Local Government Energy Audit:
Energy Audit Report

Academy Learning Center

Educational Services Commission of New Jersey

145 Pergola Avenue
Monroe Township, NJ 08831

March 21, 2018

Final Report by:
TRC Energy Services

Disclaimer

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

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

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

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

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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Academy Learning Center. The goal of an LGEA report is to provide you with information on how your facility uses energy, identify energy conservation measures (ECMs) that can reduce your energy use, and provide information and assistance to help facilities implement ECMs. The LGEA report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing ECMs.

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

1.1 Facility Summary

Academy Learning Center is a single story, 42,100 square foot facility comprised of various space types. These space types include classrooms, offices, gym, locker rooms, restrooms, break rooms, and mechanical spaces.

Lighting consists of aging and inefficient T8 linear fluorescent fixtures. Heating and cooling is supplied by multiple rooftop package units (RTUs) using electricity for cooling and natural gas for heating. A thorough description of the facility and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated six (6) measures which together represent an opportunity for Academy Learning Center to reduce annual energy costs by $31,726 and annual greenhouse gas emissions by 295,109 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 5.9 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 Academy Learning Center's annual energy use by 22%.

Figure 1 – Previous 12 Month Utility Costs

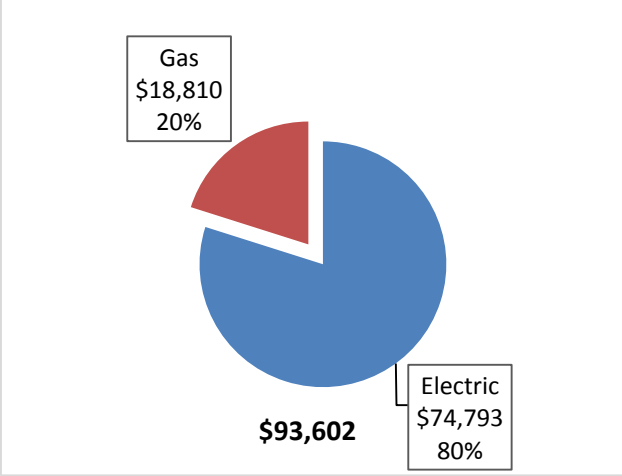
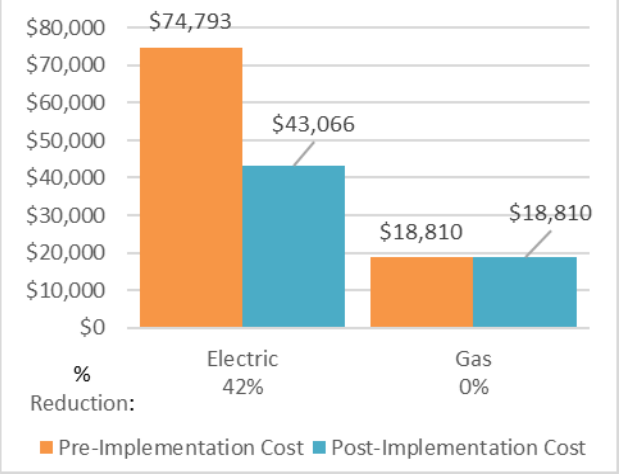


Figure 2 – Potential Post-Implementation Costs



A detailed description of Academy Learning Center's existing energy use can be found in Section 3.

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

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**75,258**	**14.3**	**$8,147.39**	**$33,780.73**	**$5,620.00**	**$28,160.73**	**3.5**	**75,784**
ECM 1	Retrofit Fixtures with LED Lamps	Yes	75,258	14.3	$8,147.39	$33,780.73	$5,620.00	$28,160.73	3.5	75,784
Lighting Control Measures			**18,158**	**3.5**	**$1,965.75**	**$27,810.00**	**$3,605.00**	**$24,205.00**	**12.3**	**18,285**
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	18,158	3.5	$1,965.75	$27,810.00	$3,605.00	$24,205.00	12.3	18,285
Variable Frequency Drive (VFD) Measures			**23,853**	**2.0**	**$2,582.30**	**$5,194.45**	**$0.00**	**$5,194.45**	**2.0**	**24,020**
ECM 3	Install VFDs on Hot Water Pumps	Yes	23,853	2.0	$2,582.30	$5,194.45	$0.00	$5,194.45	2.0	24,020
Electric Unitary HVAC Measures			**152,516**	**48.1**	**$16,511.30**	**$132,550.72**	**$5,605.00**	**$126,945.72**	**7.7**	**153,582**
ECM 4	Install High Efficiency Electric AC	Yes	152,516	48.1	$16,511.30	$132,550.72	$5,605.00	$126,945.72	7.7	153,582
HVAC System Improvements			**21,321**	**4.8**	**$2,308.22**	**$5,300.00**	**$2,000.00**	**$3,300.00**	**1.4**	**21,470**
ECM 5	Install Dual Enthalpy Outside Economizer Control	Yes	21,321	4.8	$2,308.22	$5,300.00	$2,000.00	$3,300.00	1.4	21,470
Plug Load Equipment Control - Vending Machine			**1,954**	**0.0**	**$211.58**	**$460.00**	**$0.00**	**$460.00**	**2.2**	**1,968**
ECM 6	Vending Machine Control	Yes	1,954	0.0	$211.58	$460.00	$0.00	$460.00	2.2	1,968
TOTALS			**293,060**	**72.6**	**$31,726.53**	**$205,095.91**	**$16,830.00**	**$188,265.91**	**5.9**	**295,109**

* - 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 than using a valve or damper to control flow rates, or running the motor at full speed when only partial power is needed. These measures save energy by controlling motor usage more efficiently.

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 11 low cost (or no cost) energy efficient practices. A facility's energy performance can be significantly improved by employing certain behavioral or operational adjustments and by performing better routine maintenance on building systems. These practices can extend equipment lifetime, improve occupant comfort, provide better health and safety, as well as reduce annual energy and O&M costs. Potential opportunities identified at Academy Learning Center include:

- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Ensure Lighting Controls Are Operating Properly
- Perform Routine Motor Maintenance
- Ensure Economizers are Functioning Properly

- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Check for and Seal Duct Leakage
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Water Conservation

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

On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for Academy Learning Center. Based on the configuration of the site and its loads there is a low potential for installing any PV and combined heat and power self-generation measures.

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

1.3 Implementation Planning

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

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

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

- SmartStart
- Energy Savings Improvement Program (ESIP)

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 0 for additional information on the ESIP Program.

Additional information on relevant incentive programs is located in Section 8 or www.njcleanenergy.com/ci.

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Patrick M. Moran	Buisiness Manager	pmoran@escnj.k12.nj.us	732-777-9848
TRC Energy Services			
Moussa Traore	Auditor	MTraore@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On March 22, 2017, TRC performed an energy audit at Academy Learning Center located in Monroe Township, New Jersey. TRC's auditor met with Patrick Moran, Property Manager to review facility operations and help focus our investigation on specific energy-using systems.

Academy Learning Center is a single story, 42,100 square foot facility comprised of various space types. These space types include classrooms, offices, gym, locker rooms, restrooms, break rooms, and mechanical spaces. The building was constructed in 2000.

2.3 Building Occupancy

The school building is open Monday through Friday and is used year round. The typical schedule is presented in the table below.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Academy Learning Center	Weekday	6:30 am - 6:30 pm
Academy Learning Center	Weekend	Closed

2.4 Building Envelope

The building is constructed of concrete masonry and has flat, built-up roofs as well as peaked roof sections that are covered with composite shingles. It also has double pane windows and exterior doors that are constructed of aluminum, all of which showed little signs of excessive air infiltration. Overall, the building envelope was found to be in good condition.

2.5 On-Site Generation

Academy Learning Center does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

Lighting System

Lighting is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts as well as some U-tube T8s and compact fluorescent lamps (CFL). Most of the fixtures are 4-foot long troffers with diffusers containing 2 lamps or 3 lamps. The lighting is controlled manually with wall switches. All exit signs are LED technology.

Hot Water Heating System

The heating hot water system consists of two (2) Aerco 966 kBtu/hr output condensing boilers. The boilers have a nominal combustion efficiency of 96% and are configured in a constant flow primary distribution with two (2) 7.5 horsepower hot water pumps (HHWP 1 & 2). Original building specifications indicate that the boilers operate with a hot water temperature reset based on outside air temperature (160F LWT @ 60F OAT and 200F LWT @ 0F OAT). Hot water is distributed throughout the building to various force-air HVAC units via a closed-loop, two-pipe system. The boilers are controlled by the building energy management system (BEMS) and operate twelve hours a day from Monday through Friday. There is no reset schedule. The boilers are in good condition and are well maintained.

Direct Expansion Air Conditioning System (DX)

The current mechanical cooling and heating for the facility is provided by eight (8) Carrier electric cooling AC units ranging in capacity from 3 to 20 tons with hot water coils. There are also eighteen (18) 3-ton Airdale ductless split systems. The units are controlled by the BEMS and operate twelve hours a day from Monday to Friday. All of the units are 16 years old and have reached their respective useful service lives.

Building Energy Management System (BEMS)

The majority of the facility is controlled with a Siemens Apogee building energy management system (BEMS). It is used to schedule the boilers and packaged AC units in the facility.

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of one (1) DVI water heater with an input rating of 199 kBtu/hr and a nominal efficiency of 83% with a 225 gallon storage tank.

Kitchen and Laundry Equipment

The kitchen has a full size Blodgett high-efficiency convection oven. The laundry equipment consists of a non-commercial GE washing machine and a Whirlpool dryer.

Refrigeration

Refrigeration equipment consists of one (1) medium temperature and one (1) low temperature Traulsen freezer and seven (7) household type refrigerators of multiple brands.

Building Plug Load

There are 52 computer work stations throughout the facility. Roughly 90% of the computers are desktop units with LCD monitors. There is no centralized PC power management software installed.

Other plug load equipment includes 34 printers, 2 copy machines, 12 microwaves, and 3 coffee machines

2.7 Water-Using Systems

There are approximately ten (10) restrooms at this facility. A sampling of restrooms found the faucets are rated for 2.2 gallons per minute (gpm) or higher, the toilets are rated at 2.5 gallons per flush (gpf) and the urinals are rated at 2 gpf.

3 SITE ENERGY USE AND COSTS

Utility data for electricity and natural gas was analyzed to identify opportunities for savings. In addition, data for electricity and natural gas was evaluated to determine the annual energy performance metrics for the building in energy cost per square foot and energy usage per square foot. These metrics are an estimate of the relative energy efficiency of this building. There are a number of factors that could cause the energy use of this building to vary from the "typical" energy usage profile for facilities with similar characteristics. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and energy efficient behavior of occupants all contribute to benchmarking scores. Please refer to the Benchmarking section within Section 0 for additional information.

3.1 Total Cost of Energy

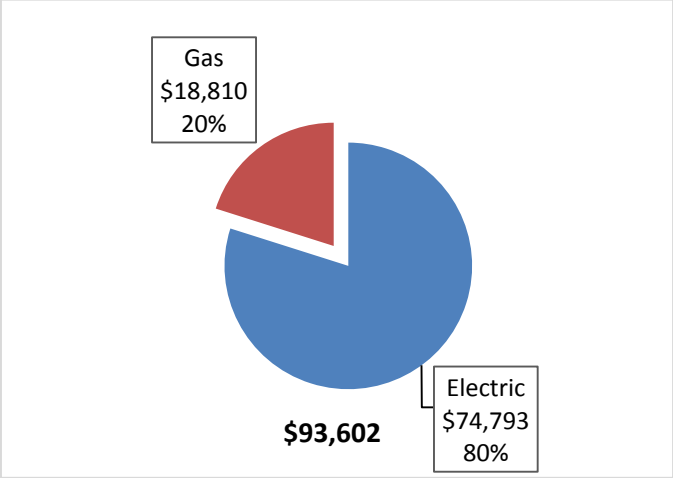
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Academy Learning Center		
Fuel	**Usage**	**Cost**
Electricity	690,866 kWh	$74,793
Natural Gas	22,106 Therms	$18,810
Total		**$93,602**

The current annual energy cost for this facility is $93,602 as shown in the chart below.

Figure 7 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost over the past 12 months was $0.112/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 8 - Electric Usage & Demand

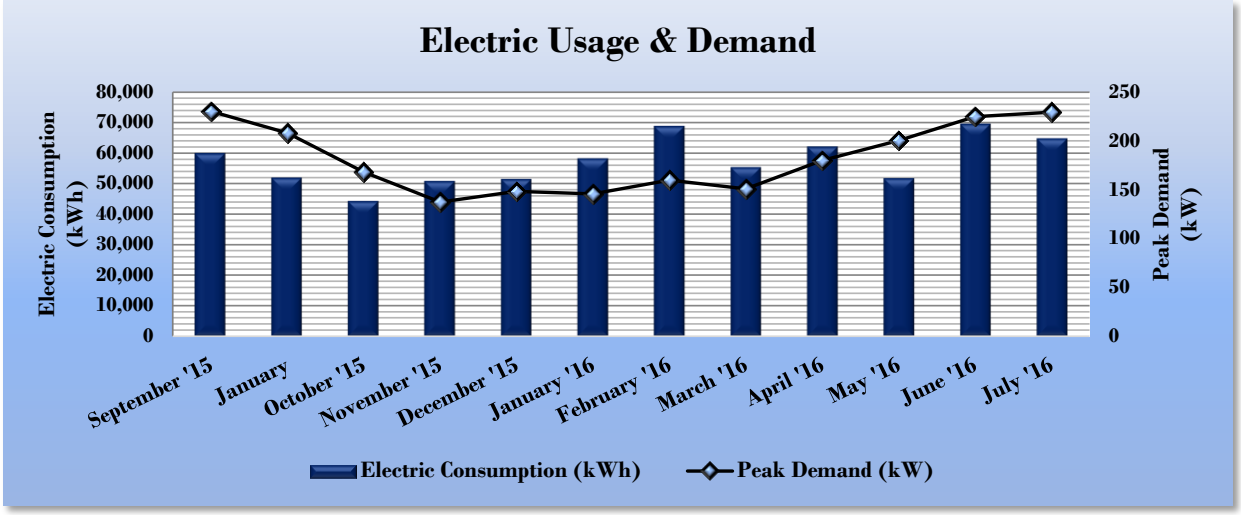


Figure 9 - Electric Usage & Demand

Electric Billing Data for Academy Learning Center					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
9/14/15	31	59,800	230	$1,384	$6,611
10/14/15	30	51,800	208	$1,168	$5,708
11/11/15	28	44,120	168	$944	$4,827
12/11/15	30	50,680	137	$771	$5,220
1/14/16	34	51,320	148	$833	$9,574
2/12/16	29	58,040	146	$817	$5,902
3/14/16	31	68,600	160	$896	$6,893
4/12/16	29	55,160	151	$846	$5,682
5/11/16	29	61,920	180	$1,009	$6,411
6/9/16	29	51,640	200	$1,204	$5,741
7/12/16	33	69,400	225	$1,350	$7,420
8/11/16	30	64,600	230	$1,379	$4,393
Totals	**363**	**687,080**	**230**	**12,602**	**74,383**
Annual	**365**	**690,866**	**230.2**	**$12,671**	**$74,793**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.851/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 10 - Natural Gas Usage

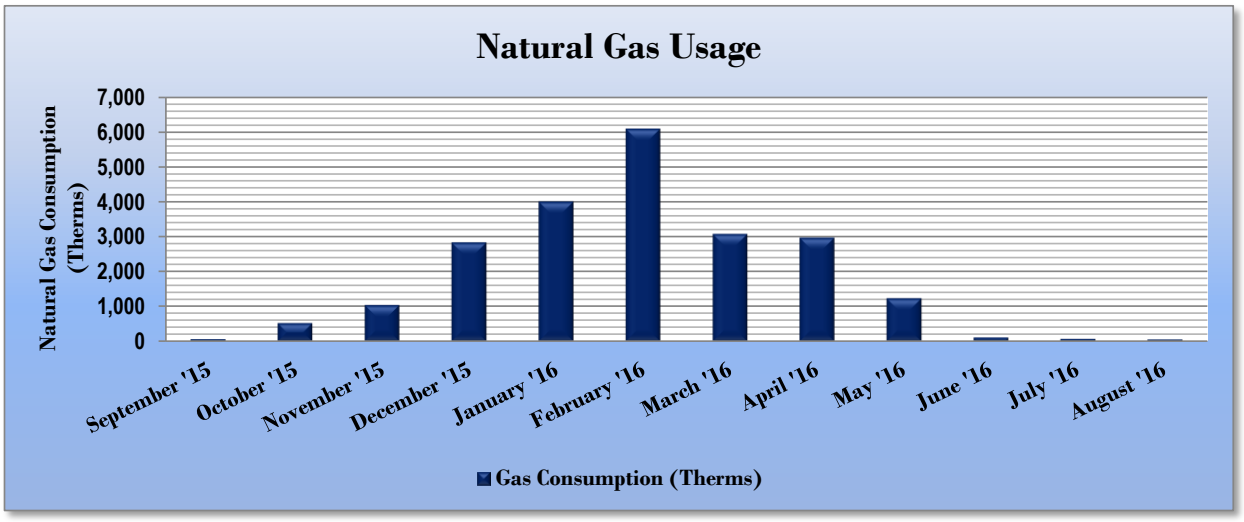


Figure 11 - Natural Gas Usage

Gas Billing Data for Academy Learning Center			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
9/21/15	31	61	$139
10/19/15	28	521	$391
11/17/15	29	1,034	$1,506
12/21/15	34	2,824	$2,613
1/21/16	31	3,990	$3,414
2/22/16	32	6,067	$4,741
3/19/16	26	3,064	$2,787
4/20/16	32	2,960	$1,832
5/19/16	29	1,232	$826
6/20/16	32	107	$170
7/20/16	30	68	$147
8/18/16	29	57	$140
Totals	**363**	**21,985**	**$18,707**
Annual	**365**	**22,106**	**$18,810**

3.4 Benchmarking

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

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

Figure 12 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Academy Learning Center	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	230.9	141.4
Site Energy Use Intensity (kBtu/ft^2)	108.5	58.2

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

Figure 13 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Academy Learning Center	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	156.4	141.4
Site Energy Use Intensity (kBtu/ft^2)	84.7	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. This facility produced a score of 17 which seems quite low for a building of this type and age.

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

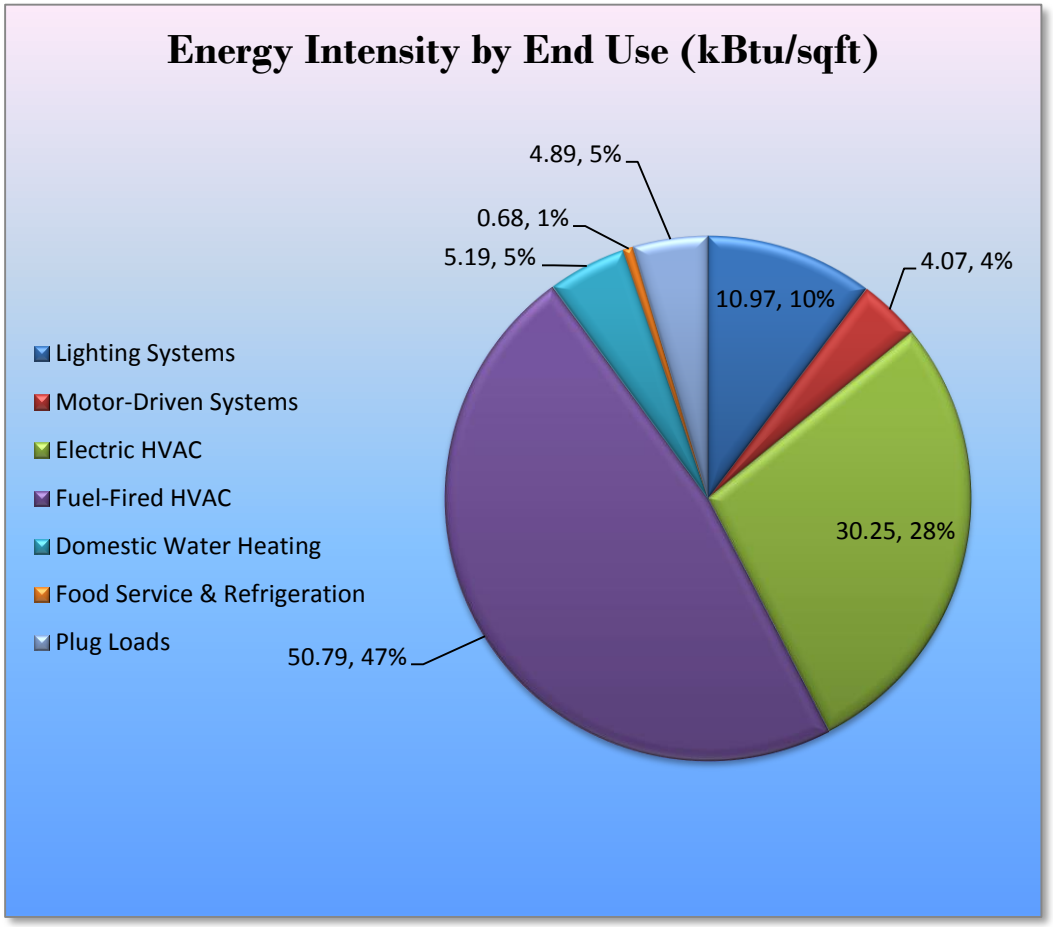
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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

3.5 Energy End-Use Breakdown

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

Figure 14 - Energy Balance (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 Academy Learning Center regarding financial incentives for which they may qualify to implement the recommended measures. For this audit report, most measures have received only a preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to demonstrate project cost-effectiveness and help prioritize energy measures. Savings are based on the New Jersey Clean Energy Program Protocols to Measure Resource Savings dated June 29, 2016 approved by the New Jersey Board of Public Utilities. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances. A higher level of investigation may be necessary to support any custom SmartStart or Pay for Performance (P4P), 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.

4.1 Recommended ECMs

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

Figure 15 – Summary of Recommended ECMs

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**75,258**	**14.3**	**$8,147.39**	**$33,780.73**	**$5,620.00**	**$28,160.73**	**3.5**	**75,784**
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** - Simple Payback Period is based on net measure costs (i.e. after incentives).

4.1.1 Lighting Upgrades

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

Figure 16 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**75,258**	**14.3**	**0.0**	**$8,147.39**	**$33,780.73**	**$5,620.00**	**$28,160.73**	**3.5**	**75,784**
ECM 1	Retrofit Fixtures with LED Lamps	75,258	14.3	0.0	$8,147.39	$33,780.73	$5,620.00	$28,160.73	3.5	75,784

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

ECM 1: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	75,258	14.3	0.0	$8,147.39	$33,780.73	$5,620.00	$28,160.73	3.5	75,784
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing fluorescent fixtures by removing fluorescent tubes and ballasts and replacing them with LEDs which are designed to be retrofitted into fluorescent fixtures. The measure uses the existing fixture housing but replaces the rest of the components with more efficient lighting technology. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

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

4.1.2 Lighting Control Measures

Figure 17 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**18,158**	**3.5**	**0.0**	**$1,965.75**	**$27,810.00**	**$3,605.00**	**$24,205.00**	**12.3**	**18,285**
ECM 2	Install Occupancy Sensor Lighting Controls	18,158	3.5	0.0	$1,965.75	$27,810.00	$3,605.00	$24,205.00	12.3	18,285

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

ECM 2: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
18,158	3.5	0.0	$1,965.75	$27,810.00	$3,605.00	$24,205.00	12.3	18,285

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in all restrooms, storage rooms, classrooms, offices areas, etc. 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.

4.1.3 Variable Frequency Drive Measures

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

Figure 18 – Summary of Variable Frequency Drive ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**23,853**	**2.0**	**0.0**	**$2,582.30**	**$5,194.45**	**$0.00**	**$5,194.45**	**2.0**	**24,020**
ECM 3	Install VFDs on Hot Water Pumps	23,853	2.0	0.0	$2,582.30	$5,194.45	$0.00	$5,194.45	2.0	24,020

ECM 3: 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)
23,853	2.0	0.0	$2,582.30	$5,194.45	$0.00	$5,194.45	2.0	24,020

Measure Description

We recommend installing a variable frequency drive (VFD) to control the heating of hot water pumps. This measure requires that a majority of the hot water coils be served by two (2)-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. If three (3)-way valves are currently present, additional work (and cost) will be required to reconfigure the system.

4.1.4 Electric Unitary HVAC Measures

ECM 4: Install High Efficiency Air Conditioning Units

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
152,516	48.1	0.0	$16,511.30	$132,550.72	$5,605.00	$126,945.72	7.7	153,582

Measure Description

We recommend replacing standard efficiency packaged and split system air conditioning units serving various spaces of the facility with high efficiency packaged and split system air conditioning units. The packaged and split system air conditioners are 16 years old and have reached they useful life service. There have been significant improvements in both compressor and fan motor efficiencies over the past several years. Therefore, electricity savings can be achieved by replacing older units with new high efficiency units. A higher EER or SEER rating indicates a more efficient cooling system. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

4.1.5 HVAC Upgrade Measures

ECM 5: Install Dual-Enthalpy Economizers

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)
21,321	4.8	0.0	$2,308.22	$5,300.00	$2,000.00	$3,300.00	1.4	21,470

Measure Description

Dual enthalpy economizers are used to control a ventilation system's outside air intake in order to reduce a facility's total cooling load. A dual-enthalpy economizer monitors the air temperature and humidity of both the outside and return air. The control supplies the lowest energy (temperature and humidity) air to the air handling system. When outside air conditions allow, outside air can be used for cooling instead of running the air handling system's compressor. This reduces the demand on the cooling system, lowering its usage hours and saving energy.

Savings result from using outside air instead of mechanical cooling when outside air conditions permit.

4.1.6 Plug Load Equipment Control - Vending Machines

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)
1,954	0.0	0.0	$211.58	$460.00	$0.00	$460.00	2.2	1,968

Measure Description

Vending machines operate continuously, even during non-business hours. It is recommended that occupancy sensor controls to reduce the energy use be installed. 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 facility's energy performance can also be improved through application of many low cost (or no-cost) energy efficiency strategies. By employing certain behavioral and operational changes and performing routine maintenance on building systems, equipment lifetime can be extended; occupant comfort, health and safety can be improved; and energy and O&M costs can be reduced. The recommendations below are provided as a framework for developing a whole building maintenance plan that is customized to your facility. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Perform Proper Lighting Maintenance

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

Develop a Lighting Maintenance Schedule

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

Ensure Lighting Controls Are Operating Properly

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

Perform Routine Motor Maintenance

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

Ensure Economizers are Functioning Properly

Economizers, when properly configured, can be used to significantly reduce mechanical cooling. However, if the outdoor thermostat or enthalpy control is malfunctioning or the damper is stuck or improperly adjusted, benefits from the economizer may not be fully realized. As such, periodic inspection and maintenance is required to ensure proper operation. This maintenance should be scheduled with maintenance of the facility's air conditioning system and should include proper setting of the outdoor

thermostat/enthalpy control, inspection of control and damper operation, lubrication of damper connections, and adjustment of minimum damper position. A malfunctioning economizer can significantly increase the amount of heating and mechanical cooling required by introducing excess amounts of cold or hot outside air.

Clean Evaporator/Condenser Coils on AC Systems

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

Clean and/or Replace HVAC Filters

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

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 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 (3) to four (4) years old have a technician inspect the sacrificial anode annually.

Plug Load Controls

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

Water Conservation

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

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

6 On-Site Generation Measures

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

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

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

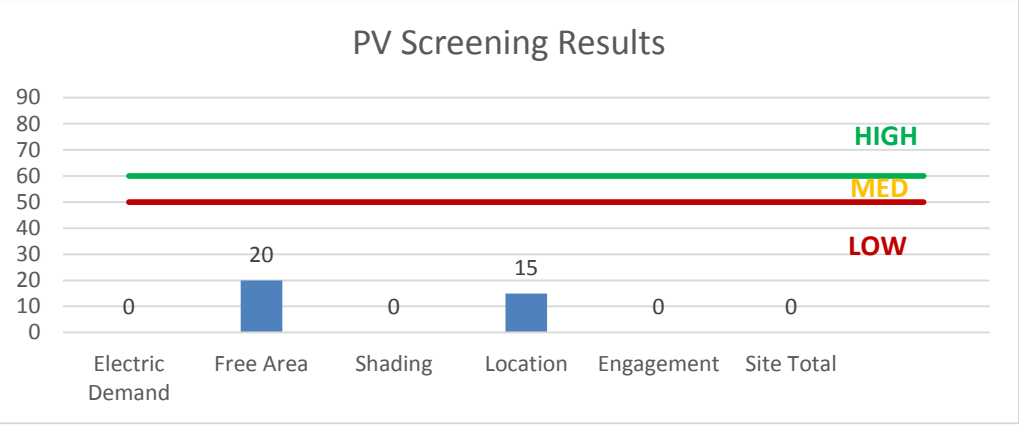
6.1 Photovoltaic

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

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

In order to be cost-effective, a solar PV array needs certain minimum criteria, such as flat or south-facing rooftop or other unshaded space on which to place the PV panels. In our opinion, the facility does appear not meet these minimum criteria for cost-effective PV installation.

Figure 19 - Photovoltaic Screening



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

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

6.2 Combined Heat and Power

Combined heat and power (CHP) is the on-site generation of electricity along with the recovery of heat energy, which is put to beneficial use. Common technologies for CHP include reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines. Electric generation from a CHP system is typically interconnected to local power distribution systems. Heat is recovered from exhaust and ancillary cooling systems and interconnected to the existing hot water (or steam) distribution systems.

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

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

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 potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

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

7 DEMAND RESPONSE

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

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

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

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

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

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

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

8 PROJECT FUNDING / INCENTIVES

The NJCEP is able to provide the incentive programs described below, and other benefits to ratepayers, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey's Electricity Restructuring Law (1999), which requires all customers of investor-owned electric and gas utilities to pay a surcharge on their monthly energy bills. As a customer of a state-regulated electric or gas utility and therefore a contributor to the fund, your organization is eligible to participate in the LGEA program and also eligible to receive incentive payment for qualifying energy efficiency measures. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 20 for a list of the eligible programs identified for each recommended ECM.

Figure 20 - ECM Incentive Program Eligibility

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

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 P4P program is a "whole-building" energy improvement program designed for larger facilities. It requires implementation of multiple measures meeting minimum savings thresholds, as well as use of pre-approved consultants. The Large Energy Users Program (LEUP) is available to New Jersey's largest energy users giving them flexibility to install as little or as many measures, in a single facility or several facilities, with incentives capped based on the entity's annual energy consumption. LEUP applicants can use in-house staff or a preferred contractor.

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 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 into 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 (2) options described above where the ESCO is utilized for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

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

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
117-120, 122, 125, 129, 132, 134, 137-139, 141, 143, 200, 201, 204-207, 209, 300-306, 308, 400, 406, 408, copy room, restrooms	381	Linear Fluorescent - T8: 4' T8 (32W) - 2L	None	62	3,100	Relamp	Yes	381	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,170	10.41	56,640	0.0	$6,131.78	$38,758.50	$5,945.00	5.35
409, 407, 402-405, 309, 302, 302, 202, 203, 208, copy room, restrooms	80	Linear Fluorescent - T8: 4' T8 (32W) - 3L	None	93	3,100	Relamp	Yes	80	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	2,170	3.28	17,839	0.0	$1,931.27	$11,146.00	$1,865.00	4.81
125, 113, 109	16	Linear Fluorescent - T8: 4' T8 (32W) - 4L	None	114	3,100	Relamp	Yes	16	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,170	0.77	4,187	0.0	$453.25	$2,332.13	$425.00	4.21
restroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	None	32	3,100	Relamp	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,170	0.06	312	0.0	$33.73	$413.60	$55.00	10.63
main corr., 200 corr., 400 corr., 100 corr., 300 corr., atrium, exit 3, main lobby, central corr.	146	Compact Fluorescent: 4-pin 2L	None	26	3,100	None	No	146	Compact Fluorescent: 4-pin 2L	None	26	3,100	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
200 corr., 300 corr., 400 corr.	24	Compact Fluorescent: 4-pin 2L	None	64	3,100	None	No	24	Compact Fluorescent: 4-pin 2L	None	64	3,100	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
105, 106, restroom, main ofc.	15	U-Bend Fluorescent - T8: U T8 (32W) - 2L	None	216	3,100	Relamp	Yes	15	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,170	1.90	10,315	0.0	$1,116.73	$2,298.00	$175.00	1.90
108, 135	17	U-Bend Fluorescent - T8: U T8 (32W) - 3L	None	92	3,100	Relamp	Yes	17	LED - Linear Tubes: (3) U-Lamp	Occupancy Sensor	50	2,170	0.64	3,476	0.0	$376.28	$1,898.30	$70.00	4.86
main corr., 200 corr., 400 corr., 100 corr., 300 corr., atrium	14	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	14	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
storage	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	None	62	500	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	350	0.49	432	0.0	$46.72	$3,483.00	$495.00	63.95
storage	6	Linear Fluorescent - T8: 4' T8 (32W) - 3L	None	93	500	Relamp	Yes	6	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	350	0.25	216	0.0	$23.36	$1,261.20	$195.00	45.64

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
Mechanical room 131	Boilers	2	Boiler Feed Water Pump	2.0	84.0%	No	3,431	No	84.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Mechanical room 131	Whole building	2	Heating Hot Water Pump	7.5	86.5%	No	4,239	No	86.5%	Yes	1	1.95	23,853	0.0	$2,582.30	$5,194.45	$0.00	2.01

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rooftop	400 wing	1	Packaged AC	5.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	atrium	1	Packaged AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	OT/PT rom	1	Packaged AC	3.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	gym	1	Packaged AC	20.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	media center	1	Packaged AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	main office	1	Packaged AC	15.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	daily living rm	1	Packaged AC	4.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	vocational rm	1	Packaged AC	3.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	kitchen, server rm, electrical rm	18	Ductless Mini-Split AC	3.00		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
Mechanical room 131	whole building	2	Condensing Hot Water Boiler	966.50	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
Mechanical room 131	whole building	1	Storage Tank Water Heater (> 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen - rm 132	1	Electric Convection Oven (Full Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Kitchen - rm 132	1	Medium Temp Freezer (0F to 30F)	1,265.0	Yes
Kitchen - rm 132	1	Low Temp Freezer (-35F to -5F)	1,196.0	Yes
whole building	52	Desktop computer	110.0	Yes
whole building	2	Copy machine	1,400.0	Yes
whole building	34	Printer	460.0	Yes
whole building	18	Small freezer	55.0	Yes
whole building	7	Refrigerator	175.0	Yes
whole building	12	Microwave	800.0	No
whole building	4	Commercial microwave	1,450.0	Yes
break room	1	Electric range	1,500.0	Yes
break room	1	Washing machine	1,500.0	Yes
break room	1	Dryer	1,600.0	Yes
break room	3	Coffee machine	900.0	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
Rm 135	1	Refrigerated	Yes	0.00	1,612	0.0	$174.50	$230.00	$0.00	1.32
Rm 135	1	Non-Refrigerated	Yes	0.00	343	0.0	$37.08	$230.00	$0.00	6.20

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

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ENERGY STAR® Score[1]

Academy Learning Center

Primary Property Type: K-12 School
Gross Floor Area (ft²): 42,100
Built: 2000

For Year Ending: July 31, 2016
Date Generated: May 30, 2017

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
Academy Learning Center 145 Pergola Avenue Monroe Twp., New Jersey 08831	_____ . (___)___-_____	___ _____ . (___)___-_____ _____

Property ID: 5857451

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
108.8 kBtu/ft²

Source EUI
232.5 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	2,381,849 (52%)
Natural Gas (kBtu)	2,198,459 (48%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	79.1
National Median Source EUI (kBtu/ft²)	169.1
% Diff from National Median Source EUI	38%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	390

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)