Local Government Energy Audit Report

New South Building

July 3, 2019

Prepared for:

Princeton University

Princeton University Campus

Princeton, NJ 08544

Prepared by:

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Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information about financial incentives that may be available. Most energy conservation measures have received preliminary analysis of feasibility that identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to establish a basis for further discussion and to help prioritize energy measures.

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

TRC bases estimated installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. We encourage the owner of the facility to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual 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. Please review all available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

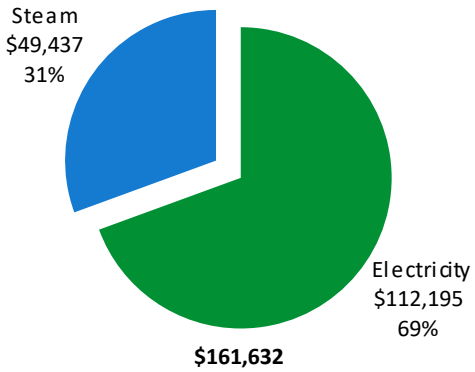
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state and federal requirements.

Table of Contents

1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for the New South Building. This report provides you with information about your facility's energy use, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help make changes in your facility. TRC Energy Services (TRC) conducted this study as part of a comprehensive effort to assist New Jersey school districts and local governments in controlling their energy costs and help protect our environment by reducing statewide energy consumption.

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $161,632 Electricity: 1,635,420 kWh Steam: 7,987 kLbs	
ENERGY STAR® Benchmarking Score	3 *(1-100 scale)*	This building performs at or below the national average. This report contains suggestions about how to improve building performance and reduce energy costs.

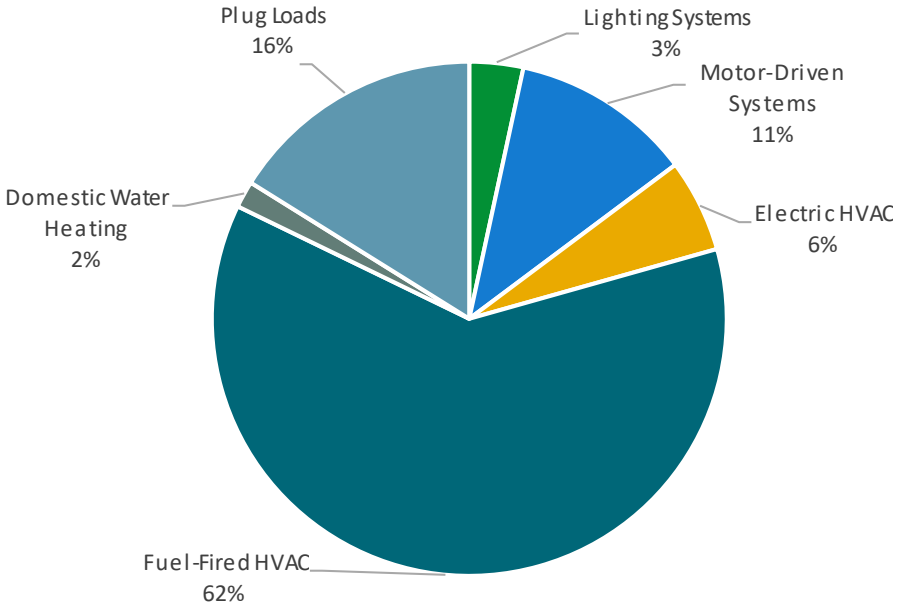


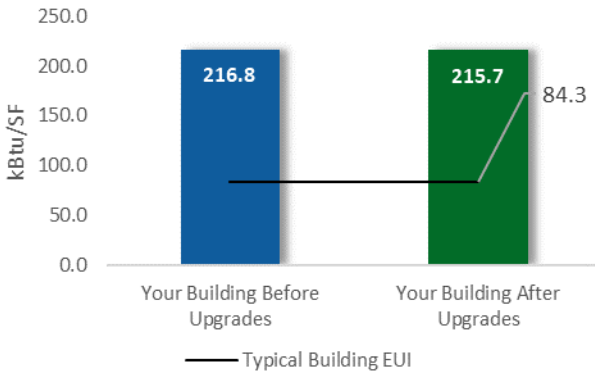
Figure 1 - Energy Use by System

POTENTIAL IMPROVEMENTS

This energy audit considered a range of potential energy improvements in your building. Costs and savings will vary between improvements. Presented below are two potential scopes of work for your consideration.

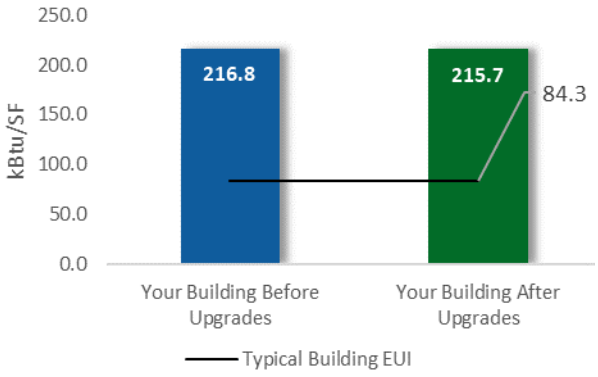
Scenario 1: Full Package (all evaluated measures)

Installation Cost	$6,005
Potential Rebates & Incentives[1]	$620
Annual Cost Savings	$1,162
Annual Energy Savings	Electricity: 16,120 kWh Steam: 15 kLbs
Greenhouse Gas Emission Savings	9 Tons
Simple Payback	4.6 Years
Site Energy Savings (all utilities)	0%



Scenario 2: Cost Effective Package[2]

Installation Cost	$6,005
Potential Rebates & Incentives	$620
Annual Cost Savings	$1,162
Annual Energy Savings	Electricity: 16,120 kWh Steam: 15 kLbs
Greenhouse Gas Emission Savings	9 Tons
Simple Payback	4.6 Years
Site Energy Savings (all utilities)	0%



On-site Generation Potential

Photovoltaic	Low
Combined Heat and Power	None

[1] Incentives are based on current SmartStart Prescriptive incentives. Other Program incentives may apply.

[2] A cost-effective measure is defined as one where the simple payback does not exceed two-thirds of the expected proposed equipment useful life. Simple payback is based on the net measure cost after potential incentives.

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Lifetime Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**1,423**	**0.2**	**-1**	**$91**	**$1,368**	**$298**	**$25**	**$273**	**3.0**	**1,346**
ECM 1	Retrofit Fixtures with LED Lamps	1,423	0.2	-1	$91	$1,368	$298	$25	$273	3.0	1,346
Lighting Control Measures		**13,145**	**1.5**	**-5**	**$842**	**$6,739**	**$5,190**	**$595**	**$4,595**	**5.5**	**12,433**
ECM 2	Install Occupancy Sensor Lighting Controls	11,877	1.3	-5	$761	$6,089	$4,590	$595	$3,995	5.2	11,233
ECM 3	Install High/Low Lighting Controls	1,269	0.1	-1	$81	$650	$600	$0	$600	7.4	1,200
Domestic Water Heating Upgrade		**0**	**0.0**	**24**	**$125**	**$1,252**	**$57**	**$0**	**$57**	**0.5**	**3,530**
ECM 4	Install Low-Flow DHW Devices	0	0.0	24	$125	$1,252	$57	$0	$57	0.5	3,530
Food Service & Refrigeration Measures		**1,551**	**0.2**	**0**	**$103**	**$514**	**$460**	**$0**	**$460**	**4.5**	**1,562**
ECM 5	Vending Machine Control	1,551	0.2	0	$103	$514	$460	$0	$460	4.5	1,562
TOTALS		**16,120**	**1.8**	**18**	**$1,162**	**$9,873**	**$6,005**	**$620**	**$5,385**	**4.6**	**18,890**

* - All incentives presented in this table are based on NJ SmartStart 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).

Figure 2 – Evaluated Energy Improvements

1.1 Planning Your Project

Careful planning makes for a successful energy project. When considering this scope of work, you will have some decisions to make, such as:

- How will the project be funded and/or financed?
- Is it best to pursue individual ECMs, groups of ECMs, or use a comprehensive approach where all ECMs are installed together?
- Are there other facility improvements that should happen at the same time?

Pick Your Installation Approach

New Jersey's Clean Energy Programs give you the flexibility to do a little or a lot. Rebates, incentives, and financing are available to help reduce both your installation costs and your energy bills. If you are planning to take advantage of these programs, make sure to review incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives before purchasing materials or starting installation.

The potential ECMs identified for this building likely qualify for multiple incentive and funding programs. Based on current program rules and requirements, your measures are likely to qualify for the following programs:

Energy Conservation Measure		SmartStart	Direct Install	Pay For Performance
ECM 1	Retrofit Fixtures with LED Lamps	x		
ECM 2	Install Occupancy Sensor Lighting Controls	x		
ECM 3	Install High/Low Lighting Controls			
ECM 4	Install Low-Flow Domestic Hot Water Devices			
ECM 5	Vending Machine Control	x		

Figure 3 – Funding Options

New Jersey's Clean Energy Programs At-A-Glance

	SmartStart Flexibility to install at your own pace	**Direct Install** Turnkey installation	**Pay for Performance** Whole building upgrades
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to $125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified partner to develop your energy reduction plan and set your energy savings targets.

Take the next step by visiting **www.njcleanenergy.com** for program details, applications, and to contact a qualified contractor.

Individual Measures with SmartStart

For facilities wishing 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, you can use internal resources or an outside firm or contractor to perform the final design of the ECM(s) and install the equipment. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation.

Turnkey Installation with Direct Install

The Direct Install program provides turnkey installation of multiple measures through an authorized network of participating contractors. This program can provide substantially higher incentives than SmartStart, up to 70% of the cost of selected measures. Direct Install contractors will assess and verify individual measure eligibility and, in most cases, they perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

Whole Building Approach with Pay for Performance

Pay for Performance can be a good option for medium to large sized facilities to achieve deep energy savings. Pay for Performance allows you to install as many measures as possible under a single project as well as address measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program (ESIP) loan also use this program. Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures resulting in at least 15% energy savings, where lighting cannot make up the majority of the savings.

More Options from Around the State

Financing and Planning Support with the Energy Savings Improvement Program (ESIP)

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the 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. You have already taken the first step as an LGEA customer, because this report is required to participate in ESIP.

Resiliency with Return on Investment through Combined Heat & Power (CHP)

The CHP program provides incentives for combined heat and power (aka cogeneration) and waste heat to power projects. Combined heat and power systems generate power on-site and recover heat from the generation system to meet on-site thermal loads. Waste heat to power systems use waste heat to generate power. You will work with a qualified developer who will design a system that meets your building's heating and cooling needs.

Ongoing Electric Savings with Demand Response

The Demand Response Energy Aggregator program reduces 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. By enabling commercial facilities to reduce their electric demand 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 demand response (DR) programs. Program participation is voluntary, and facilities receive payments regardless of whether they are called upon to curtail their load during times of peak demand.

2 EXISTING CONDITIONS

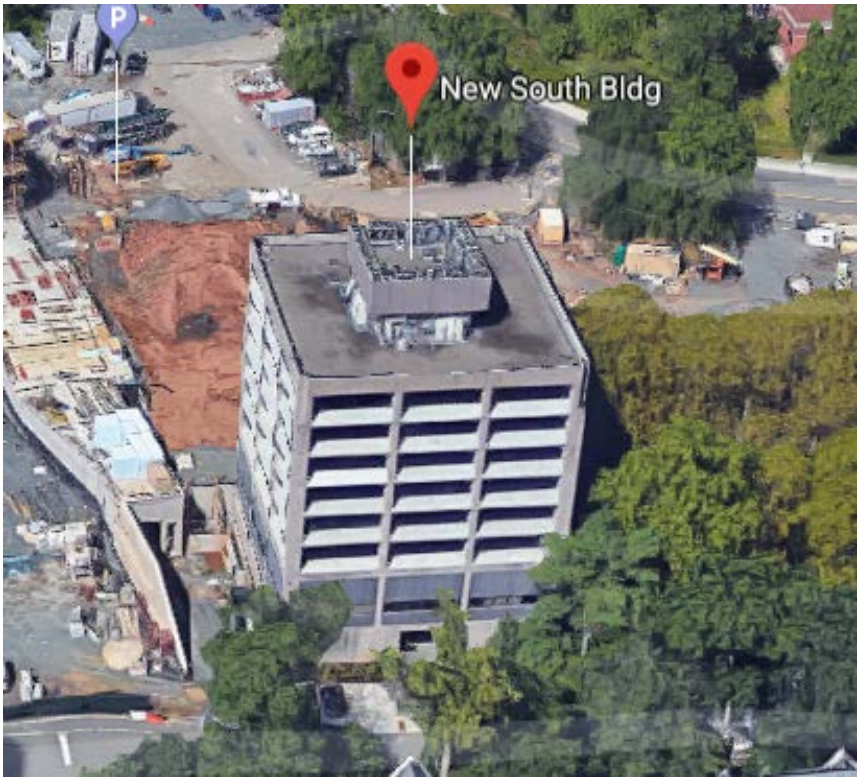
The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for New South Building. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs. This report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing ECMs.

TRC conducted this study as part of a comprehensive effort to assist New Jersey educational and local government facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

2.1 Site Overview

On July 17, 2018, TRC performed an energy audit at New South Building located on the Princeton University campus in Princeton, New Jersey. TRC met with Arthur Murphy to review the facility operations and help focus our investigation on specific energy-using systems.

New South Building is a 9-story, 69,734 square foot building built in 1965. Spaces include: offices, data center, classrooms, small kitchen, mechanical rooms, and storage rooms.



Aerial Screenshot of the Building

2.2 Building Occupancy

The facility is occupied year-round. The typical operating hours of offices in this building are from 8:30 AM to 4.30 PM.

Building Name	Weekday/Weekend	Operating Schedule
New South Building	Weekday	8:30 AM - 4:30 PM
	Weekend	8:30 AM - 4:30 PM

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

Building walls are concrete block over structural steel. The roof is flat and covered with black membrane.

The walls are made of poured concrete blocks and the interior is finished with plaster and paint.

Most of the windows are double paned with low-e glass and have aluminum frames. The glass-to-frame seals are in good condition. Exterior doors have aluminum frames and are in fair condition with worn door seals. Degraded window and door seals increase drafts and outside air infiltration.

Picture of the Building Showing Exterior Walls, Doors & Windows

2.4 Lighting Systems

The primary interior lighting system uses linear LED lamps in surface mounted, suspended and troffer fixtures throughout the building. There are also several decorative pendant LED fixtures and downlight recessed LED fixtures throughout the building. Additionally, there are some compact fluorescent lamps (CFL) and 4' linear fluorescent T5 lamps.

Most fixtures are fairly new and are in good working conditions. Most exit signs are LED.

Interior lighting levels were generally sufficient.

Suspended Fixtures with Linear LED Lamps

Interior lighting fixtures are controlled by a mix of occupancy sensors and manual wall switches.

2.5 Air Handling Systems

Air Handling Units

The building is primarily served by two main air handling units (AHU-1 & 2) that serve the majority of the building's heating and cooling loads.

AHU-1 is a 100% outside air unit that has both hot water and chilled water coils and serves a portion of the building perimeter. This unit has a supply fan with a motor rated at 20 hp which is controlled by a variable frequency drive (VFD) to operate at 3500 cfm. Most of the building perimeter is heated and cooled by recirculating fan coil units.

AHU-2 is a variable air volume (VAV) system that serves the core of the building. The unit is equipped with heating and cooling coils and provides a mixture of conditioned outside and return air to the zones. This unit has two 40 hp supply fans and one 20 hp return fan. All motors are equipped with VFD controls.

There are also two other air handling units (AHU-3 & SF-1) that serve specific single zones.

Computer Room Air Conditioning (CRAC) Units

The building has a data center that is served by six 6-ton water cooled Liebert CRAC units.

Refer to Appendix A for detailed information about each unit.

AHU-1

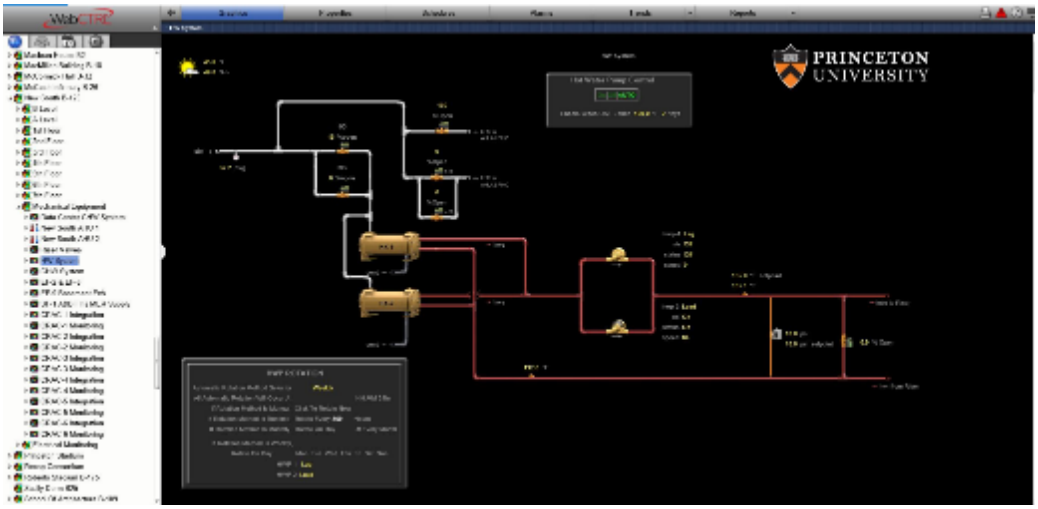
SF-1

2.6 Heating Hot Water/Steam Systems

The central plant for the Princeton University campus supplies low pressure steam to the building to serve its heating load. Two heat exchangers in the building's basement are used to transfer heat from the steam to the building's heating hot water loop to maintain a temperature setpoint of 135 °F.

Steam is also supplied directly to the air handling units (AHU-1 & 2) to serve heating loads in the respective zones they serve.

Heating hot water is circulated within the building by two 5 hp pumps that are VFD controlled. There are also two 1 hp constant speed condensate pumps serving the condensate line.

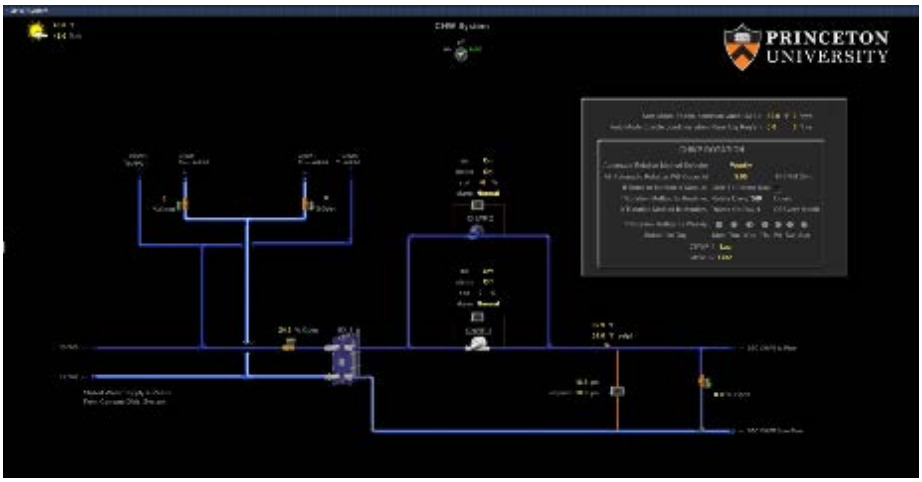


HW System EMS Screenshot

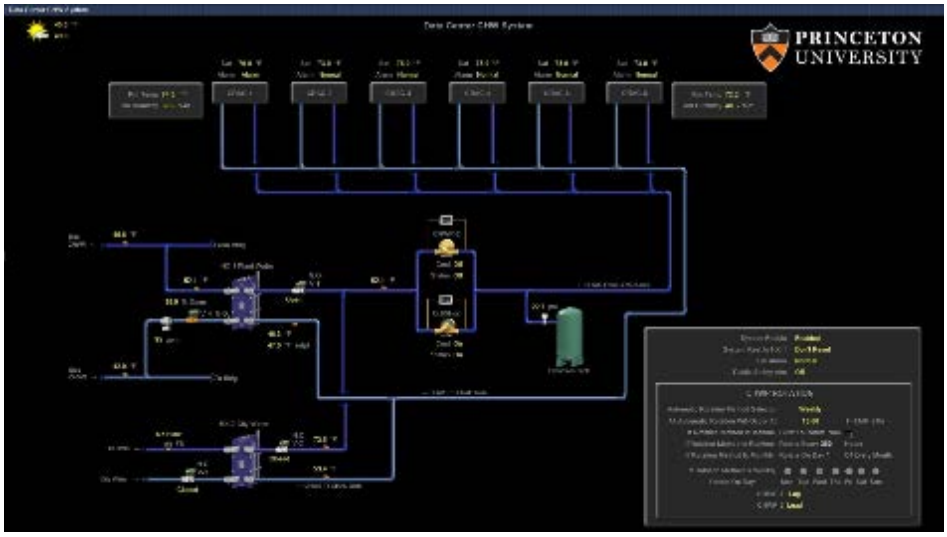
2.7 Chilled Water Systems

The central plant supplies chilled water to the building to serve its cooling load. Chilled water is supplied directly to the cooling coils of the two air handling units (AHU-1 & 2). A heat exchanger is used to facilitate transfer between the central plant chilled water and the building's chilled water loop. The building's chilled water loop supplies chilled water to the rest of the building (including the fan coil and air handling units). The chilled water is circulated using two 10 hp chilled water pumps equipped with VFDs. The supply temperature setpoint of the chilled water is 51 °F.

A second chilled water loop supplies chilled water to the condensers of the six CRAC units serving the data center. The chilled water in this loop is circulated using two constant speed 5 hp pumps.



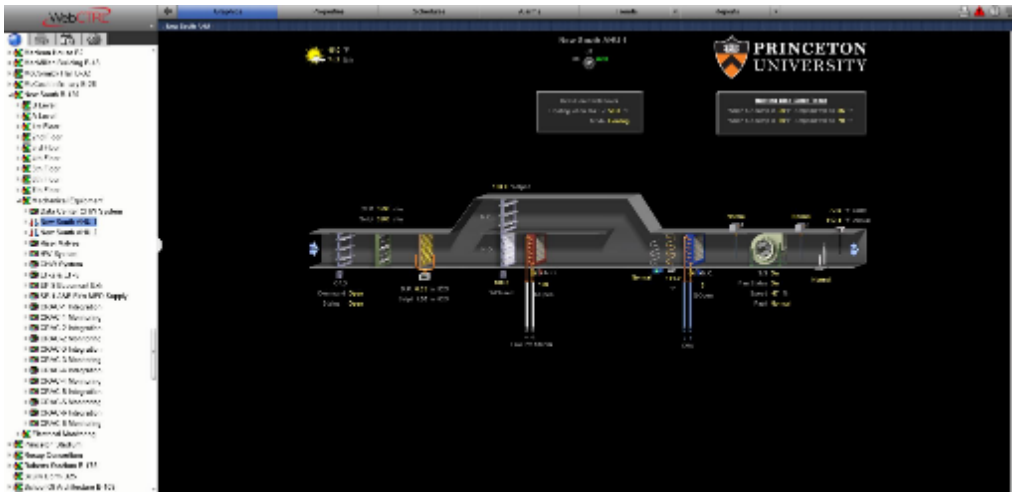
BMS Screenshot of CHW System



BMS Screenshot of the Data Center CHW System

2.8 Building Energy Management Systems (EMS)

A WebCTRL EMS by Automated Logic is used to control the HVAC equipment, the air handlers, and the CRAC units. The EMS provides equipment scheduling control, monitors and controls space temperatures, supply air temperatures, humidity, heating water loop temperatures, and chilled water loop temperatures.



BMS Screenshot of AHU

2.9 Domestic Hot Water

Domestic hot water is produced by a heat exchanger using the low-pressure steam provided by the central plant.

The domestic hot water is circulated throughout the building using two constant speed 1 hp pumps.

Domestic Hot Water System

2.10 Plug Load & Vending Machines

The utility bill analysis indicates that plug loads consume approximately 16% percent of total building energy use. This use also includes the data center's energy use and other miscellaneous loads in the building.

You may wish to consider paying particular attention to minimizing your plug load usage. This report makes suggestions for ECMs in this area as well as Energy Efficient Best Practices.

There are approximately 177 computer work stations throughout the facility. Plug loads throughout the building include general café and office equipment.

There are several residential style refrigerators throughout the building that are used to store perishables. These vary in condition and efficiency.

There is one glass fronted refrigerated vending machine and one non-refrigerated vending machine. Vending machines are not equipped with occupancy-based controls.

Copier

Refrigerator, Microwave, & Coffee Maker

Projector

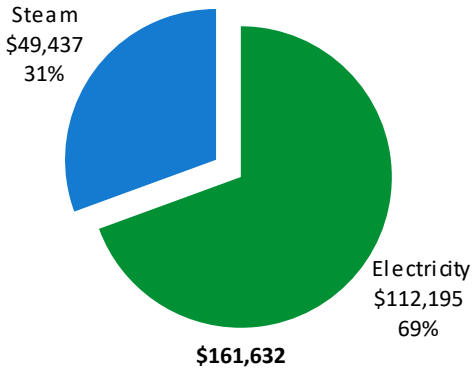
2.11 Water-Using Systems

The restrooms in the building have faucets with varying flow rates between 1 gpm and 3.8 gpm.

3 ENERGY USE AND COSTS

Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

Utility Summary		
Fuel	**Usage**	**Cost**
Electricity	1,635,420 kWh	$112,195
Steam	7,987 kLbs	$49,437
Total		**$161,632**



An energy balance identifies and quantifies energy use in your various building systems. This can highlight areas with the most potential for improvement. This energy balance was developed using calculated energy use for each of the end uses noted in the figure.

The energy auditor collects information regarding equipment operating hours, capacity, efficiency, and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated energy use is then compared to the historical energy use and the initial inputs are revised, as necessary, to balance the calculated energy use to the historical energy use.

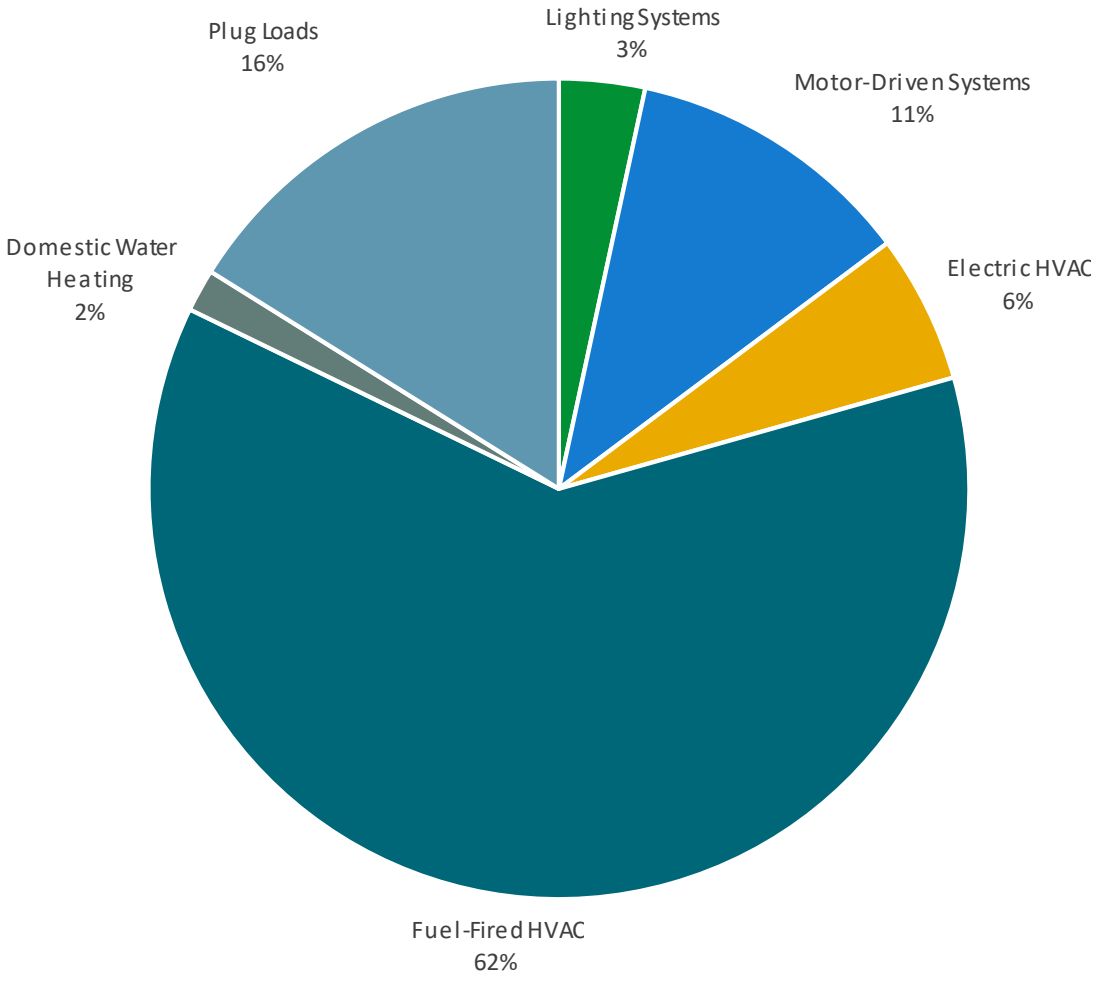
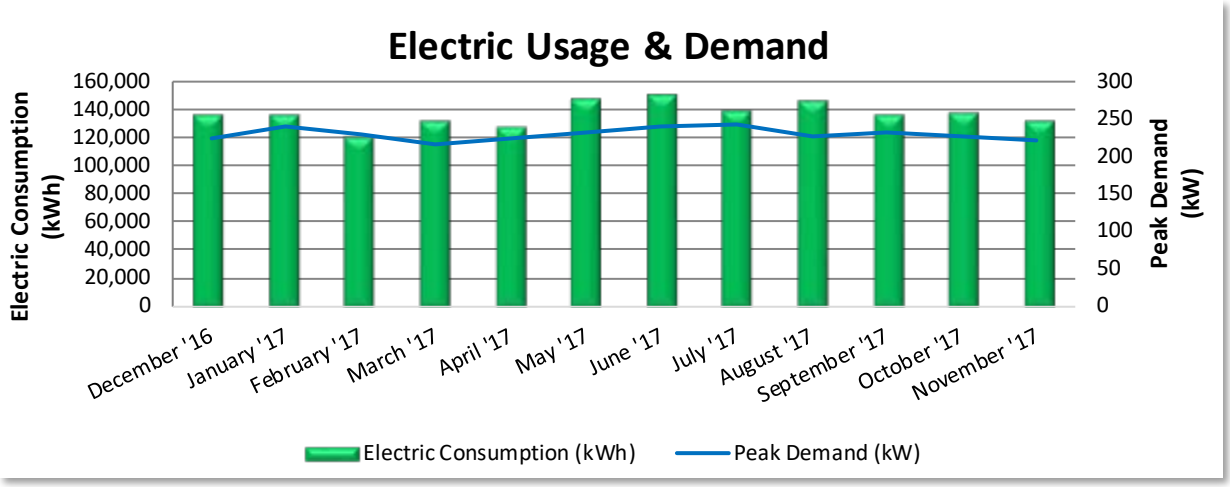


Figure 5 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class HTS, with electric production provided by Calpine Energy, a third-party supplier. Electricity is delivered to the campus's two substations from where it is distributed to all buildings in the campus and is monitored by the campus's EMS system.



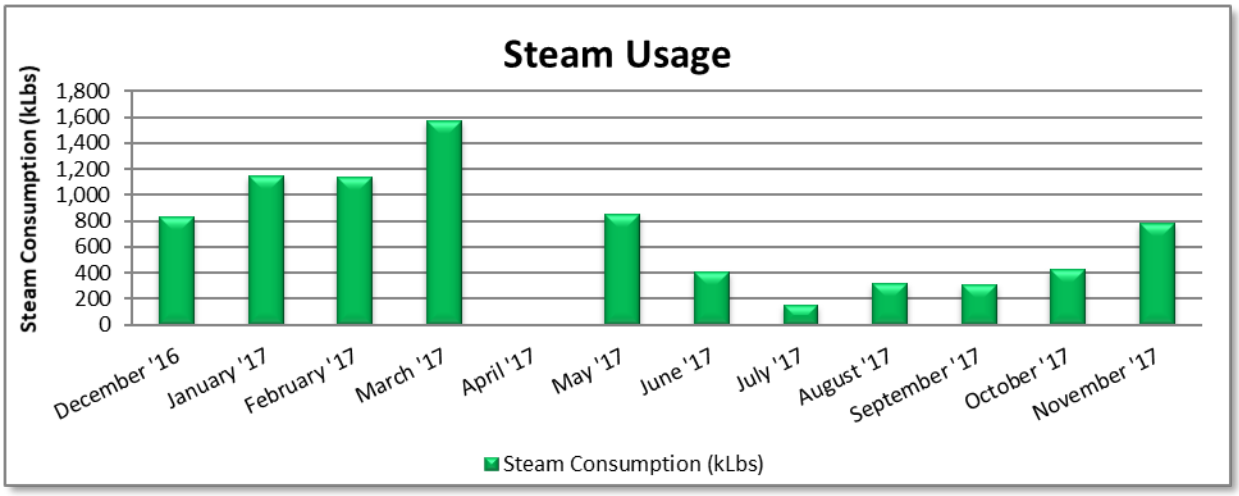
Electric Billing Data				
Period Ending	**Days in Period**	**Electric Usage (kWh)**	**Demand (kW)**	**Total Electric Cost**
12/31/16	30	134,970	226	$9,888
1/31/17	31	135,082	239	$11,658
2/28/17	28	120,258	229	$8,513
3/31/17	31	131,582	215	$9,591
4/30/17	30	126,735	223	$8,304
5/31/17	31	147,056	232	$9,817
6/30/17	30	149,174	241	$9,734
7/31/17	31	138,536	244	$9,756
8/31/17	31	144,498	226	$9,726
9/30/17	30	135,739	232	$8,552
10/31/17	31	136,549	227	$7,414
11/30/17	30	130,760	222	$8,935
Totals	**364**	**1,630,939**	**244**	**$111,888**
Annual	**365**	**1,635,420**	**244**	**$112,195**

Notes:

- Peak demand of 244 kW occurred in July '17.
- The average electric cost over the past 12 months was $0.066/kWh, which is the blended rate for the building. This rate is derived as an average from the monthly blended rate of the two substations that supply electricity to the building. This report uses this blended rate to estimate energy cost savings. The blended rate for this university is lower than what is typically seen in commercial buildings in New Jersey.
- The monthly electricity usage also includes the electric usage of the chillers in the central plant that supply chilled water to satisfy the building's cooling load. Based on historical data, 62% of the total chilled water produced by the central plant comes from electric chillers.

3.2 Steam

The central cogeneration plant delivers steam to the building. The central plant uses natural gas to produce steam. PSE&G supplies natural gas to the central plant under the rate class CIG.



Steam Billing Data			
Period Ending	**Days in Period**	**Steam Usage (kLbs)**	**Fuel Cost**
12/31/16	30	833	$5,159
1/31/17	31	1,156	$7,159
2/28/17	28	1,138	$7,049
3/31/17	31	1,579	$9,784
4/30/17	30	0	$0
5/31/17	31	854	$5,287
6/30/17	30	412	$2,540
7/31/17	31	151	$936
8/31/17	31	320	$1,970
9/30/17	30	309	$1,908
10/31/17	31	427	$2,641
11/30/17	30	786	$4,869
Totals	**364**	**7,966**	**$49,302**
Annual	**365**	**7,987**	**$49,437**

Notes:

- The average steam cost for the past 12 months is $6.200/kLb, which is the blended rate used throughout the analysis.
- The total monthly steam usage also includes the gas (steam) energy used to produce chilled water by the absorption chillers to produce chilled water to the building. Based on historical data, 38% of the total chilled water produced by the central plant comes from the absorption chillers.

3.3 Benchmarking

Your building was benchmarked using the United States Environmental Protection Agency's *Portfolio Manager®* software. Benchmarking compares your building's energy use to that of similar buildings across the county, while neutralizing variations due to location, occupancy and operating hours. Some building types can be scored with a 1-100 ranking of a building's energy performance relative to the national building market. A score of 50 represents the national average and a score of 100 is best.

This ENERGY STAR® benchmarking score provides a comprehensive snapshot of your building's energy performance. It assesses the building's physical assets, operations, and occupant behavior, which is compiled into a quick and easy-to-understand score.

Benchmarking Score	3

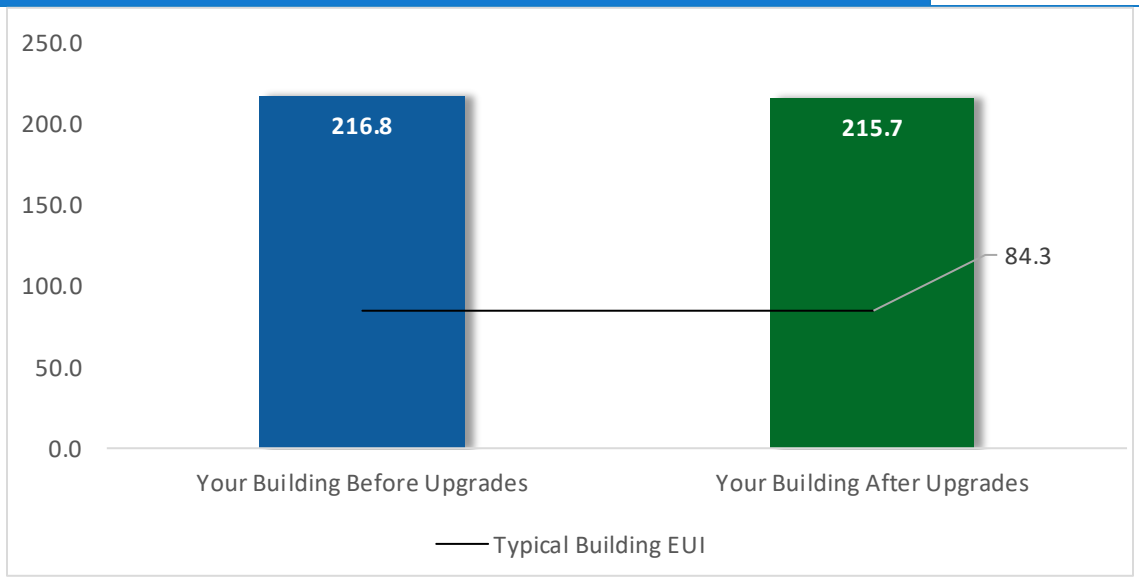


Figure 6 - Energy Use Intensity Comparison

This building performs below the national average. This report contains suggestions about how to improve building performance and reduce energy costs.

Energy use intensity (EUI) measures energy consumption per square foot and is the standard metric for comparing buildings' energy performance. A lower EUI means better performance and less energy consumed. A number of factors can cause a building to vary from the "typical" energy usage. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and occupant behavior all contribute to a building's energy use and the benchmarking score.

Tracking Your Energy Performance

Keeping track of your energy use on a monthly basis is one of the best ways to keep energy costs in check. Update your utility information in Portfolio Manager® regularly, so that you can keep track of your building's performance.

We have created a Portfolio Manager® account for your facility and we have already entered the monthly utility data shown above for you. Account login information for your account will be sent via email.

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.

For more information on ENERGY STAR® and Portfolio Manager®, visit their website[3].

[3] https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1

4 ENERGY CONSERVATION MEASURES

The goal of this audit report is to identify and evaluate potential energy efficiency improvements, provide information about the cost effectiveness of those improvements, and recognize potential financial incentives from NJBPU. Most energy conservation measures have received preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is typically sufficient to demonstrate project cost-effectiveness and help prioritize energy measures.

Calculations of energy use and savings are based on the current version of the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*, which is 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.

Operation and maintenance costs for the proposed new equipment will generally be lower than the current costs for the existing equipment—especially if the existing equipment is at or past its normal useful life. We have conservatively assumed there to be no impact on overall maintenance costs over the life of the equipment.

Financial incentives are based on the current NJCEP prescriptive SmartStart program. A higher level of investigation may be necessary to support any SmartStart Custom, Pay for Performance, or Direct Install incentive applications. Some measures and proposed upgrades may be eligible for higher incentives than those shown below through other NJCEP programs described in a following section of this report.

For a detailed list of the locations and recommended energy conservation measures for all inventoried equipment, see **Appendix A: Equipment Inventory & Recommendations.**

#	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		**1,423**	**0.2**	**-1**	**$91**	**$298**	**$25**	**$273**	**3.0**	**1,346**
ECM 1	Retrofit Fixtures with LED Lamps	1,423	0.2	-1	$91	$298	$25	$273	3.0	1,346
Lighting Control Measures		**13,145**	**1.5**	**-5**	**$842**	**$5,190**	**$595**	**$4,595**	**5.5**	**12,433**
ECM 2	Install Occupancy Sensor Lighting Controls	11,877	1.3	-5	$761	$4,590	$595	$3,995	5.2	11,233
ECM 3	Install High/Low Lighting Controls	1,269	0.1	-1	$81	$600	$0	$600	7.4	1,200
Domestic Water Heating Upgrade		**0**	**0.0**	**24**	**$125**	**$57**	**$0**	**$57**	**0.5**	**3,530**
ECM 4	Install Low-Flow DHW Devices	0	0.0	24	$125	$57	$0	$57	0.5	3,530
Food Service & Refrigeration Measures		**1,551**	**0.2**	**0**	**$103**	**$460**	**$0**	**$460**	**4.5**	**1,562**
ECM 5	Vending Machine Control	1,551	0.2	0	$103	$460	$0	$460	4.5	1,562
TOTALS		**16,120**	**1.8**	**18**	**$1,162**	**$6,005**	**$620**	**$5,385**	**4.6**	**18,871**

* - All incentives presented in this table are based on NJ SmartStart 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).

Figure 7 – All Evaluated 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		**1,423**	**0.2**	**-1**	**$91**	**$298**	**$25**	**$273**	**3.0**	**1,346**
ECM 1	Retrofit Fixtures with LED Lamps	1,423	0.2	-1	$91	$298	$25	$273	3.0	1,346
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ECM 2	Install Occupancy Sensor Lighting Controls	11,877	1.3	-5	$761	$4,590	$595	$3,995	5.2	11,233
ECM 3	Install High/Low Lighting Controls	1,269	0.1	-1	$81	$600	$0	$600	7.4	1,200
Domestic Water Heating Upgrade		**0**	**0.0**	**24**	**$125**	**$57**	**$0**	**$57**	**0.5**	**3,530**
ECM 4	Install Low-Flow DHW Devices	0	0.0	24	$125	$57	$0	$57	0.5	3,530
Food Service & Refrigeration Measures		**1,551**	**0.2**	**0**	**$103**	**$460**	**$0**	**$460**	**4.5**	**1,562**
ECM 5	Vending Machine Control	1,551	0.2	0	$103	$460	$0	$460	4.5	1,562
TOTALS		**16,120**	**1.8**	**18**	**$1,162**	**$6,005**	**$620**	**$5,385**	**4.6**	**18,871**

* - All incentives presented in this table are based on NJ SmartStart 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).

Figure 8 – Cost Effective ECMs

4.1 Lighting

#	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		**1,423**	**0.2**	**-1**	**$91**	**$298**	**$25**	**$273**	**3.0**	**1,346**
ECM 1	Retrofit Fixtures with LED Lamps	1,423	0.2	-1	$91	$298	$25	$273	3.0	1,346

When considering lighting upgrades, we suggest using a comprehensive design approach that simultaneously upgrades lighting fixtures and controls to maximize energy savings and improve occupant lighting. Comprehensive design will also consider appropriate lighting levels for different space types to make sure that the right amount of light is delivered where needed. If conversion to LED light sources are proposed, we suggest converting all of a specific lighting type (e.g. linear fluorescent) to LED lamps to minimize the number of lamp types in use at the facility, which should help reduce future maintenance costs.

ECM 1: Retrofit Fixtures with LED Lamps

Replace linear fluorescent T5 lamps and compact fluorescent lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps 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. Maintenance savings may also be available, as longer-lasting LEDs lamps will not need to be replaced as often as the existing lamps.

Affected building areas: CFL lamps in conference room and kitchen and linear fluorescent T5 lamps in conference room.

4.2 Lighting Controls

#	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		**13,145**	**1.5**	**-5**	**$842**	**$5,190**	**$595**	**$4,595**	**5.5**	**12,433**
ECM 2	Install Occupancy Sensor Lighting Controls	11,877	1.3	-5	$761	$4,590	$595	$3,995	5.2	11,233
ECM 3	Install High/Low Lighting Controls	1,269	0.1	-1	$81	$600	$0	$600	7.4	1,200

Lighting controls reduce energy use by turning off or lowering lighting fixture power levels when not in use. A comprehensive approach to lighting design should upgrade the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

ECM 2: Install Occupancy Sensor Lighting Controls

Install occupancy sensors to control lighting fixtures in areas that are frequently unoccupied, even for short periods. For most spaces, we recommend lighting controls use dual technology sensors, which reduce the possibility of lights turning off unexpectedly.

Occupancy sensors detect occupancy using ultrasonic and/or infrared sensors. When an occupant enters the space, the lighting fixtures switch to full lighting levels. Most occupancy sensor lighting controls allow users to manually turn fixtures on/off, as needed. Some controls can also provide dimming options.

Occupancy sensors can be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are best suited to single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in large spaces, locations without local switching, and where wall switches are not in the line-of-sight of the main work area.

This measure provides energy savings by reducing the lighting operating hours.

Affected building areas: offices, conference rooms, theatres and training room.

ECM 3: Install High/Low Lighting Controls

Install occupancy sensors to provide dual level lighting control for lighting fixtures in spaces that are infrequently occupied but may require some level of continuous lighting for safety or security reasons.

Lighting fixtures with these controls operate at default low levels when the area is unoccupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared sensors. When an occupant enters the space, the lighting fixtures switch to full lighting levels. Fixtures automatically switch back to low level after a predefined period of vacancy. In parking lots and parking garages with significant ambient lighting, this control can sometimes be combined with photocell controls to turn the lights off when there is sufficient daylight.

This measure provides energy savings by reducing the light fixture power draw when reduced light output is appropriate.

Affected building areas: lobbies.

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

4.3 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**0**	**0.0**	**24**	**$125**	**$57**	**$0**	**$57**	**0.5**	**3,530**
ECM 4	Install Low-Flow DHW Devices	0	0.0	24	$125	$57	$0	$57	0.5	3,530

ECM 4: Install Low-Flow DHW Devices

Install low-flow devices to reduce overall hot water demand. The following low flow devices are recommended to reduce hot water usage:

Device	Flow Rate
Faucet aerators (lavatory)	0.5 gpm
Faucet aerator (kitchen)	1.5 gpm
Showerhead	2.0 gpm
Pre-rinse spray valve (kitchen)	1.28 gpm

Low-flow devices reduce the overall water flow from the fixture, while still providing adequate pressure for washing.

Additional cost savings may result from reduced water usage.

4.4 Food Service & Refrigeration Measures

#	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)
Food Service & Refrigeration Measures		**1,551**	**0.2**	**0**	**$103**	**$460**	**$0**	**$460**	**4.5**	**1,562**
ECM 5	Vending Machine Control	1,551	0.2	0	$103	$460	$0	$460	4.5	1,562

ECM 5: Vending Machine Control

Vending machines operate continuously, even during unoccupied hours. Install occupancy sensor controls to reduce energy use. These controls power down vending machines when the vending machine area has been vacant for some time, and they power up the machines at necessary regular intervals or when the surrounding area is occupied. Energy savings are dependent on the vending machine and activity level in the area surrounding the machines.

5 ENERGY EFFICIENT BEST PRACTICES

A whole building maintenance plan will extend equipment life; improve occupant comfort, health, and safety; and reduce energy and maintenance costs. You may already be doing some of these things— see our list below for potential additions to your maintenance plan. Be sure to consult with qualified equipment specialists for details on proper maintenance and system operation.

Energy Tracking with ENERGY STAR® Portfolio Manager®

You've heard it before - you can't manage what you don't measure. ENERGY STAR® Portfolio Manager® is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[4]. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Doors and Windows

Close exterior doors and windows in heated and cooled areas. Leaving doors and windows open leads to a loss of heat during the winter and chilled air during the summer. Reducing air changes per hour (ACH) can lead to increased occupant comfort as well as heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

Lighting Maintenance

Clean lamps, reflectors and lenses of dirt, dust, oil, and smoke buildup every six to twelve months. Light levels decrease over time due to lamp aging, lamp and ballast failure, and buildup of dirt and dust. Together, this can reduce total light output by up to 60% while still drawing full power.

In addition to routine cleaning, developing a maintenance schedule can ensure that maintenance is performed regularly, and it can reduce the overall cost of fixture re-lamping and re-ballasting. Group re-lamping and re-ballasting maintains lighting levels and minimizes the number of site visits by a lighting technician or contractor, decreasing the overall cost of maintenance.

Lighting Controls

As part of a lighting maintenance schedule, test lighting controls to ensure proper functioning. For occupancy sensors, this requires triggering the sensor and verifying that the sensor's timer settings are correct. For daylight and photocell sensors, maintenance involves cleaning sensor lenses and confirming that setpoints and sensitivity are configured properly.

Fans to Reduce Cooling Load

Install ceiling fans to supplement your cooling system. Thermostat settings can typically be increased by 4°F with no change in overall occupant comfort due to the wind chill effect of moving air.

[4] https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager

Economizer Maintenance

Economizers can significantly reduce cooling system load. A malfunctioning economizer can increase the amount of heating and mechanical cooling required by introducing excess amounts of cold or hot outside air. Common economizer malfunctions include broken outdoor thermostat or enthalpy control, or dampers that are stuck or improperly adjusted.

Periodic inspection and maintenance will keep economizers working in sync with the heating and cooling system. This maintenance should be part of annual system maintenance, and it should include proper setting of the outdoor thermostat/enthalpy control, inspection of control and damper operation, lubrication of damper connections, and adjustment of minimum damper position.

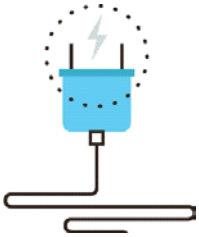
HVAC Filter Cleaning and Replacement

Air filters should be checked regularly (often monthly) and cleaned or replaced when appropriate. Air filters reduce indoor air pollution, increase occupant comfort, and help keep equipment operating efficiently. If the building has a building management system, consider installing a differential pressure switch across filters to send an alarm about premature fouling or overdue filter replacement. Over time, filters become less and less effective as particulate buildup increases. Dirty filters also restrict air flow through the air conditioning or heat pump system, which increases the load on the distribution fans.

Steam Trap Repair and Replacement

Steam traps are a crucial part of delivering heat from the boiler to the space heating units. Repair or replace traps that are blocked or allowing steam to pass. Inspect steam traps as part of a regular steam system maintenance plan.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips[5]. Your local utility may offer incentives or rebates for this equipment.

Computer Power Management Software

Many computers consume power during nights, weekends, and holidays. Screen savers are commonly confused as a power management strategy. This contributes to avoidable, excessive electrical energy consumption. There are innovative power management software packages available that are designed to deliver significant energy saving and provide ongoing tracking measurements. A central power management platform helps enforce energy savings policies as well as identify and eliminate underutilized devices.

[5] For additional information refer to "Assessing and Reducing Plug and Process Loads in Office Buildings" http://www.nrel.gov/docs/fy13osti/54175.pdf, or "Plug Load Best Practices Guide" http://www.advancedbuildings.net/plug-load-best-practices-guide-offices

Water Conservation

Installing dual flush or low-flow toilets and low-flow/waterless urinals are ways to reduce water use. The EPA WaterSense™ ratings for urinals is 0.5 gallons per flush (gpf) and for flush valve toilets is 1.28 gpf (this is lower than the current 1.6 gpf federal standard).

For more information regarding water conservation go to the EPA's WaterSense™ website[6] or download a copy of EPA's "WaterSense™ at Work: Best Management Practices for Commercial and Institutional Facilities"[7] to get ideas for creating a water management plan and best practices for a wide range of water using systems.

Water conservation devices that do not reduce hot water consumption will not provide energy savings at the site level, but they may significantly affect your water and sewer usage costs. 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.

If the facility has detached buildings with a master water meter for the entire campus, check for unnatural wet areas in the lawn or water seeping in the foundation at water pipe penetrations through the foundation. Periodically check overnight meter readings when the facility is unoccupied, and there is no other scheduled water usage.

Manage irrigation systems to use water more effectively outside the building. Adjust spray patterns so that water lands on intended lawns and plantings and not on pavement and walls. Consider installing an evapotranspiration irrigation controller that will prevent over-watering.

Procurement Strategies

Purchasing efficient products reduces energy costs without compromising quality. Consider modifying your procurement policies and language to require ENERGY STAR® or WaterSense™ products where available.

[6] https://www.epa.gov/watersense

[7] https://www.epa.gov/watersense/watersense-work-0

6 On-site Generation

You don't have to look far in New Jersey to see one of the thousands of solar electric systems providing clean power to homes, businesses, schools, and government buildings. On-site generation includes both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) technologies that generate power to meet all or a portion of the facility's electric energy needs. Also referred to as distributed generation, these systems contribute to greenhouse gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases reduction, which results in improved electric grid reliability through better use of transmission and distribution systems.

Preliminary screenings were performed to determine if an on-site generation measure could be a cost-effective solution for your facility. Before deciding to install an on-site generation system, we recommend conducting a feasibility study to analyze 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 Solar Photovoltaic

Photovoltaic (PV) panels convert sunlight into electricity. Individual panels are combined into an array that produces direct current (DC) electricity. The DC current is converted to alternating current (AC) through an inverter. The inverter is then connected to the building's electrical distribution system.

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

This facility does appear not meet the minimum criteria for a cost-effective solar PV installation. 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.

The graphic below displays the results of the PV potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.

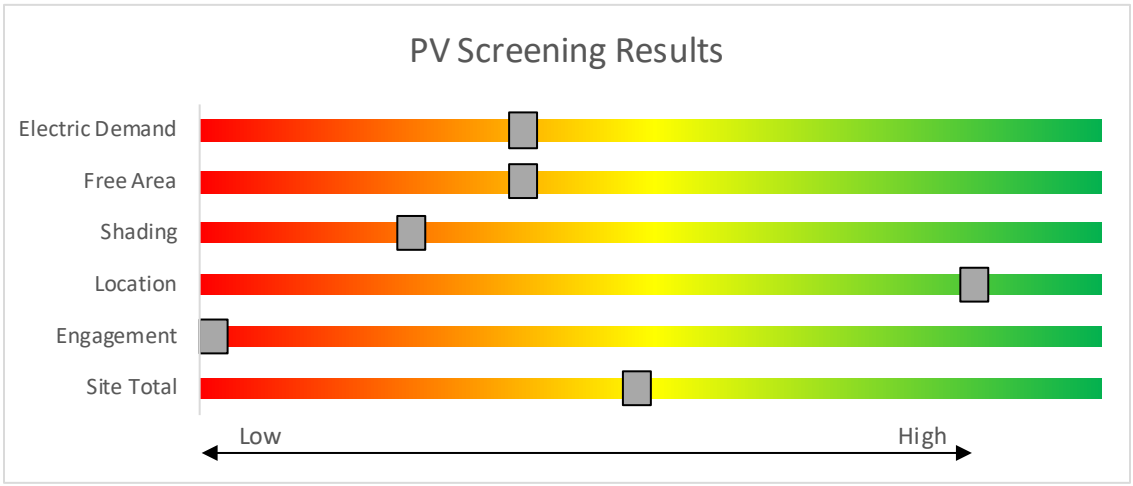


Figure 9 - Photovoltaic Screening

Solar Renewable Energy Certificate (SREC) Registration Program (SRP)

Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SREC Registration Program before starting construction. Once your PV system is up and running, you periodically earn credits, which can then be sold on the open market for up to 15 years.

If you are considering installing solar photovoltaics on your building, visit www.njcleanenergy.com/srec for more information about the SREC Registration Program.

Get more information about solar power in New Jersey or find a qualified solar installer who can help you decide if solar is right for your building:

- **Basic Info on Solar PV in NJ**: www.njcleanenergy.com/whysolar
- **NJ Solar Market FAQs**: www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs
- **Approved Solar Installers in the NJ Market**: 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) generates electricity at the facility and puts waste heat energy to good use. Common types of CHP systems are reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines.

CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for space cooling.

The key criteria used for screening is the amount of time that the CHP system would operate at full load and the facility's ability to use the recovered heat. Facilities with a continuous need 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 **no** potential for installing a cost-effective CHP system.

Based on a preliminary analysis, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation. The lack of gas service, low or infrequent thermal load, and lack of space for siting the equipment are the most significant factors contributing to the lack of CHP potential.

The graphic below displays the results of the CHP potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.

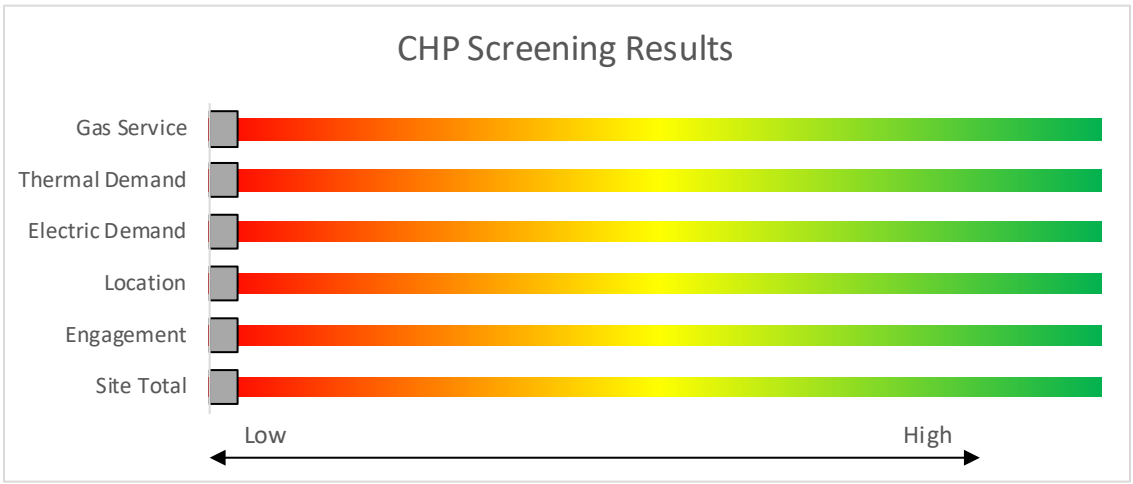


Figure 10 - Combined Heat and Power Screening

Find a qualified firm that specializes in commercial CHP cost assessment and installation: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/.

7 PROJECT FUNDING AND INCENTIVES

Ready to improve your building's performance? Pick the program that works best for you. Incentive programs that may apply to this facility are identified in the Executive Summary. This section provides an overview of currently available New Jersey's Clean Energy Programs.

	SmartStart *Flexibility to install at your own pace*	**Direct Install** *Turnkey installation*	**Pay for Performance** *Whole building upgrades*
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to $125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.
Take the next step by visiting **www.njcleanenergy.com** for program details, applications, and to contact a qualified contractor.			

7.1 SmartStart

SmartStart offers incentives for installing prescriptive and custom energy efficiency measures at your facility. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades. This program serves most common equipment types and sizes.

SmartStart routinely adds, removes, or modifies incentives from year-to-year for various energy efficient 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

Incentives

The SmartStart Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type.

SmartStart Custom provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives. Custom incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings. Incentives are 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

Submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. You can work with your preferred contractor or use internal staff to install measures.

Visit www.njcleanenergy.com/SSB for a detailed program description, instructions for applying, and applications.

7.2 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) serves New Jersey's government agencies by financing energy projects. 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. Annual payments are lower than the savings projected from the ECMs, ensuring that ESIP projects are cash flow positive for the life of the contract.

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 described above can also be used to help further reduce the total project cost of eligible measures.

How to Participate

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 used 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. Carefully consider all alternatives to develop an approach that best meets your needs. A detailed program descriptions and application can be found at: www.njcleanenergy.com/ESIP.

ESIP is a program delivered directly by the NJBPU and is not an NJCEP incentive program. As mentioned above, you can use NJCEP incentive programs to help further reduce costs when developing the energy savings plan. Refer to the ESIP guidelines at the link above for further information and guidance on next steps.

8 Energy Purchasing and Procurement Strategies

8.1 Retail Electric Supply Options

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 already buys electricity from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party electric suppliers is available at the NJBPU website[8].

8.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey is also deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and that fluctuate monthly. 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 typically depends on whether a customer prefers 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 does not already purchase natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility already purchases natural gas from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party natural gas suppliers is available at the NJBPU website[9].

[8] www.state.nj.us/bpu/commercial/shopping.html.

[9] 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	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
Mech/Elec	9	LED - Linear Tubes: (2) 3' Lamps	Wall Switch	S	21	5,840		None	No	9	LED - Linear Tubes: (2) 3' Lamps	Wall Switch	21	5,840	0.0	0	0	$0	$0	$0	0.0
Mech/Elec	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Mech room	15	LED - Linear Tubes: (2) 3' Lamps	Occupancy Sensor	S	21	5,840		None	No	15	LED - Linear Tubes: (2) 3' Lamps	Occupancy Sensor	21	5,840	0.0	0	0	$0	$0	$0	0.0
Mech room	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Basement	12	LED - Fixtures: Decorative Pendant	None	S	9	5,840		None	No	12	LED - Fixtures: Decorative Pendant	None	9	5,840	0.0	0	0	$0	$0	$0	0.0
Office 302	21	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840	2	None	Yes	21	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,030	0.1	711	0	$46	$540	$70	10.3
302	2	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	2	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
303	20	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840	2	None	Yes	20	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,030	0.1	677	0	$43	$540	$70	10.8
Maiintenance	7	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	7	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Stairwell B	20	LED - Linear Tubes: (2) 3' Lamps	Wall Switch	S	21	5,840		None	No	20	LED - Linear Tubes: (2) 3' Lamps	Wall Switch	21	5,840	0.0	0	0	$0	$0	$0	0.0
Stairwell B	10	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	10	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Restroom	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Restroom	2	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	2	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
Office A02	12	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840	2	None	Yes	12	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,030	0.0	406	0	$26	$270	$35	9.0
A03 A	4	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	S	17	5,840		None	No	4	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	5,840	0.0	0	0	$0	$0	$0	0.0
Uni Off 1	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Uni Off 2	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Uni Off 3	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Uni Off 4	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Break Room	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	2	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	2	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Exit	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway	6	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	6	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
1st floor lobby	40	LED - Fixtures: Downlight Recessed	None	S	9	5,840	3	None	Yes	40	LED - Fixtures: Downlight Recessed	High/Low Control	9	4,030	0.1	717	0	$46	$400	$0	8.7
1st floor lobby	5	LED - Fixtures: Downlight Recessed	None	S	9	5,840	3	None	Yes	5	LED - Fixtures: Downlight Recessed	High/Low Control	9	4,030	0.0	90	0	$6	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
1st floor lobby	16	LED - Linear Tubes: (1) 4' Lamp	None	S	15	5,840	3	None	Yes	16	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,030	0.1	462	0	$30	$200	$0	6.8
1st floor lobby	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Off 112	2	LED - Linear Tubes: (2) 2' Lamps	None	S	17	5,840		None	No	2	LED - Linear Tubes: (2) 2' Lamps	None	17	5,840	0.0	0	0	$0	$0	$0	0.0
Hallway	2	LED - Fixtures: Downlight Recessed	None	S	9	5,840		None	No	2	LED - Fixtures: Downlight Recessed	None	9	5,840	0.0	0	0	$0	$0	$0	0.0
Theater 110	12	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840	2	None	Yes	12	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,030	0.0	406	0	$26	$270	$35	9.0
Theater 110	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	S	17	5,840		None	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	5,840	0.0	0	0	$0	$0	$0	0.0
Theater 110	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Theater 110	18	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840	2	None	Yes	18	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,030	0.1	609	0	$39	$270	$35	6.0
Theater 110	4	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Off 103 Hall	6	LED - Fixtures: Downlight Recessed	Wall Switch	S	9	5,840		None	No	6	LED - Fixtures: Downlight Recessed	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
103 Dance	6	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	6	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Restroom x 2	5	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	5	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
Restroom x 2	1	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	1	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
108	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
108	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
HR 2nd floor	56	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840	2	None	Yes	56	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,030	0.4	3,234	-1	$207	$810	$105	3.4
Off 205	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
204	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
206	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
208	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
207	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off 209	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
210	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
211	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
212	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
213	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
214	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
215	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
216	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
217	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
218	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
219	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
220	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
221	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
222	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
223	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
201	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
202	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
2nd floor	4	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
2nd floor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
HR 3rd floor	63	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840	2	None	Yes	63	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,030	0.4	3,638	-2	$233	$1,080	$140	4.0
Off 311	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
312	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off 313	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
314	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	1	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	5,840		None	No	1	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	5,840	0.0	0	0	$0	$0	$0	0.0
317	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
318	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
319	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
301	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
302	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
303	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
304	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
305	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
306	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
308307	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
309	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
310	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Hallway	4	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	9	5,840	0.0	0	0	$0	$0	$0	0.0
Office of Gen	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off 409A	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
409	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
406	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Copy	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off 405A	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
405	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
404	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
402	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
401	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Hallway	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Conf 415C	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
415	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
416	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
Mail	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
417	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Hallway	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
410, 413	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
411	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Lobby	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	5,840		None	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	5,840	0.0	0	0	$0	$0	$0	0.0
4th floor lobby	10	LED - Fixtures: Downlight Recessed	Occupancy Sensor	S	9	5,840		None	No	10	LED - Fixtures: Downlight Recessed	Occupancy Sensor	9	5,840	0.0	0	0	$0	$0	$0	0.0
Hall	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	9	5,840	0.0	0	0	$0	$0	$0	0.0
Hall	4	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hall	62	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	62	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Hall	6	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hall	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Conf room	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off 506	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
507	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
510, 509, 511	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
512, 513, 516	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
514	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
515	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
522	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
522	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	5,840		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	5,840	0.0	0	0	$0	$0	$0	0.0
517	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
521	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
521	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	5,840		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	5,840	0.0	0	0	$0	$0	$0	0.0

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Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
518	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	2	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	S	11	5,840		None	No	2	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	11	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	8	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	8	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Kitchen	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	9	5,840	0.0	0	0	$0	$0	$0	0.0
6th floor	16	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	S	11	5,840		None	No	16	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	11	5,840	0.0	0	0	$0	$0	$0	0.0
6th floor	8	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	S	11	5,840		None	No	8	LED - Linear Tubes: (1) 3' Lamp	Occupancy Sensor	11	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	2	Compact Fluorescent: Canopy	Occupancy Sensor	S	40	5,840	1	Relamp	No	2	LED Screw-In Lamps: (1) 28W - LED Downlight Pendant	Occupancy Sensor	28	5,840	0.0	154	0	$10	$34	$0	3.5
Conf room	10	Compact Fluorescent: Canopy	Occupancy Sensor	S	40	5,840	1	Relamp	No	10	LED Screw-In Lamps: (1) 28W - LED Downlight Pendant	Occupancy Sensor	28	5,840	0.1	771	0	$49	$172	$0	3.5
Conf room	5	Linear Fluorescent - T5: 4' T5 (28W) - 1L	Occupancy Sensor	S	30	5,840	1	Relamp	No	5	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	5,840	0.1	498	0	$32	$91	$25	2.1
Off 604	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Conf room	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
off 608	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
605	8	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840	2	None	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,030	0.1	462	0	$30	$270	$35	7.9
609	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
Storage	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
610	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
611	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
610A	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
612A	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
612	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
613	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
615	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	S	17	5,840		None	No	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	5,840	0.0	0	0	$0	$0	$0	0.0
618614616	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0
619601	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	5,840	0.0	0	0	$0	$0	$0	0.0

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Exit	6	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Exit	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Occupancy Sensor	9	5,840	0.0	0	0	$0	$0	$0	0.0
Lobby	24	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	24	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Training room	18	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840	2	None	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,030	0.1	1,040	0	$67	$270	$35	3.5
Supplier	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Closet	2	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	2	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
Restroom	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Restroom	1	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	1	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
Off of VP	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	5,840		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	5,840	0.0	0	0	$0	$0	$0	0.0
Off of VP	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	5,840		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	5,840	0.0	0	0	$0	$0	$0	0.0
Off 701H	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
701D	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Copy	9	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	9	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
701C	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Off1	1	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	1	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
701A	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
701B	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	4	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	4	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
Kitchen	1	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	1	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
Conf room	12	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840	2	None	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,030	0.1	693	0	$44	$270	$35	5.3
707ABC	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
710	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
710	2	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,840		None	No	2	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	5,840	0.0	0	0	$0	$0	$0	0.0
708, 709	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
Lobby	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	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
Lobby	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
FCU	3	LED - Fixtures: Decorative Pendant	Wall Switch	S	9	5,840		None	No	3	LED - Fixtures: Decorative Pendant	Wall Switch	9	5,840	0.0	0	0	$0	$0	$0	0.0
FCU	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0
FCU	5	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	5	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Penthouse Mech room	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	5,840		None	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,840	0.0	0	0	$0	$0	$0	0.0

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?	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	AHU-1	1	Supply Fan	20.0	93.0%	Yes		5,765		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	AHU-2	2	Supply Fan	40.0	94.1%	Yes		5,765		No	94.1%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	AHU-2	1	Return Fan	20.0	93.0%	Yes		5,765		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	SF-1	1	Supply Fan	2.0	86.5%	Yes		4,667		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	AHU-3	1	Supply Fan	5.0	89.5%	Yes		4,667		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	Heating Hot Water Loop	2	Heating Hot Water Pump	5.0	89.5%	Yes		4,380		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	Secondary Chilled Water Loop Throughout Buildng	2	Chilled Water Pump	10.0	89.5%	Yes		2,882		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	Chilled Water Loop to CRAC Units	2	Chilled Water Pump	5.0	89.5%	No		2,882		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room	DHW Loop	2	Water Supply Pump	1.0	77.0%	No		4,380		No	77.0%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	2nd floor	25	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	3rd Floor	25	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	4th Floor	23	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	5th Floor	25	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	6th Floor	24	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building Interiors	7th Floor	22	Fan Coil Unit	0.1	69.5%	No		4,667		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	EF6 Kitchen Hood	1	Kitchen Hood Exhaust Fan	0.5	69.5%	No		5,250		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	EF-2	1	Exhaust Fan	0.5	69.5%	No		2,745		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	EF-5	1	Exhaust Fan	0.5	69.5%	No		2,745		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Roof	EF-9 Basement Exhaust	1	Exhaust Fan	1.0	69.5%	No		2,745		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0

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 (MBh)	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Rooftop	Servers	6	Packaged Terminal AC	6.73		W		No							0.0	0	0	$0	$0	$0	0.0

Electric Chiller Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Remaining Useful Life	ECM #	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/ Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	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
Central Plant	Chilled water Loop	1	Water-Cooled Centrifugal Chiller	230.00			No							0.0	0	0	$0	$0	$0	0.0

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)	Remaining Useful Life	ECM #	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
Central Plant	Chilled Water Loop (Absorption Chiller)	1	Furnace	######			No						0.0	0	0	$0	$0	$0	0.0
Central Plant	Heating Hot Water Loop	1	Furnace	######			No						0.0	0	0	$0	$0	$0	0.0

DHW Inventory & Recommendations

		Existing Conditions			Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Remaining Useful Life	ECM #	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
Central Plant	Building	1	Indirect System	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

	Recommedation Inputs					Energy Impact & Financial Analysis						
Location	ECM #	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
Restrooms	4	2	Faucet Aerator (Lavatory)	1.00	0.50	0.0	0	2	$9	$14	$0	1.6
Restrooms	4	4	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	11	$59	$29	$0	0.5
Restrooms	4	2	Faucet Aerator (Lavatory)	3.80	0.50	0.0	0	11	$57	$14	$0	0.2

Plug Load Inventory

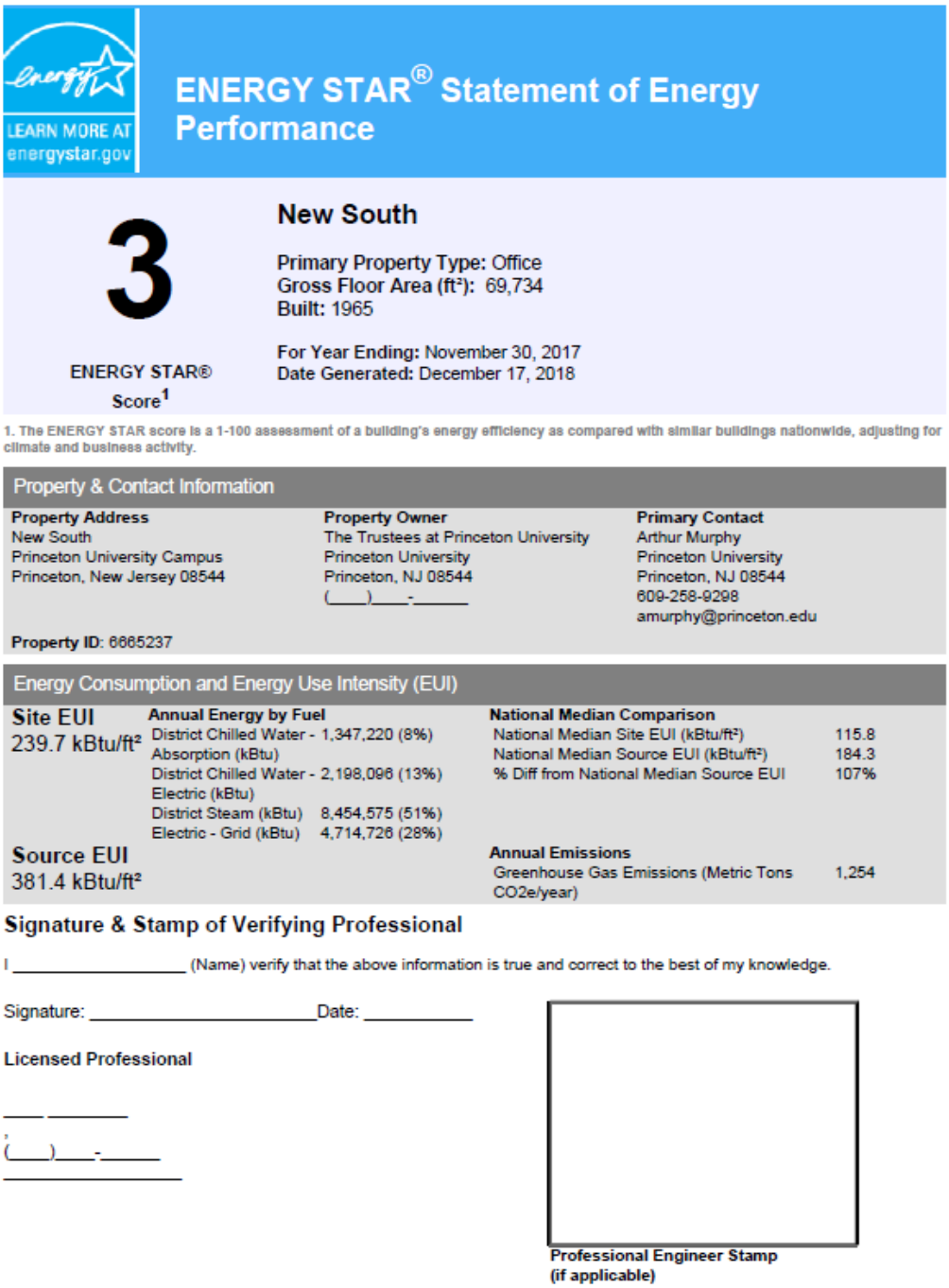
	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Throughout Building	177	Computers	150.0	No
Throughout Building	5	Printers (M)	200.0	No
Throughout Building	5	Refrigerators (L)	200.0	No
Throughout Building	9	Microwave	1,000.0	No
Throughout Building	13	Printers (L)	600.0	No
Throughout Building	22	Printers (S)	60.0	No
Throughout Building	5	Refrigerators (M)	160.0	No
Throughout Building	8	Coffee Maker	900.0	No
Throughout Building	5	Toaster	850.0	No
Throughout Building	6	Paper Shredder	150.0	No
Throughout Building	4	Projector	200.0	No
Throughout Building	12	TV	71.0	No
Server Room	1	Servers	70,000.0	No

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	ECM #	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
7th Floor	1	Glass Fronted Refrigerated	5	Yes	0.1	1,209	0	$80	$230	$0	2.9
7th Floor	1	Non-Refrigerated	5	Yes	0.0	343	0	$23	$230	$0	10.1

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

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.



ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

3

ENERGY STAR® Score[1]

New South

Primary Property Type: Office
Gross Floor Area (ft²): 69,734
Built: 1965

For Year Ending: November 30, 2017
Date Generated: December 17, 2018

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
New South Princeton University Campus Princeton, New Jersey 08544	The Trustees at Princeton University Princeton University Princeton, NJ 08544 (___)___-_____	Arthur Murphy Princeton University Princeton, NJ 08544 609-258-9298 amurphy@princeton.edu

Property ID: 6665237

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
239.7 kBtu/ft²

Annual Energy by Fuel

District Chilled Water - Absorption (kBtu)	1,347,220 (8%)
District Chilled Water - Electric (kBtu)	2,198,096 (13%)
District Steam (kBtu)	8,454,575 (51%)
Electric - Grid (kBtu)	4,714,726 (28%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	115.8
National Median Source EUI (kBtu/ft²)	184.3
% Diff from National Median Source EUI	107%

Source EUI
381.4 kBtu/ft²

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	1,254

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)

APPENDIX C: GLOSSARY

TERM	DEFINITION
Blended Rate	Used to calculate fiscal savings associated with measures. The blended rate is calculated by dividing the amount of your bill by the total energy use. For example, if your bill is $22,217.22, and you used 266,400 kilowatt-hours, your blended rate is 8.3 cents per kilowatt-hour.
Btu	*British thermal unit*: a unit of energy equal to the amount of heat required to increase the temperature of one pound of water by one-degree Fahrenheit.
CHP	*Combined heat and power*. Also referred to as cogeneration.
COP	*Coefficient of performance*: a measure of efficiency in terms of useful energy delivered divided by total energy input.
Demand Response	Demand response reduces or shifts electricity usage at or among participating buildings/sites during peak energy use periods in response to time-based rates or other forms of financial incentives.
DCV	*Demand control ventilation*: a control strategy to limit the amount of outside air introduced to the conditioned space based on actual occupancy need.
US DOE	*United States Department of Energy*
EC Motor	*Electronically commutated motor*
ECM	*Energy conservation measure*
EER	*Energy efficiency ratio*: a measure of efficiency in terms of cooling energy provided divided by electric input.
EUI	*Energy Use Intensity:* measures energy consumption per square foot and is a standard metric for comparing buildings' energy performance.
Energy Efficiency	Reducing the amount of energy necessary to provide comfort and service to a building/area. Achieved through the installation of new equipment and/or optimizing the operation of energy use systems. Unlike conservation, which involves some reduction of service, energy efficiency provides energy reductions without sacrifice of service.
ENERGY STAR®	ENERGY STAR® is the government-backed symbol for energy efficiency. The ENERGY STAR® program is managed by the EPA.
EPA	*United States Environmental Protection Agency*

Generation	The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil).
GHG	*Greenhouse gas:* gases that are transparent to solar (short-wave) radiation but opaque to long-wave (infrared) radiation, thus preventing long-wave radiant energy from leaving Earth's atmosphere. The net effect is a trapping of absorbed radiation and a tendency to warm the planet's surface.
gpf	*Gallons per flush*
gpm	*Gallon per minute*
HID	*High intensity discharge:* high-output lighting lamps such as high-pressure sodium, metal halide, and mercury vapor.
hp	*Horsepower*
HPS	*High-pressure sodium*: a type of HID lamp
HSPF	*Heating seasonal performance factor:* a measure of efficiency typically applied to heat pumps. Heating energy provided divided by seasonal energy input.
HVAC	*Heating, ventilating, and air conditioning*
IHP 2014	US DOE Integral Horsepower rule. The current ruling regarding required electric motor efficiency.
IPLV	*Integrated part load value:* a measure of the part load efficiency usually applied to chillers.
kBtu	One thousand British thermal units
kW	*Kilowatt*: equal to 1,000 Watts.
kWh	*Kilowatt-hour*: 1,000 Watts of power expended over one hour.
LED	*Light emitting diode*: a high-efficiency source of light with a long lamp life.
LGEA	*Local Government Energy Audit*
Load	The total power a building or system is using at any given time.
Measure	A single activity, or installation of a single type of equipment, that is implemented in a building system to reduce total energy consumption.
MH	*Metal halide*: a type of HID lamp
MBh	*Thousand Btu per hour*
MBtu	*One thousand British thermal units*
MMBtu	*One million British thermal units*
MV	*Mercury Vapor:* a type of HID lamp

NJBPU	*New Jersey Board of Public Utilities*
NJCEP	*New Jersey's Clean Energy Program:* NJCEP is a statewide program that offers financial incentives, programs and services for New Jersey residents, business owners and local governments to help them save energy, money and the environment.
psig	Pounds per square inch gauge
Plug Load	Refers to the amount of power used in a space by products that are powered by means of an ordinary AC plug.
PV	*Photovoltaic:* refers to an electronic device capable of converting incident light directly into electricity (direct current).
SEER	*Seasonal energy efficiency ratio:* a measure of efficiency in terms of annual cooling energy provided divided by total electric input.
SEP	*Statement of energy performance:* a summary document from the ENERGY STAR Portfolio.
Simple Payback	The amount of time needed to recoup the funds expended in an investment or to reach the break-even point between investment and savings.
SREC	*Solar renewable energy credit*: a credit you can earn from the state for energy produced from a photovoltaic array.
T5, T8, T12	A reference to a linear lamp diameter. The number represents increments of $1/8^{th}$ of an inch.
Temperature Setpoint	The temperature at which a temperature regulating device (thermostat, for example) has been set.
therm	100,000 Btu. Typically used as a measure of natural gas consumption.
tons	A unit of cooling capacity equal to 12,000 Btu/hr.
Turnkey	Provision of a complete product or service that is ready for immediate use
VAV	*Variable air volume*
VFD	*Variable frequency drive*: a controller used to vary the speed of an electric motor.
WaterSense™	The symbol for water efficiency. The WaterSense™ program is managed by the EPA.
Watt (W)	Unit of power commonly used to measure electricity use.