Local Government Energy Audit:
Energy Audit Report

Main Road School

1452 Main Road

New Field, NJ 08344

Franklin Township BOE

July 13, 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 Main Road School.

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

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

1.1 Facility Summary

Main Road School is a 59,400 square foot, single-story building comprised of spaces such as classrooms, gym, kitchen, offices, store rooms, and mechanical spaces. On a typical weekday, the school operates from 8 AM to 3 PM. The building has two boiler rooms serving the old and new wings. Heating is provided by gas-fired hot water boilers. Space cooling is provided by window ACs, split AC systems and packaged AC units serving different spaces. Lighting consists of inefficient T8 linear tubes that require replacement. 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 eight measures which together represent an opportunity for Main Road School to reduce annual energy costs by $11,924 and annual greenhouse gas emissions by 80,598 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in ten 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 Main Road School's annual energy use by 7%.

Figure 1 – Previous 12 Month Utility Costs

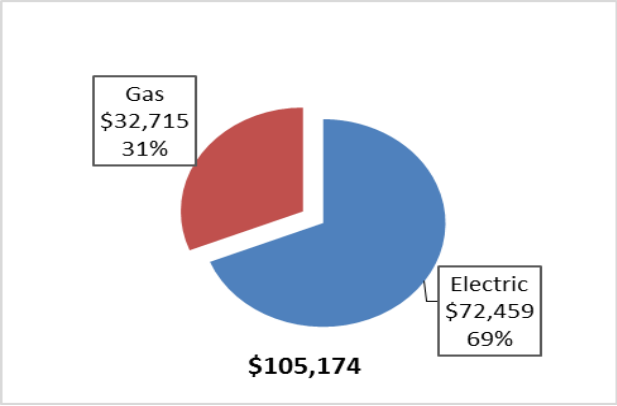
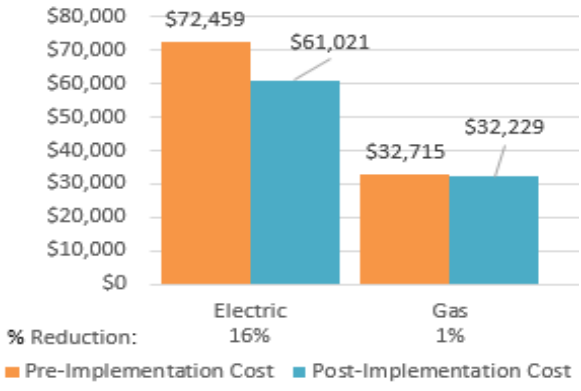


Figure 2 – Potential Post-Implementation Costs



A detailed description of Main Road 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			**59,606**	**21.7**	**0.0**	**$9,053.64**	**$115,294.33**	**$11,595.00**	**$103,699.33**	**11.5**	**60,022**
ECM 1	Install LED Fixtures	Yes	9,022	1.7	0.0	$1,370.33	$7,813.54	$2,000.00	$5,813.54	4.2	9,085
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	47,657	19.5	0.0	$7,238.77	$104,146.83	$9,550.00	$94,596.83	13.1	47,991
ECM 3	Retrofit Fixtures with LED Lamps	Yes	509	0.3	0.0	$77.30	$537.53	$45.00	$492.53	6.4	512
ECM 4	Install LED Exit Signs	Yes	2,418	0.2	0.0	$367.24	$2,796.43	$0.00	$2,796.43	7.6	2,435
Lighting Control Measures			**9,162**	**3.5**	**0.0**	**$1,391.69**	**$5,220.00**	**$900.00**	**$4,320.00**	**3.1**	**9,226**
ECM 5	Install Occupancy Sensor Lighting Controls	Yes	9,162	3.5	0.0	$1,391.69	$5,220.00	$900.00	$4,320.00	3.1	9,226
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**40.4**	**$482.78**	**$11,521.64**	**$1,056.00**	**$10,465.64**	**21.7**	**4,735**
ECM 6	Install High Efficiency Hot Water Boilers	Yes	0	0.0	40.4	$482.78	$11,521.64	$1,056.00	$10,465.64	21.7	4,735
Domestic Water Heating Upgrade			**4,578**	**0.0**	**0.3**	**$699.08**	**$114.72**	**$0.00**	**$114.72**	**0.2**	**4,646**
ECM 7	Install Low-Flow Domestic Hot Water Devices	Yes	4,578	0.0	0.3	$699.08	$114.72	$0.00	$114.72	0.2	4,646
Plug Load Equipment Control - Vending Machine			**1,954**	**0.0**	**0.0**	**$296.85**	**$460.00**	**$0.00**	**$460.00**	**1.5**	**1,968**
ECM 8	Vending Machine Control	Yes	1,954	0.0	0.0	$296.85	$460.00	$0.00	$460.00	1.5	1,968
TOTALS			**75,301**	**25.2**	**40.7**	**$11,924.05**	**$132,610.70**	**$13,551.00**	**$119,059.70**	**10.0**	**80,598**

* - 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.

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

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 six 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 Main Road School include:

- Close Doors and Windows
- Perform Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Use Thermostat Schedules and Temperature Resets
- 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 Main Road School. A preliminary screening based on the facility's electric demand, size and location of free area, and shading elements shows that the facility has a high potential for installing a PV array. Based on the configuration of the site and its loads there is a low potential for installing combined heat and power self-generation measures. For details on our evaluation and on-site generation potential, please refer to Section 6.

1.3 Implementation Planning

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

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

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

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

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.

Larger facilities with an interest in a more comprehensive whole building approach to energy conservation should consider participating in the Pay for Performance (P4P) program. Projects eligible for this project program must meet minimum savings requirements. Final incentives are calculated based on actual measured performance achieved at the end of the project. The application process is more involved, and it requires working with a qualified P4P contractor, but the process may result in greater energy savings overall and more lucrative incentives, up to 50% of project's total cost.

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.4 for additional information on the ESIP Program.

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

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

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Elizabeth A DiPietro	School Business Administrator	edipietro@franklintwpschools.o	856-629-9500 Extn: 1203
Thomas Rambone	Maintenance Department	trambone@franklintwpschools.org	(856) 697-0220
Jennifer Thies	Maintenance Department	jthies@franklintwpschools.org	(856) 967-0220
TRC Energy Services			
Smruti Srinivasan	Auditor	ssrinivasan@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On January 10, 2017, TRC performed an energy audit at Main Road School located in New Field, New Jersey. TRC's team met with George Ruczynski to review the facility operations and help focus our investigation on specific energy-using systems.

Main Road School is a 59,400 square foot, single-story building comprised of spaces such as classrooms, gym, kitchen, offices, store rooms, and mechanical spaces. On a typical day, the school operates from 8 AM to 3 PM. The building has two boiler rooms serving the old and new wings. The space heating is provided by gas-fired hot water boilers. Space cooling in the building is provided by window ACs, split AC systems and packaged AC units serving different spaces.

Lighting at Main Road School consists of aging and inefficient lighting in need of replacement.

2.3 Building Occupancy

The typical schedule is presented in the table below. During a typical weekday, the facility is occupied by 60 full time staff and 420 students.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Main Road School	Weekday	8AM - 3 PM
Main Road School	Weekend	No operation

2.4 Building Envelope

The school is constructed of concrete block and structural steel with a brick facade. The dividing walls between offices are made of sheet rock. Due to inclement weather on the day of the audit, the auditor onsite was unable to access the roof. Upon acquiring data from various resources, the roof appears to be in a good condition. The buildings have double-pane windows and aluminum doors that were observed to be in good condition.

Image 1 Building roof and sample of windows

2.5 On-Site Generation

Main Road School does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

Lighting System

Lighting at the facility is provided mostly by 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 4-lamp, 4-foot long troffers with diffusers.

A small area of the building and the majority of the office spaces are primarily lit with 26-Watt CFL lamps or 60-Watt incandescent lamps.

Lighting control in most spaces is provided by manual switches. The building's exterior lighting consists primarily of 100-Watt and 150-Watt high pressure sodium (HPS) fixtures that are controlled by a combination of photocells and timers.

It was mentioned by the site contact that the exit signs at the school were all 11-Watt CFL lamp fixtures.

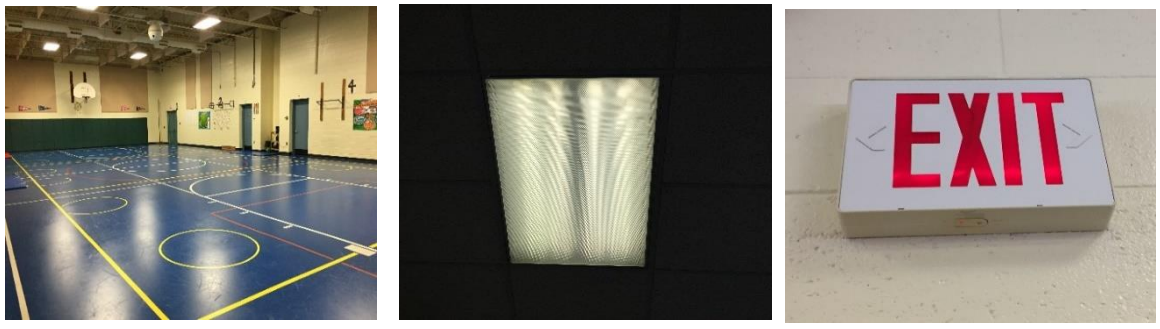


Image 2 Sample of typical lighting fixtures at the school

Hot Water (or Steam) Heating System

The hot water system consists of two boiler rooms – one serving the new wing and the other serving the old wing. The older wing is served by two gas-fired condensing hot water boilers with an output capacity of 1720 MBh and an efficiency of 86%. Each of these boilers have a 5 hp and 0.3 hp pump for circulation.

The new wing is served by a gas-fired non-condensing hot water boiler with an output capacity of 480 MBh and an efficiency of 78%. The hot water from this boiler is distributed using a 0.3 hp pump. The boilers are 15 and 29 years, respectively. Hot water from the non-condensing boiler is supplied at 180°F when the outside air temperature is below 50°F and modulated proportionally and reset based on the outside air temperature until 68°F. Above this temperature the boiler is shut down.

The heat distribution in the classrooms are performed using unit ventilators. The heating demand in the school is controlled by pneumatic controls.

The condensing boiler is well maintained and in good condition. The non-condensing boiler is old and in need of replacement.

Image 3 Boiler, terminal unit and thermostat samples at the school

Direct Expansion Air Conditioning System (DX)

Space cooling in the major areas such as cafeterias, kitchen, and main office areas are served by packaged units that are 10 tons, 4 tons, and 3 tons, respectively. The gym has two 10-ton split units installed on the ground outside. These units are controlled by individual thermostats in the respective zones and distributed using air handlers. The classrooms are all cooled using 1-ton window AC units. Most of them are eight years old and ENERGY STAR® certified units. The hallways in the school are not cooled.

Image 4 Space cooling systems and thermostats at the school

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of one gas-fired and one electric domestic hot water heater. The gas-fired hot water heater has an input rating of 1,000 kBtu/hr each, efficiency of 93% and a storage capacity of 23 gallons. The electric hot water heater has an input rating of 4.5kW and a 40-gallon storage capacity. The water heaters are 17 and six years old, respectively, and well maintained.

Building Plug Load

There are 101 computer work stations throughout the facility. All computers are desktop units with LCD monitors. There is no centralized PC power management software installed.

Other plug loads in the school include printers, laptops, chrome books, projectors in the classrooms, smart boards, etc. There is also kitchenette equipment like microwave ovens, coffee machines, water dispensers and refrigerators of various sizes. The facility has one refrigerated and one non-refrigerated vending machine. These do not have any controls.

2.7 Water-Using Systems

A sampling of restrooms found that 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. We recommend that some of the restrooms and kitchen sinks in spaces such as media centers, restrooms (boys, girls and staff bathrooms) conference rooms, etc., install low-flow devices.

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

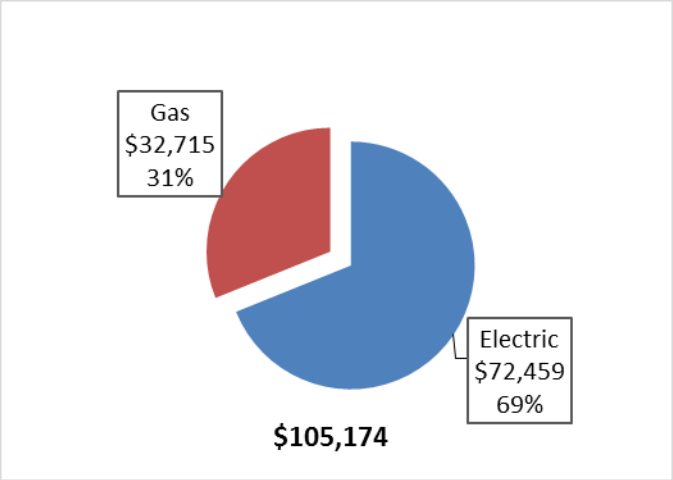
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Main Road School		
Fuel	**Usage**	**Cost**
Electric	477,041 kWh	$72,459
Natural Gas	27,403	$32,715
Total		**$105,174**

The current annual energy cost for this facility is $95,686 as shown in the chart below.

Figure 7 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by Atlantic City Electric. The average electric cost over the past 12 months was $0.152/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The third party electric supply is provided by First Sol Energy. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 8 - Electric Usage & Demand

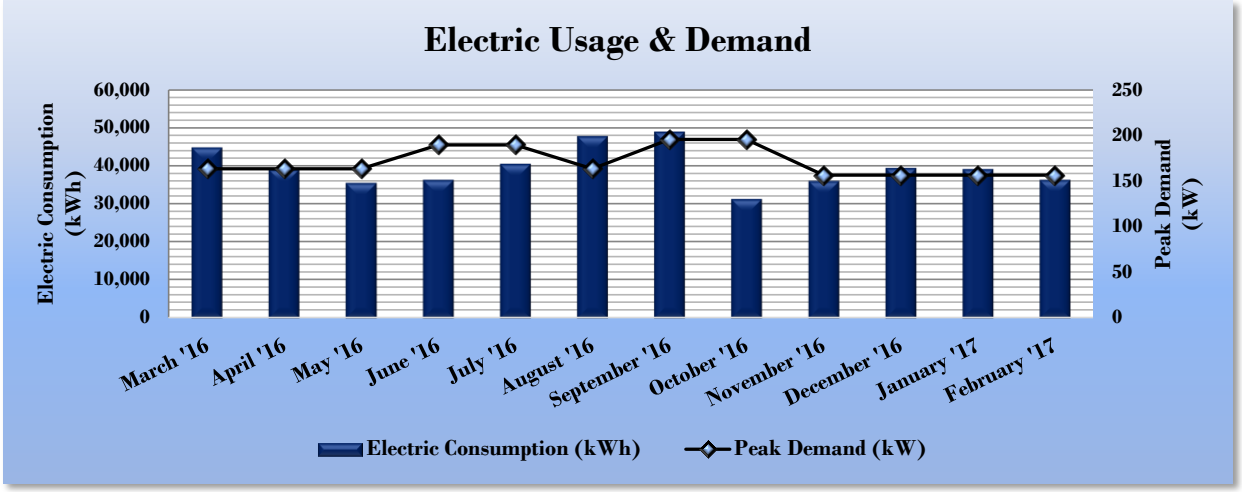


Figure 9 - Electric Usage & Demand

Electric Billing Data for Main Road School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
3/29/16	30	44,640	163		$6,570
4/28/16	30	38,880	163		$5,780
5/27/16	29	35,360	163		$5,336
6/28/16	32	36,120	190		$5,776
7/29/16	31	40,360	190		$6,203
8/29/16	31	47,600	163		$6,855
10/3/16	35	48,760	196		$7,697
10/28/16	25	31,160	196		$5,003
11/29/16	32	35,880	156		$5,594
12/29/16	30	39,240	156		$5,863
1/27/17	29	39,000	156		$5,777
2/24/17	28	36,120	156		$5,408
Totals	**362**	**473,120**	**195.6**	**$0**	**$71,863**
Annual	**365**	**477,041**	**195.6**	**$0**	**$72,459**

3.3 Natural Gas Usage

Natural gas is provided by South Jersey Gas. The average gas cost for the past 12 months is $0.996/therm, which is the blended rate used throughout the analyses in this report. The third party gas supply is provided by South Jersey Gas. The monthly gas consumption is shown in the chart below.

Figure 10 - Natural Gas Usage

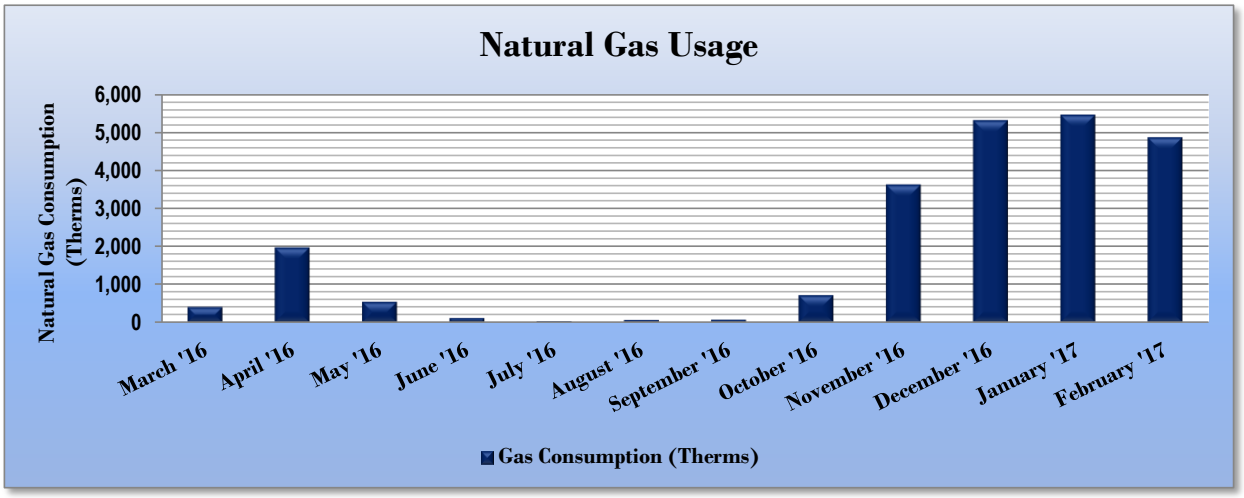


Figure 11 - Natural Gas Usage

Gas Billing Data for Main Road School				
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost	TRC Estimated Usage?
3/29/16	30	4,142	$3,682	No
4/28/16	30	1,991	$1,881	No
5/27/16	29	550	$534	No
6/28/16	32	114	$136	No
7/29/16	31	0	$30	Yes
8/29/16	31	63	$88	No
10/3/16	35	73	$102	No
10/28/16	25	727	$768	No
11/29/16	32	3,664	$3,774	No
12/29/16	30	5,377	$7,542	No
1/27/17	29	5,549	$7,365	No
2/24/17	28	4,930	$6,545	No
Totals	**362**	**27,178**	**$32,446**	
Annual	**365**	**27,403**	**$32,715**	

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		
	Main Road School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	127.3	141.4
Site Energy Use Intensity (kBtu/ft^2)	66.7	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		
	Main Road School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	113.1	141.4
Site Energy Use Intensity (kBtu/ft^2)	61.8	58.2

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

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

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

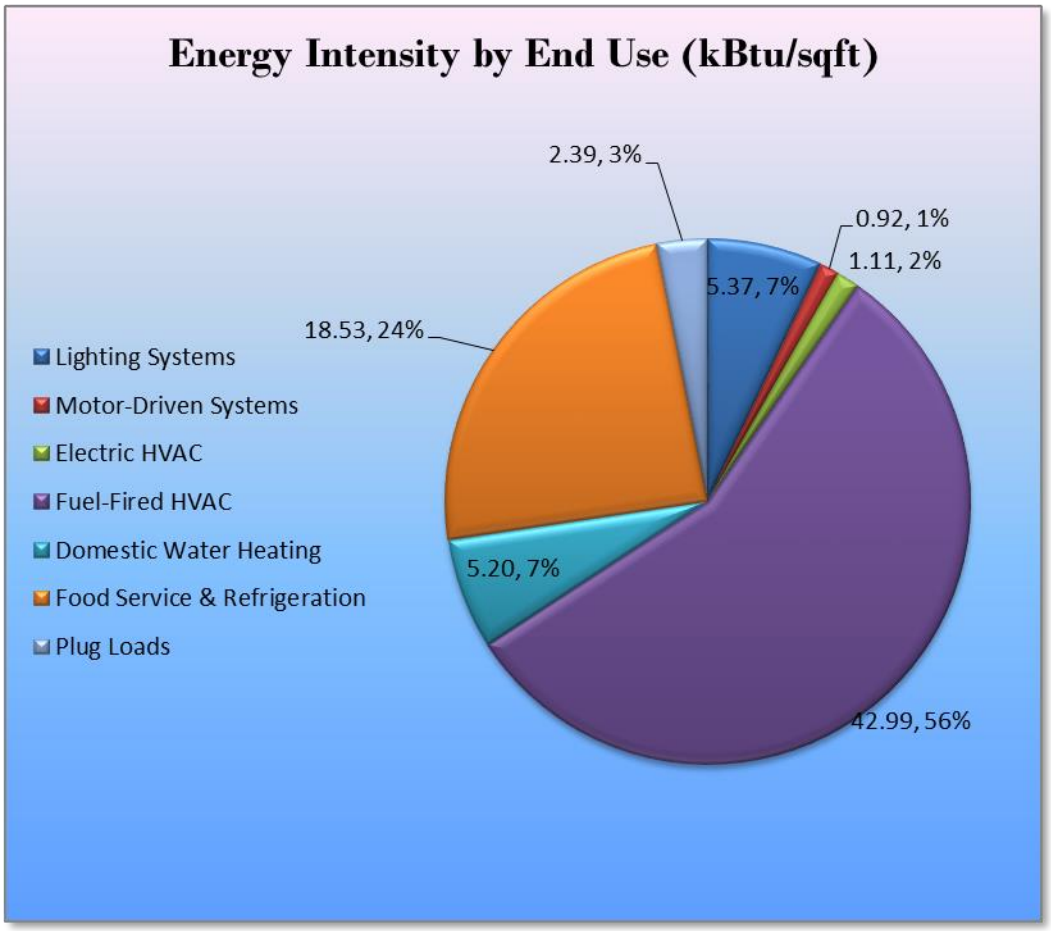
A Portfolio Manager account has been created online for your facility and you will be provided with the login information for the account. We encourage you to update your utility information in Portfolio Manager regularly, so that you can keep track of your building's performance. Free online training is

available to help you use ENERGY STAR® Portfolio Manager to track your building's performance at: https://www.energystar.gov/buildings/training.

3.5 Energy End-Use Breakdown

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

Figure 14 - Energy Balance (kBtu/sqft)



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

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 15 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**59,606**	**21.7**	**0.0**	**$9,053.64**	**$115,294.33**	**$11,595.00**	**$103,699.33**	**11.5**	**60,022**
ECM 1	Install LED Fixtures	9,022	1.7	0.0	$1,370.33	$7,813.54	$2,000.00	$5,813.54	4.2	9,085
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	47,657	19.5	0.0	$7,238.77	$104,146.83	$9,550.00	$94,596.83	13.1	47,991
ECM 3	Retrofit Fixtures with LED Lamps	509	0.3	0.0	$77.30	$537.53	$45.00	$492.53	6.4	512
ECM 4	Install LED Exit Signs	2,418	0.2	0.0	$367.24	$2,796.43	$0.00	$2,796.43	7.6	2,435
Lighting Control Measures		**9,162**	**3.5**	**0.0**	**$1,391.69**	**$5,220.00**	**$900.00**	**$4,320.00**	**3.1**	**9,226**
ECM 5	Install Occupancy Sensor Lighting Controls	9,162	3.5	0.0	$1,391.69	$5,220.00	$900.00	$4,320.00	3.1	9,226
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**40.4**	**$482.78**	**$11,521.64**	**$1,056.00**	**$10,465.64**	**21.7**	**4,735**
ECM 6	Install High Efficiency Hot Water Boilers	0	0.0	40.4	$482.78	$11,521.64	$1,056.00	$10,465.64	21.7	4,735
Domestic Water Heating Upgrade		**4,578**	**0.0**	**0.3**	**$699.08**	**$114.72**	**$0.00**	**$114.72**	**0.2**	**4,646**
ECM 7	Install Low-Flow Domestic Hot Water Devices	4,578	0.0	0.3	$699.08	$114.72	$0.00	$114.72	0.2	4,646
Plug Load Equipment Control - Vending Machine		**1,954**	**0.0**	**0.0**	**$296.85**	**$460.00**	**$0.00**	**$460.00**	**1.5**	**1,968**
ECM 8	Vending Machine Control	1,954	0.0	0.0	$296.85	$460.00	$0.00	$460.00	1.5	1,968
TOTALS		**75,301**	**25.2**	**40.7**	**$11,924.05**	**$132,610.70**	**$13,551.00**	**$119,059.70**	**10.0**	**80,598**

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

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

4.1.1 Lighting Upgrades

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

Figure 16 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**59,606**	**21.7**	**0.0**	**$9,053.64**	**$115,294.33**	**$11,595.00**	**$103,699.33**	**11.5**	**60,022**
ECM 1	Install LED Fixtures	9,022	1.7	0.0	$1,370.33	$7,813.54	$2,000.00	$5,813.54	4.2	9,085
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	47,657	19.5	0.0	$7,238.77	$104,146.83	$9,550.00	$94,596.83	13.1	47,991
ECM 3	Retrofit Fixtures with LED Lamps	509	0.3	0.0	$77.30	$537.53	$45.00	$492.53	6.4	512
ECM 4	Install LED Exit Signs	2,418	0.2	0.0	$367.24	$2,796.43	$0.00	$2,796.43	7.6	2,435

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	9,022	1.7	0.0	$1,370.33	$7,813.54	$2,000.00	$5,813.54	4.2	9,085

Measure Description

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

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

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	47,657	19.5	0.0	$7,238.77	$104,146.83	$9,550.00	$94,596.83	13.1	47,991
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 in classrooms, hallways and offices and replacing them with LEDs and LED drivers (if necessary), which are designed to be used retrofitted fluorescent fixtures. The measure uses the existing fixture housing but replaces the rest of the components with more efficient lighting technology. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

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

ECM 3: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	162	0.2	0.0	$24.57	$322.52	$25.00	$297.52	12.1	163
Exterior	347	0.1	0.0	$52.72	$215.01	$20.00	$195.01	3.7	350

Measure Description

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

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

ECM 4: Install LED EXIT Signs

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	2,418	0.2	0.0	$367.24	$2,796.43	$0.00	$2,796.43	7.6	2,435
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend replacing all incandescent or compact fluorescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output.

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		**9,162**	**3.5**	**0.0**	**$1,391.69**	**$5,220.00**	**$900.00**	**$4,320.00**	**3.1**	**9,226**
ECM 5	Install Occupancy Sensor Lighting Controls	9,162	3.5	0.0	$1,391.69	$5,220.00	$900.00	$4,320.00	3.1	9,226

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

ECM 5: 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)
9,162	3.5	0.0	$1,391.69	$5,220.00	$900.00	$4,320.00	3.1	9,226

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in restrooms, storage rooms, classrooms and offices areas. Lighting sensors detect occupancy using ultrasonic and/or infrared sensors. For most spaces, we recommend lighting controls use dual technology sensors, which can eliminate the possibility of any lights turning off unexpectedly. Lighting systems are enabled when an occupant is detected. Fixtures are automatically turned off after an area has been vacant for a preset period. Some controls also provide dimming options and all modern occupancy controls can be easily over-ridden by room occupants to allow them to manually turn fixtures on or off, as desired. Energy savings results from only operating lighting systems when they are required.

Occupancy sensors may be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are recommended for single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in locations without local switching or where wall switches are not in the line-of-sight of the main work area and in large spaces. We recommend a comprehensive approach to lighting design that upgrades both the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

4.1.3 Gas Heating Replacement

Our recommendations for domestic water heating system improvements are summarized in Figure 198 below.

Figure 18 Summary of Gas Heating Replacement 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)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**40.4**	**$482.78**	**$11,521.64**	**$1,056.00**	**$10,465.64**	**21.7**	**4,735**
ECM 6	Install High Efficiency Hot Water Boilers	0	0.0	40.4	$482.78	$11,521.64	$1,056.00	$10,465.64	21.7	4,735

ECM 6: Install High Efficiency Hot Water Boilers

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	40.4	$482.78	$11,521.64	$1,056.00	$10,465.64	21.7	4,735

Measure Description

We recommend replacing older non-condensing hot water boilers (with 480 MBh output capacity and 78% efficiency) serving the new wing with high efficiency hot water boilers. Significant improvements have been made in combustion technology resulting in increased overall boiler efficiency. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

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

4.1.4 Domestic Hot Water Heating System Upgrades

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

Figure 19 - Summary of Domestic Water Heating ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**4,578**	**0.0**	**0.3**	**$699.08**	**$114.72**	**$0.00**	**$114.72**	**0.2**	**4,646**
ECM 7	Install Low-Flow Domestic Hot Water Devices	4,578	0.0	0.3	$699.08	$114.72	$0.00	$114.72	0.2	4,646

ECM 7: Install Low-Flow DHW Devices

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
4,578	0.0	0.3	$698.47	$114.72	$0.00	$114.72	0.2	4,646

Measure Description

We recommend installing low-flow domestic hot water devices to reduce overall hot water demand. Energy demand from domestic hot water heating systems can be reduced by reducing water usage in general. Faucet aerators and low-flow showerheads can reduce hot water usage, relative to standard showerheads and aerators, which saves energy. Pre-rinse spray valves (PRSVs) often used in commercial and institutional kitchens are designed to remove food waste from dishes prior to dishwashing. Replacing standard pre-rinse spray valves with low flow PRSVs will reduce hot water usage and save energy.

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

4.1.5 Plug Load Equipment Control - Vending Machines

Figure 20 - Summary of Domestic Water Heating ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
ECM 8	Vending Machine Control	1,954	0.0	0.0	$296.85	$460.00	$0.00	$460.00	1.5	1,968

ECM 8: 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	$296.85	$460.00	$0.00	$460.00	1.5	1,968

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 facility's energy performance can also be improved through application of many low cost or no-cost energy efficiency strategies. By employing certain behavioral and operational changes and performing routine maintenance on building systems, equipment lifetime can be extended; occupant comfort, health and safety can be improved; and energy and O&M costs can be reduced. The recommendations below are provided as a framework for developing a whole building maintenance plan that is customized to your facility. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Close Doors and Windows

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

Perform 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.

Use Thermostat Schedules and Temperature Resets

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

Plug Load Controls

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

Water Conservation

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

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

Refer to Section 4.1.4 for any low-flow ECM recommendations.

6 On-Site Generation Measures

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

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

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

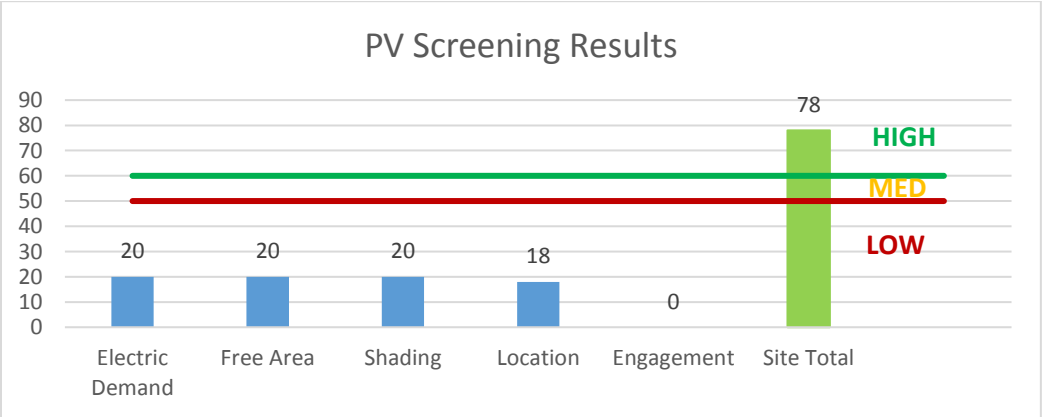
6.1 Photovoltaic

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

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

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 appears to meet these minimum criteria for cost-effective PV installation.

Figure 21 - Photovoltaic Screening



Potential	High	
System Potential	150	kW DC STC
Electric Generation	178,705	kWh/yr
Displaced Cost	$15,550	/yr
Installed Cost	$390,000	

Image 5 Solar potential and financial statistics

If the site is interested in solar, we suggest they do a detailed study on this, solar projects must register their projects in the SREC Registration Program prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about developed new solar projects and insight into future SREC pricing. Refer to Section 8.3 for additional information.

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

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

6.2 Combined Heat and Power

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

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

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

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

Figure 22 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	Direct Install
ECM 1	Install LED Fixtures	x	x
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	x	x
ECM 3	Retrofit Fixtures with LED Lamps	x	x
ECM 4	Install LED Exit Signs		x
ECM 5	Install Occupancy Sensor Lighting Controls	x	x
ECM 6	Install High Efficiency Hot Water Boilers	x	x
ECM 7	Install Low-Flow Domestic Hot Water Devices		x
ECM 8	Vending Machine Control	x	x

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

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 Direct Install

Overview

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

Incentives

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

How to Participate

To participate in the Direct Install program you will need to contact the participating contractor who operates in 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.

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

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

8.3 SREC Registration Program

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

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

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

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

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

8.4 Energy Savings Improvement Program

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

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

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

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

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

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

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Hallway	32	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	32	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.69	1,870	0.0	$284.07	$3,744.00	$320.00	12.05
Media Center	36	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,320	Relamp & Reballast	No	36	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	1,320	1.32	3,060	0.0	$464.83	$5,826.00	$720.00	10.98
Cafeteria	48	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	800	Relamp & Reballast	No	48	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	800	1.76	2,473	0.0	$375.62	$7,768.00	$960.00	18.12
Kitchen	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	800	Relamp & Reballast	No	8	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	800	0.29	412	0.0	$62.60	$1,294.67	$160.00	18.12
Kitchen restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	22	780	Relamp & Reballast	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	780	0.01	12	0.0	$1.84	$93.50	$5.00	48.12
Store room	2	Linear Fluorescent - T8: 2' T8 (17W) - 1L	Wall Switch	22	20	Relamp & Reballast	No	2	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	20	0.02	1	0.0	$0.09	$187.00	$10.00	1876.49
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.04	2	0.0	$0.23	$234.00	$20.00	928.13
Hallway	19	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	19	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.41	1,110	0.0	$168.66	$2,223.00	$190.00	12.05
CR 44	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.27	739	0.0	$112.17	$1,286.00	$120.00	10.39
Girls' restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	546	0.08	112	0.0	$17.04	$467.00	$50.00	24.47
Girls' restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	780	Relamp & Reballast	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	780	0.01	16	0.0	$2.38	$98.00	$5.00	39.00
Boys restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	546	0.08	112	0.0	$17.04	$467.00	$50.00	24.47
Custodian	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.02	1	0.0	$0.12	$117.00	$10.00	928.13
CR 1	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 2	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 3	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 4	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 5	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 6	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 7	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Room 30 - office	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	1,540	Relamp & Reballast	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,078	0.38	1,040	0.0	$157.96	$1,410.67	$180.00	7.79
Room 30 - office	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,540	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,540	0.01	28	0.0	$4.30	$107.00	$10.00	22.54
Work room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	156	Relamp & Reballast	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	109	0.14	40	0.0	$6.00	$601.50	$80.00	86.91
Conference room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	208	Relamp & Reballast	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	146	0.14	53	0.0	$8.00	$601.50	$80.00	65.18
Principal office	9	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,540	Relamp & Reballast	Yes	9	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	1,078	0.12	336	0.0	$51.08	$1,079.00	$110.00	18.97

	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	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	9	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.19	526	0.0	$79.89	$1,053.00	$90.00	12.05
Nurse's office	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,540	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,540	0.01	28	0.0	$4.30	$107.00	$10.00	22.54
Stage	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	416	Relamp & Reballast	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	416	0.13	95	0.0	$14.39	$702.00	$60.00	44.62
Hallway	13	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	13	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.28	760	0.0	$115.40	$1,521.00	$130.00	12.05
CR 17	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 18	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 19	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 20	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 21	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 22	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Girls' restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	546	0.04	59	0.0	$8.93	$410.00	$35.00	41.99
Boys restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	546	0.04	59	0.0	$8.93	$410.00	$35.00	41.99
Custodian	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.02	1	0.0	$0.12	$117.00	$10.00	928.13
Hallway	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.06	175	0.0	$26.63	$351.00	$30.00	12.05
Supply Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	35	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	35	0.04	3	0.0	$0.40	$234.00	$20.00	530.36
Room 36	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.11	295	0.0	$44.87	$584.00	$60.00	11.68
Room 16	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Hallway	4	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	201	0.0	$30.60	$430.22	$0.00	14.06
Media Center	2	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	101	0.0	$15.30	$215.11	$0.00	14.06
Cafeteria	4	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	201	0.0	$30.60	$430.22	$0.00	14.06
Hallway	3	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	3	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	151	0.0	$22.95	$322.67	$0.00	14.06
Hallway	2	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	101	0.0	$15.30	$215.11	$0.00	14.06
Stage	1	Exit Signs: Fluorescent	None	11	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.00	50	0.0	$7.65	$107.56	$0.00	14.06
Entrance exterior	4	Incandescent: Ceiling mount fixtures - 2 lamps	Wall Switch	60	1,540	Relamp	No	4	LED Screw-In Lamps: Ceiling mount fixtures - 2 lamps	Wall Switch	11	1,540	0.13	347	0.0	$52.72	$215.01	$20.00	3.70
Kitchen office	1	Incandescent: Wall mount fixture - 4 bulb	Wall Switch	60	800	Relamp	No	1	LED Screw-In Lamps: Wall mount fixture - 4 bulb	Wall Switch	11	800	0.03	45	0.0	$6.85	$53.75	$5.00	7.12

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen restroom	1	Incandescent: Wall mount fixture - 4 bulb	Wall Switch	60	480	Relamp	No	1	LED Screw-In Lamps: Wall mount fixture - 4 bulb	Wall Switch	11	480	0.03	27	0.0	$4.11	$53.75	$5.00	11.87
Storage	1	Compact Fluorescent: Ceiling mount fixtures - 1 lamp	Wall Switch	26	35	Relamp	No	1	LED Screw-In Lamps: Ceiling mount fixtures - 1 lamp	Wall Switch	11	35	0.01	1	0.0	$0.09	$53.75	$0.00	586.15
Computer room - 12	26	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	26	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.71	1,920	0.0	$291.65	$3,158.00	$280.00	9.87
CR13	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR14	25	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	25	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.68	1,846	0.0	$280.43	$3,041.00	$270.00	9.88
CR15	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Hallway	4	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,540	Relamp & Reballast	No	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,540	0.04	113	0.0	$17.22	$428.00	$40.00	22.54
CR 33	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.27	739	0.0	$112.17	$1,286.00	$120.00	10.39
CR 70	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Hallway	14	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,540	Relamp & Reballast	No	14	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,540	0.15	397	0.0	$60.26	$1,498.00	$140.00	22.54
Boys restroom	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	546	0.02	34	0.0	$5.19	$467.00	$50.00	80.33
Custodian	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.04	2	0.0	$0.23	$234.00	$20.00	928.13
Girls' restroom	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	780	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	546	0.04	57	0.0	$8.62	$437.00	$50.00	44.87
Supply Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.02	1	0.0	$0.12	$117.00	$10.00	928.13
CR 69	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.33	886	0.0	$134.61	$1,520.00	$140.00	10.25
CR 62	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
Bathroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	780	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	780	0.02	30	0.0	$4.50	$117.00	$10.00	23.80
CR 63	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 66	26	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	26	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.71	1,920	0.0	$291.65	$3,158.00	$280.00	9.87
Supply closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.04	2	0.0	$0.23	$234.00	$20.00	928.13
CR 60	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 64	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR65	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.33	886	0.0	$134.61	$1,520.00	$140.00	10.25
Bathroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	780	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	780	0.02	30	0.0	$4.50	$117.00	$10.00	23.80
CR 54	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.16	443	0.0	$67.30	$818.00	$80.00	10.97

	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
CR 59	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 56	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.25	665	0.0	$100.96	$1,169.00	$110.00	10.49
CR 58	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.49	1,329	0.0	$201.91	$2,222.00	$200.00	10.01
CR 57	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.25	665	0.0	$100.96	$1,169.00	$110.00	10.49
Boiler Room	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.11	292	0.0	$44.39	$585.00	$50.00	12.05
Lunch Room	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	12	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.26	701	0.0	$106.52	$1,404.00	$120.00	12.05
Hallway	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.13	351	0.0	$53.26	$702.00	$60.00	12.05
Gym	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.13	351	0.0	$53.26	$702.00	$60.00	12.05
Room 9	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,078	0.05	148	0.0	$22.43	$350.00	$40.00	13.82
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	20	Relamp & Reballast	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	20	0.04	2	0.0	$0.23	$234.00	$20.00	928.13
Boiler room 2	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,540	Relamp & Reballast	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,540	0.13	351	0.0	$53.26	$702.00	$60.00	12.05
Hallway	3	Exit Signs: Fluorescent	None	22	8,760	Fixture Replacement	No	3	LED Exit Signs: 2 W Lamp	None	6	8,760	0.03	484	0.0	$73.45	$322.67	$0.00	4.39
Boiler Room	2	Exit Signs: Fluorescent	None	22	8,760	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	322	0.0	$48.97	$215.11	$0.00	4.39
Gym	4	Exit Signs: Fluorescent	None	22	8,760	Fixture Replacement	No	4	LED Exit Signs: 2 W Lamp	None	6	8,760	0.04	645	0.0	$97.93	$430.22	$0.00	4.39
Boiler room 2	1	Exit Signs: Fluorescent	None	22	8,760	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.01	161	0.0	$24.48	$107.56	$0.00	4.39
Computer room - 12	1	Incandescent: Wall mount fixture - 4 bulb	Wall Switch	60	1,540	Relamp	No	1	LED Screw-In Lamps: Wall mount fixture - 4 bulb	Wall Switch	11	1,540	0.03	87	0.0	$13.18	$53.75	$5.00	3.70
Storage room	2	Incandescent: Ceiling mount - 1 lamp	Wall Switch	60	20	Relamp	No	2	LED Screw-In Lamps: Ceiling mount - 1 lamp	Wall Switch	11	20	0.06	2	0.0	$0.34	$107.51	$10.00	284.80
Exterior lights	15	High-Pressure Sodium: (1) 150W Lamp	Wall Switch	188	3,000	Fixture Replacement	No	15	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Wall Switch	50	3,000	1.36	7,142	0.0	$1,084.74	$5,860.16	$1,500.00	4.02
Exterior lights	5	High-Pressure Sodium: (1) 100W Lamp	Wall Switch	138	3,000	Fixture Replacement	No	5	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Wall Switch	29	3,000	0.36	1,880	0.0	$285.60	$1,953.39	$500.00	5.09

Motor Inventory & Recommendations

		Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler room - new wing	Boiler	1	Heating Hot Water Pump	0.3	77.0%	No	400	No	77.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler room 2	Old wing - boilers	2	Heating Hot Water Pump	5.0	89.5%	No	400	No	89.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler room - 2	Old wing - boilers	2	Heating Hot Water Pump	0.3	77.0%	No	400	No	77.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Boiler room - 3	Air compressor	2	Air Compressor	2.0	85.5%	No	250	No	85.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Gym - packaged AHU	2	Supply Fan	10.0	91.7%	No	200	No	91.7%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Classrooms	Unit ventilators	35	Supply Fan	0.3	60.0%	No	400	No	60.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Media Center, Room 44,4,3,2,1,5,6,7,Nurse's room,22,17,21,18,20,19,16,15,14,53,70,69,62,63,66,64,65,60,54,59,56,58,57, Lunch Room	Media Center, Room 44,4,3,2,1,5,6,7,Nurse's room,22,17,21,18,20,19,16,15,14,53,70,69,62,63,66,64,65,60,54,59,56,58,57, Lunch Room	34	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Outdoor - on the ground	Gym	2	Split-System AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Kitchen	1	Packaged AC	4.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Main office, Teacher's lounge, Computer lounge	3	Packaged AC	3.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Rooftop	Café	2	Packaged AC	10.00		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 new wing	New wing	1	Non-Condensing Hot Water Boiler	480.00	Yes	1	Condensing Hot Water Boiler	480.00	91.00%	Et	0.00	0	40.4	$482.78	$11,521.64	$1,056.00	21.68
Older boiler room	Older wing	2	Condensing Hot Water Boiler	1,720.00	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 2	Older wing	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Custodian closet	New wing	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Low-Flow Device Recommendations

	Recommedation Inputs				Energy Impact & Financial Analysis						
Location	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
media center office	1	Faucet Aerator (Kitchen)	2.50	2.20	0.00	0	0.3	$3.08	$7.17	$0.00	2.33
Kitchen bathroom, conference room, nurse's bathroom,	6	Faucet Aerator (Lavatory)	2.20	1.00	0.00	1,831	0.0	$278.16	$43.02	$0.00	0.15
Gym lavatory, girls' restroom, boys' restroom	9	Faucet Aerator (Lavatory)	2.20	1.00	0.00	2,747	0.0	$417.23	$64.53	$0.00	0.15

Walk-In Cooler/Freezer Inventory & Recommendations

	Existing Conditions		Proposed Conditions			Energy Impact & Financial Analysis						
Location	Cooler/ Freezer Quantity	Case Type/Temperature	Install EC Evaporator Fan Motors?	Install Electric Defrost Control?	Install Evaporator Fan Control?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Medium Temp Freezer (0F to 30F)	No	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Low Temp Freezer (-35F to -5F)	No	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Refrigerator/Freezer Inventory & Recommendations

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

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	2	Electric Convection Oven (Full Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Convection Oven (Half 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?
Main road school	101	Computer	75.0	Yes
Main road school	152	Laptop	40.0	Yes
Main road school	34	Projectors	200.0	Yes
Main road school	4	Paper shredder	360.0	No
Main road school	1	Coffee machine	400.0	No
Main road school	2	Printer - small	20.0	Yes
Main road school	9	Printer - medium	30.0	Yes
Main road school	4	Printer - large	80.0	Yes
Main road school	1	Refrigerator - small	26.0	No
Main road school	1	Refrigerator - medium	40.0	No
Main road school	3	Refrigerator - large	200.0	No
Main road school	33	Smart board	5.0	Yes
Main road school	4	Microwave	900.0	No
Main road school	2	Television-CRT	120.0	No
Main road school	2	Wate dispenser	12.5	Yes
Main road school	3	Standing fan	60.0	No
Main road school	35	Ceiling fans	45.0	No
Main road school	1	Washer	900.0	No
Main road school	1	Dryer	1,600.0	No

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
Lunch Room	1	Non-Refrigerated	Yes	0.00	343	0.0	$52.03	$230.00	$0.00	4.42
Lunch Room	1	Refrigerated	Yes	0.00	1,612	0.0	$244.83	$230.00	$0.00	0.94

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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ENERGY STAR® Score[1]

Main Road School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 59,400
Built: 1968

For Year Ending: February 28, 2017
Date Generated: June 27, 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
Main Road School 1452 Main ROad Newfield, New Jersey 08344	_____ , (___)___-_____	____ _____ , (___)___-_____ _____

Property ID: 5941459

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
73.7 kBtu/ft²

Source EUI
134.8 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	1,632,582 (37%)
Natural Gas (kBtu)	2,743,901 (63%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	86.3
National Median Source EUI (kBtu/ft²)	158
% Diff from National Median Source EUI	-15%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	333

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)