Computers	150.0	Yes
Whole Building	22	Projectors	150.0	Yes
Whole Building	21	Smartboards	50.0	Yes
Whole Building	7	TVs	120.0	Yes
Whole Building	358	Chomebooks	40.0	Yes
Whole Building	6	Desk printer	60.0	Yes
Whole Building	4	Photocopier	600.0	Yes
Whole Building	1	Mini Fridge	112.0	Yes
Whole Building	3	Refrigerators	172.0	Yes
Whole Building	2	Micorwave	800.0	Yes
Whole Building	1	Laminator	250.0	Yes
Whole Building	46	Ocillating fans	100.0	No
Kitchen Area	1	Refrigerator Chest	127.0	Yes

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Faculty Room	1	Refrigerated	Yes	0.00	1,612	0.0	$196.33	$230.00	$0.00	1.17

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Stephen J. Gerace Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 34,834
Built: 1969

For Year Ending: February 28, 2017
Date Generated: March 23, 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
Stephen J. Gerace Elementary School 59 Boulevard Pompton Plains, New Jersey 07440	Pequannock Township Board of Education 538 Newark Pompton Turnpike Pompton Plains, NJ 07444 973-616-6030	Kateryna Bechtel 538 Newark Pompton Turnpike Pompton Plains, NJ 07444 973-616-6030 Ext. 7201 kathy.bechtel@pequannock.org

Property ID: 6254797

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
87.4 kBtu/ft²

Source EUI
143.5 kBtu/ft²

Annual Energy by Fuel		
Electric - Grid (kBtu)	860,861 (28%)
Natural Gas (kBtu)	2,185,174 (72%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	90.3
National Median Source EUI (kBtu/ft²)	148.1
% Diff from National Median Source EUI	-3%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	212

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)