Local Government Energy Audit Report

Landis Administrative Building

January 3, 2020

Prepared for:

Vineland Public Schools
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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 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. Cost estimates include material and labor pricing associated with installation of primary recommended equipment only. Cost estimates do not include demolition or removal of hazardous waste. 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.

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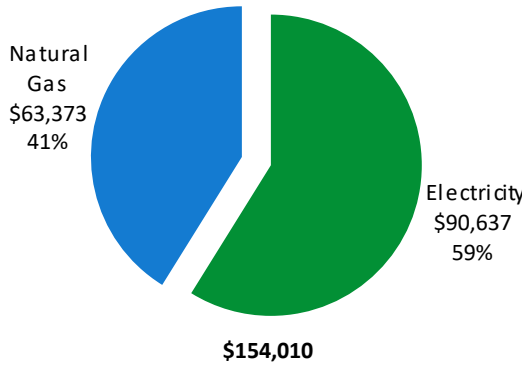
1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Landis Administrative 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 conducted this study as part of a comprehensive effort to assist New Jersey school districts and local governments in controlling their energy costs and to help protect our environment by reducing statewide energy consumption.

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $154,010 Electricity: 551,886 kWh Natural Gas: 46,982 Therms	
ENERGY STAR® Benchmarking Score	N/A *(1-100 scale)*	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.

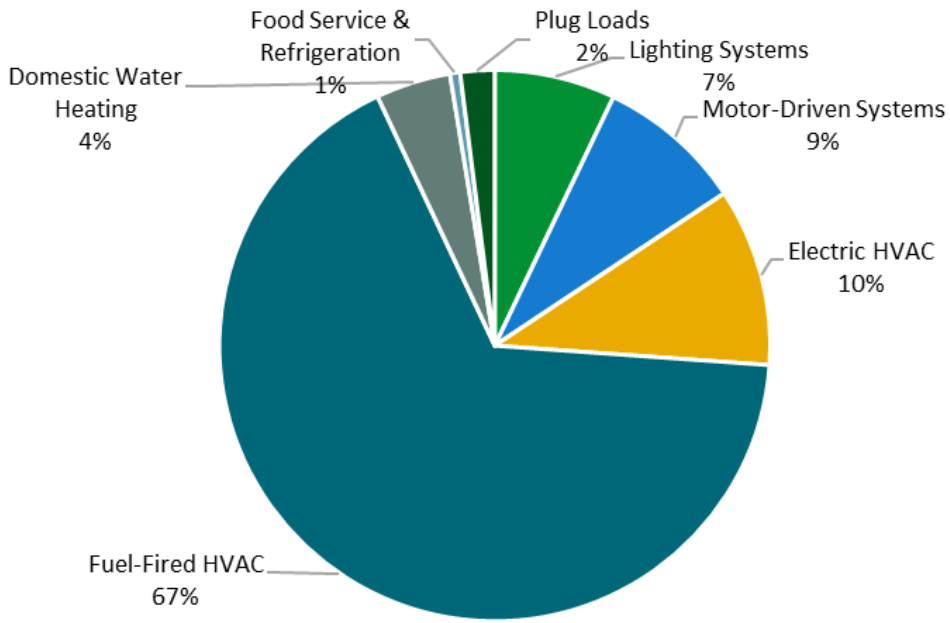


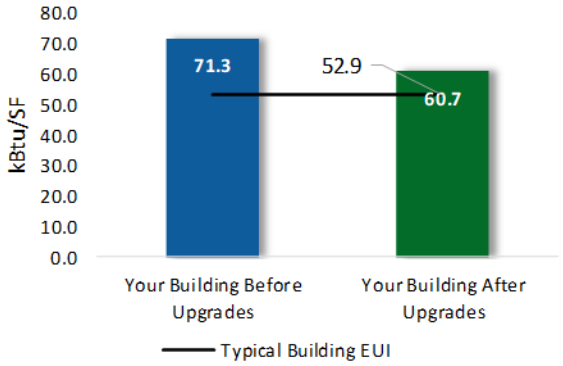
Figure 1 - Energy Use by System

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.

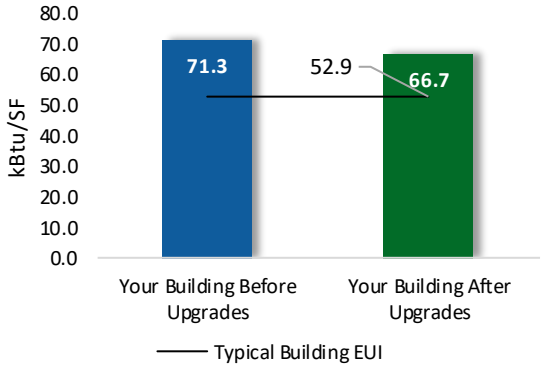
Scenario 1: Full Package (all evaluated measures)

Installation Cost	$761,197
Potential Rebates & Incentives[1]	$111,280
Annual Cost Savings	$38,502
Annual Energy Savings	Electricity: 214,439 kWh Natural Gas: 2,435 Therms
Greenhouse Gas Emission Savings	122 Tons
Simple Payback	16.9 Years
Site Energy Savings (all utilities)	15%



Scenario 2: Cost Effective Package[2]

Installation Cost	$113,593
Potential Rebates & Incentives	$35,469
Annual Cost Savings	$18,058
Annual Energy Savings	Electricity: 104,704 kWh Natural Gas: 639 Therms
Greenhouse Gas Emission Savings	56 Tons
Simple Payback	4.3 Years
Site Energy Savings (all utilities)	6%



On-site Generation Potential

Photovoltaic	High
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	Cost Effective?	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			**71,279**	**22.8**	**-13**	**$11,526**	**$50,035**	**$0**	**$50,035**	**4.3**	**70,212**
ECM 1	Install LED Fixtures	Yes	21,259	4.8	-3	$3,452	$24,852	$0	$24,852	7.2	21,066
ECM 2	Retrofit Fixtures with LED Lamps	Yes	48,275	17.8	-10	$7,792	$23,807	$0	$23,807	3.1	47,431
ECM 3	Install LED Exit Signs	Yes	1,745	0.2	0	$282	$1,376	$0	$1,376	4.9	1,715
Lighting Control Measures			**18,045**	**6.5**	**-4**	**$2,913**	**$25,101**	**$0**	**$25,101**	**8.6**	**17,729**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	15,822	5.7	-3	$2,554	$21,726	$0	$21,726	8.5	15,545
ECM 5	Install High/Low Lighting Controls	Yes	2,223	0.8	0	$359	$3,375	$0	$3,375	9.4	2,184
Variable Frequency Drive (VFD) Measures			**72,891**	**27.9**	**0**	**$11,971**	**$221,339**	**$0**	**$221,339**	**18.5**	**73,401**
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	53,430	14.8	0	$8,775	$188,712	$0	$188,712	21.5	53,804
ECM 7	Install VFDs on Chilled Water Pumps	Yes	15,380	11.5	0	$2,526	$23,151	$0	$23,151	9.2	15,488
ECM 8	Install VFDs on Heating Water Pumps	No	4,080	1.6	0	$670	$9,476	$0	$9,476	14.1	4,109
Electric Unitary HVAC Measures			**7,872**	**4.2**	**0**	**$1,293**	**$47,445**	**$0**	**$47,445**	**36.7**	**7,927**
ECM 9	Install High Efficiency Air Conditioning Units	No	4,166	2.9	0	$684	$31,563	$0	$31,563	46.1	4,195
ECM 10	Install High Efficiency Heat Pumps	No	3,706	1.3	0	$609	$15,883	$0	$15,883	26.1	3,732
Electric Chiller Replacement			**43,950**	**61.3**	**0**	**$7,218**	**$275,723**	**$0**	**$275,723**	**38.2**	**44,258**
ECM 11	Install High Efficiency Chillers	No	43,950	61.3	0	$7,218	$275,723	$0	$275,723	38.2	44,258
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**180**	**$2,423**	**$124,967**	**$13,447**	**$111,520**	**46.0**	**21,032**
ECM 12	Install High Efficiency Steam Boilers	No	0	0.0	180	$2,423	$124,967	$13,447	$111,520	46.0	21,032
HVAC System Improvements			**0**	**0.0**	**16**	**$217**	**$180**	**$100**	**$80**	**0.4**	**1,880**
ECM 13	Install Pipe Insulation	Yes	0	0.0	16	$217	$180	$100	$80	0.4	1,880
Domestic Water Heating Upgrade			**0**	**0.0**	**65**	**$877**	**$15,126**	**$2,193**	**$12,933**	**14.8**	**7,608**
ECM 14	Install High Efficiency Gas-Fired Water Heater	Yes	0	0.0	53	$710	$15,033	$2,100	$12,933	18.2	6,164
ECM 15	Install Low-Flow DHW Devices	Yes	0	0.0	12	$166	$93	$93	$0	0.0	1,444
Food Service & Refrigeration Measures			**402**	**0.0**	**0**	**$66**	**$1,280**	**$0**	**$1,280**	**19.4**	**404**
ECM 16	Replace Refrigeration Equipment	No	402	0.0	0	$66	$1,280	$0	$1,280	19.4	404
TOTALS (COST EFFECTIVE MEASURES)			**104,704**	**40.8**	**64**	**$18,058**	**$113,593**	**$2,293**	**$111,300**	**6.2**	**112,917**
TOTALS (ALL MEASURES)			**214,439**	**122.8**	**244**	**$38,502**	**$761,197**	**$15,740**	**$745,457**	**19.4**	**244,451**

* - 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

For more detail on each evaluated energy improvement and a break out of cost-effective improvements, see **Section 4: Energy Conservation Measures**.

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	Install LED Fixtures			
ECM 2	Retrofit Fixtures with LED Lamps			
ECM 3	Install LED Exit Signs			
ECM 4	Install Occupancy Sensor Lighting Controls			
ECM 5	Install High/Low Lighting Controls			
ECM 6	Install VFDs on Constant Volume (CV) Fans			
ECM 7	Install VFDs on Chilled Water Pumps			
ECM 8	Install VFDs on Heating Water Pumps			
ECM 9	Install High Efficiency Air Conditioning Units			
ECM 10	Install High Efficiency Heat Pumps			
ECM 11	Install High Efficiency Chillers			
ECM 12	Install High Efficiency Steam Boilers	x		x
ECM 13	Install Pipe Insulation	x		x
ECM 14	Install High Efficiency Gas-Fired Water Heater	x		x
ECM 15	Install Low-Flow DHW Devices	x		x
ECM 16	Replace Refrigeration Equipment			

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 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 Landis Administrative 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 October 3, 2019, TRC performed an energy audit at Landis Administrative Building located in Vineland, New Jersey. TRC met with Noel Feliciano Plumer to review the facility operations and help focus our investigation on specific energy-using systems.

Landis Administrative Building is a 3-story, 92,320 square foot building built in 1927. Spaces include: offices, restrooms, storage spaces, kitchen areas, conference rooms, an attic floor, and a mechanical space.

Recent improvements include some interior alterations in 2017 for converting a school to an administrative building. Lighting was replaced in most areas.

2.2 Building Occupancy

The facility is occupied year-round. Typical weekday occupancy is 213 staff.

Building Name	Weekday/Weekend	Operating Schedule
Landis Administrative Buildin	Weekday	8:30 AM - 4:00 PM
	Weekend	No Operation

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

Building walls are concrete block over structural steel with a brick facade. The roof has flat and pitched portions. The flat roof is covered with black membrane and is in good condition. The pitched portions are covered with slate roof tiles and are found to be in good condition. The Annex building also has pitched roof with metal cladding.

The facility has a mixture of single- and double-glazed windows with aluminum or vinyl frames. Most of the windows are operable. The single pane windows in the facility are in fair condition and the double pane windows are in good condition. Exterior doors have metal frames. Portions o the exterior doors have doors seals in poor condition.

Double Pane Windows

Single Pane windows

Exterior doors

Worn out door frames

Flat & Pitched roofs

Building facade

2.4 Lighting Systems

The primary interior lighting system uses 32W linear fluorescent T8 lamps and 50W ambient LED fixtures. There are also several 40-Watt T12 fixtures. There are some 14W and 23W compact fluorescent lamps (CFL) and 9W and 11W LED general purpose lamps serving spaces such as the restrooms, janitorial closets, auditorium, attic, and some exterior fixtures.

The linear T8 fixtures types include 2- 3- or 4-lamp, 2- or 4-foot long troffers and some surface mounted fixtures. Some parts of the building also contain 2-foot fixtures with U-bend tube lamps. Most fixtures are in good condition.

The interior lighting control in the facility consists of a mixture of wall switches and occupancy sensors. We have also evaluated occupancy sensors for appropriate spaces.

Most exit signs are CFL however there are a few LED units. Interior lighting levels were generally sufficient.

Exterior lighting mostly consists of 45W, 54W, or 135W LED fixtures. There are also some wall packs and pole lights that have 175W or 400 W metal halide lamps or 100W high pressure sodium lamps. All exterior lights are controlled using photocells.

Linear & U-Shape T8

Occupancy Sensors

LED Linear Tubes

Pole Mounted Fixture

Wall Mounted LED Corn Bulb

Wall Mounted LED Fixture

2.5 Air Handling Systems

Unit Ventilators

The Landis Administration Building has approximately 55-unit ventilators with pneumatically controlled hot water coils, chilled water coils, and supply fan motors. This system is original to the building and appears to be in fair operating condition.

Air Conditioners

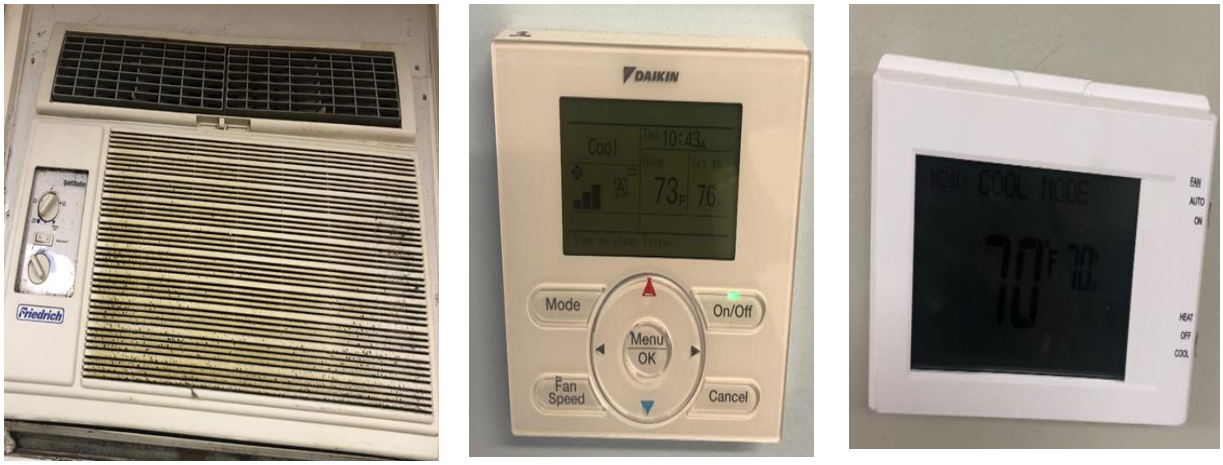
The facility has several split AC units, and split system packaged air source heat pumps serving various offices. The exercise building, old kitchen, and the server rooms are served by window AC units. The package air source heat pumps made by York have economizers.

The split AC and packaged air source heat pump units have cooling capacities ranging from 0.75-ton to 5-ton with average EER values between 10-11. These units are from various manufacturers including Carrier, York, Liebert, Daikin, Rheem, Sanyo, Fujitsu, Arcoaire, and Goodman. Some of these units have passed their useful life and have been evaluated for replacement.

The cooling capacity of the Friedrich window AC units are 1 or 2-tons. Older units have been evaluated for replacement. Programmable thermostats provide temperature control for zones served by these units.

Unit Ventilator & York Packaged Air Source Heat Pump

Daikin Split System Air Conditioners



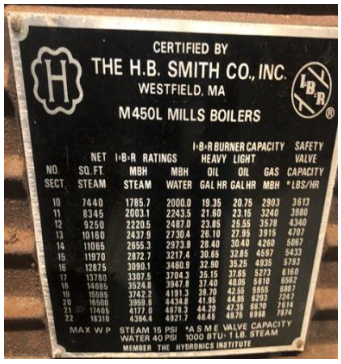
Old Friedrich Window AC & Programmable Thermostats

2.6 Heating Hot Water/Steam Systems

Space heating in the building is provided by two forced draft HB Smith steam boilers with heat exchangers. The boilers have a heating capacity of 3,361.8 MBh and an efficiency rating of 78%. The boilers distribute hot water to various unit ventilators and air handling units through a heating loop using two 7.5 hp and two 0.5 hp constant speed hot water pumps. These boilers are old and have been evaluated for replacement.

The facility is heated using a high efficiency Guardian gas fired furnace with an output capacity of 95 MBh at 95% efficiency. The furnace is within its useful life and in good condition.

The boiler and heating hot water supply temperature setpoints are monitored by a Novar energy management system (EMS). The EMS system has a very limited scope for providing control.



HB Smith Forced Draft Steam Boilers

Dual Temperature 7.5 HP Hot Water Pumps

Air Handling Unit (AHU) & Novar Control System

2.7 Chilled Water Systems

The majority of the building is cooled using two constant speed Trane air cooled screw chillers. The chillers have a cooling capacity of 140 tons. Chilled water is distributed through a loop to the unit ventilators and air handling units using two 30 hp constant speed dual temperature chilled water pumps. We have evaluated installing variable frequency drives to control these pumps. The chillers were installed in 1996 and have been evaluated for replacement.

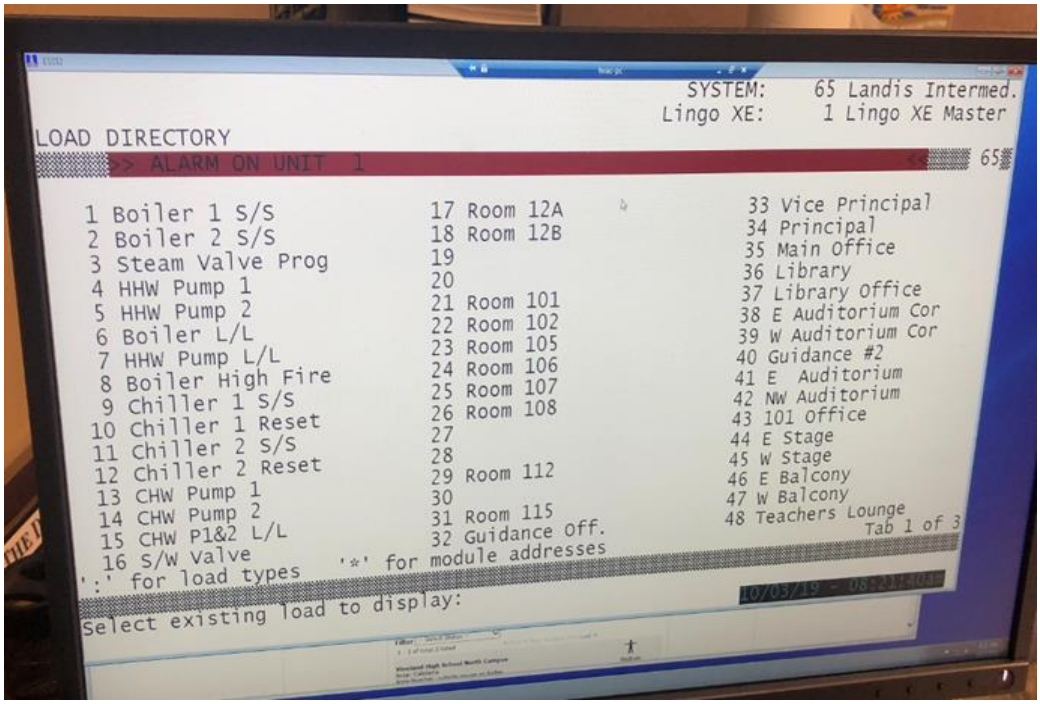
The chiller operation and supply temperature are monitored using a Novar EMS. The cooling setpoint in the facility is 70°F.

Trane Air Cooled Screw Chillers & Compressor

Dual Temperature Chilled Water Pumps

2.8 Building Energy Management Systems (EMS)

A Novar EMS monitors the hot water and chilled water system. The EMS has a very limited scope in providing control for the boilers and chillers. Facility staff may be interested in investigating advanced control system options.



Novar EMS

2.9 Domestic Hot Water

Hot water is produced with a 70 gallon 300 MBh gas-fired storage water heater with an efficiency rating of 76%. The water is distributed to the end uses using fractional horsepower circulation pumps.

The water heater is old and has been evaluated for replacement. The estimated existing insulation surrounding the water heater pipes is 1.5 inches thick and 25 feet long. At the time of the audit it was observed that the hot water heater insulation is in poor condition and has been evaluated for replacement.

DHW & Insulated Hot Water Pipes

2.10 Refrigeration Equipment

The kitchen has a few stand-up refrigerators and freezers with a mixture of glass and solid door units. Most units are standard efficiency units. One of the refrigerators have been evaluated for replacement.

Visit https://www.energystar.gov/products/commercial_food_service_equipment for the latest information on high efficiency food service equipment.

Solid three-door refrigerator

Reach in refrigerator

2.11 Plug Load & Vending Machines

The location is doing a great job managing their electrical plug loads. This report makes additional suggestions for ECMs in this area as well as Energy Efficient Best Practices.

There are approximately 65 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 food by staff. These vary in condition and efficiency. There are also two non-refrigerated vending machines.

Copy Machine

Vending Machine

2.12 Water-Using Systems

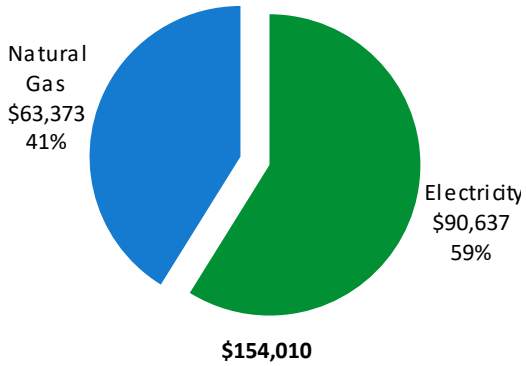
There are 13 faucet flow rates are at 2.2 gallons per minute (gpm). Toilets are rated at 1.6 gallons per flush (gpf) and urinals are rated at 1.0 gpf.

Restroom Sinks & Urinals

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	551,886 kWh	$90,637
Natural Gas	46,982 Therms	$63,373
Total		**$154,010**



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.

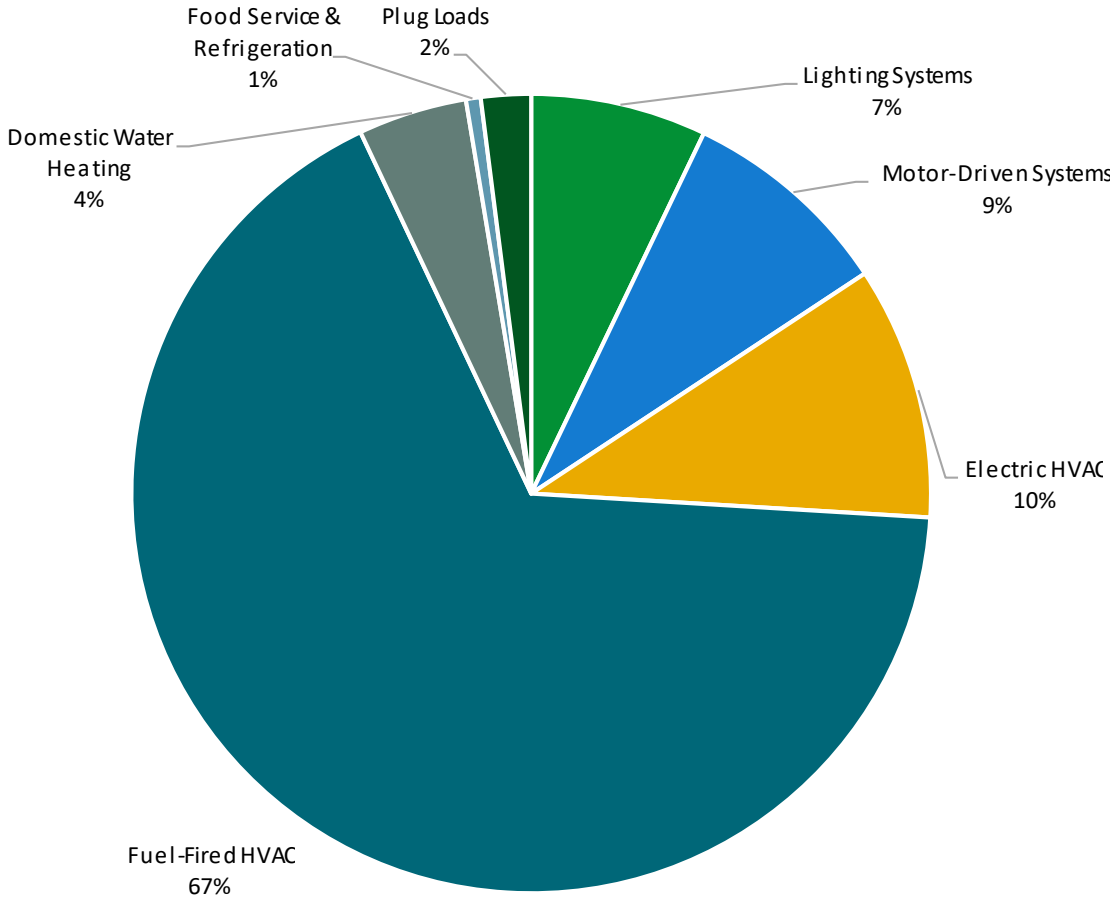
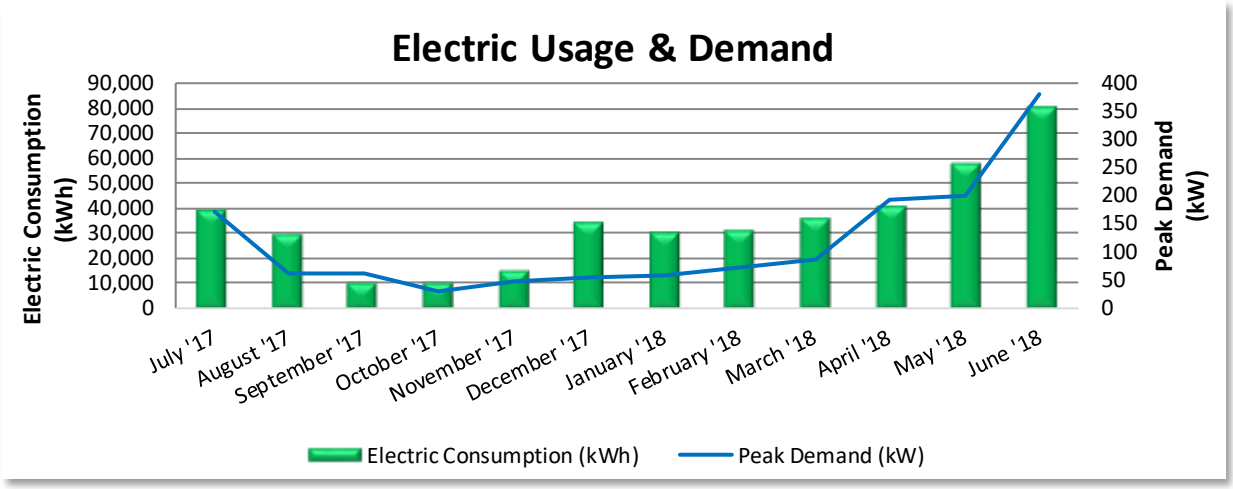


Figure 5 - Energy Balance

3.1 Electricity

City of Vineland delivers electricity under rate class GLP20.



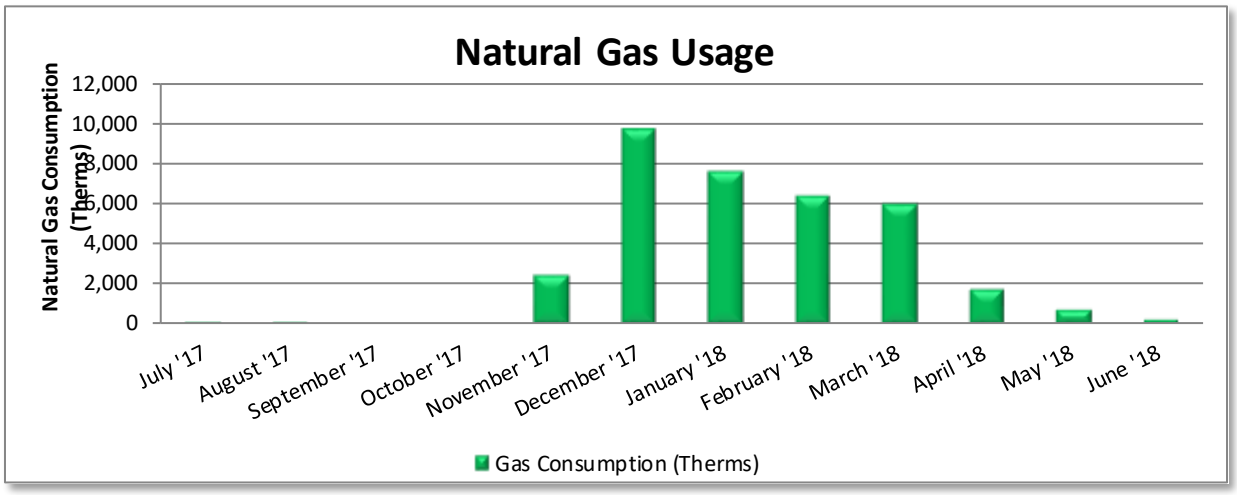
Electric Billing Data					
Period Ending	**Days in Period**	**Electric Usage (kWh)**	**Demand (kW)**	**Demand Cost**	**Total Electric Cost**
8/4/17	30	39,600	172	$1,202	$5,999
9/8/17	35	29,600	62	$673	$4,228
10/6/17	28	10,400	62	$713	$2,018
11/6/17	31	10,800	30	$380	$1,732
12/7/17	31	15,200	48	$551	$2,416
1/8/18	32	34,400	53	$608	$5,234
2/6/18	29	30,400	58	$608	$4,326
3/7/18	29	31,000	70	$751	$4,539
4/6/18	30	36,400	84	$953	$5,737
5/7/18	31	41,200	192	$2,153	$7,545
6/6/18	30	57,400	198	$2,195	$9,855
7/9/18	33	80,000	380	$4,116	$14,758
Totals	**369**	**416,400**	**380**	**$14,901**	**$68,386**
Annual	**365**	**551,886**	**380**	**$14,739**	**$90,637**

Notes:

- Peak demand of 380 kW occurred in June '18.
- Average demand over the past 12 months was 117 kW.
- The average electric cost over the past 12 months was $0.164/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

South Jersey Gas delivers natural gas under rate class General Service FT, with natural gas supply provided by South Jersey Energy, Amerigreen, Woodruff, a third-party supplier.



Gas Billing Data			
Period Ending	**Days in Period**	**Natural Gas Usage (Therms)**	**Natural Gas Cost**
8/9/17	30	114	$156
9/12/17	34	57	$78
10/10/17	28	0	$26
11/8/17	29	0	$29
12/8/17	30	2,450	$3,171
1/11/18	34	9,689	$13,197
2/9/18	29	7,547	$10,274
3/12/18	31	6,323	$8,727
4/11/18	30	5,928	$8,056
5/10/18	29	1,730	$2,022
6/12/18	33	764	$944
7/12/18	30	259	$344
Totals	**367**	**34,862**	**$47,025**
Annual	**365**	**46,982**	**$63,373**

Notes:

- The average gas cost for the past 12 months is $1.349/therm, which is the blended rate used throughout the analysis.

3.3 Benchmarking

Your building was benchmarked using the United States Environmental Protection Agency's (EPA) *Portfolio Manager®* software. Benchmarking compares your building's energy use to that of similar buildings across the country, 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	**N/A**

Due to its unique characteristics, this building type is not able to receive a benchmarking score. This report contains suggestions about how to improve building performance and reduce energy costs.

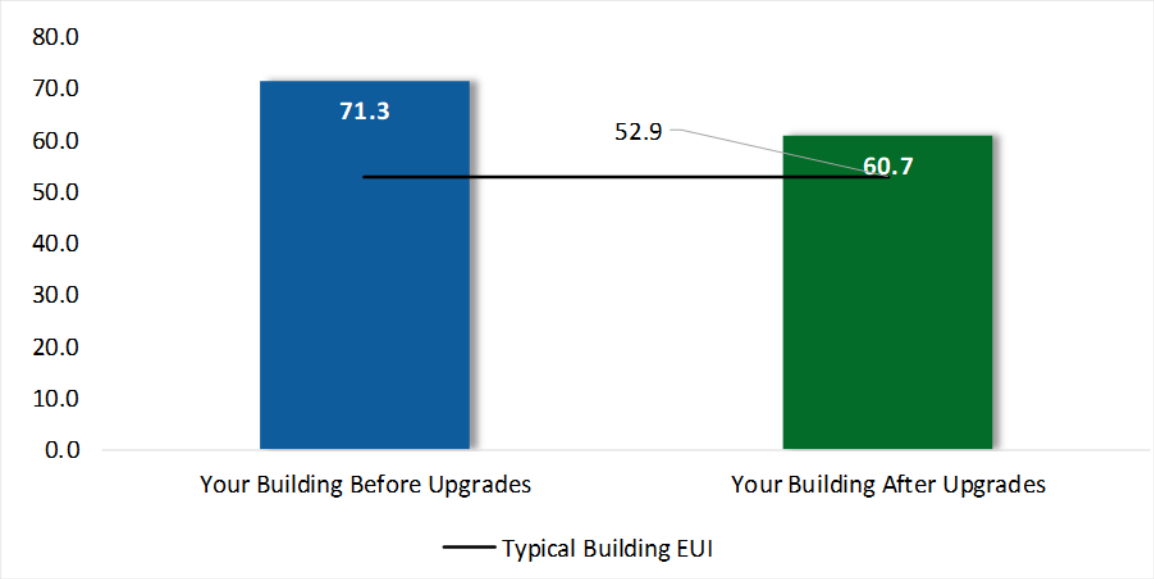


Figure 6 - Energy Use Intensity Comparison[3]

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.

[3] Based on all evaluated ECMs

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[4].

[4] 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 NJBPU. 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	Cost Effective?	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			**71,279**	**22.8**	**-13**	**$11,526**	**$50,035**	**$0**	**$50,035**	**4.3**	**70,212**
ECM 1	Install LED Fixtures	Yes	21,259	4.8	-3	$3,452	$24,852	$0	$24,852	7.2	21,066
ECM 2	Retrofit Fixtures with LED Lamps	Yes	48,275	17.8	-10	$7,792	$23,807	$0	$23,807	3.1	47,431
ECM 3	Install LED Exit Signs	Yes	1,745	0.2	0	$282	$1,376	$0	$1,376	4.9	1,715
Lighting Control Measures			**18,045**	**6.5**	**-4**	**$2,913**	**$25,101**	**$0**	**$25,101**	**8.6**	**17,729**
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	15,822	5.7	-3	$2,554	$21,726	$0	$21,726	8.5	15,545
ECM 5	Install High/Low Lighting Controls	Yes	2,223	0.8	0	$359	$3,375	$0	$3,375	9.4	2,184
Variable Frequency Drive (VFD) Measures			**72,891**	**27.9**	**0**	**$11,971**	**$221,339**	**$0**	**$221,339**	**18.5**	**73,401**
ECM 6	Install VFDs on Constant Volume (CV) Fans	No	53,430	14.8	0	$8,775	$188,712	$0	$188,712	21.5	53,804
ECM 7	Install VFDs on Chilled Water Pumps	Yes	15,380	11.5	0	$2,526	$23,151	$0	$23,151	9.2	15,488
ECM 8	Install VFDs on Heating Water Pumps	No	4,080	1.6	0	$670	$9,476	$0	$9,476	14.1	4,109
Electric Unitary HVAC Measures			**7,872**	**4.2**	**0**	**$1,293**	**$47,445**	**$0**	**$47,445**	**36.7**	**7,927**
ECM 9	Install High Efficiency Air Conditioning Units	No	4,166	2.9	0	$684	$31,563	$0	$31,563	46.1	4,195
ECM 10	Install High Efficiency Heat Pumps	No	3,706	1.3	0	$609	$15,883	$0	$15,883	26.1	3,732
Electric Chiller Replacement			**43,950**	**61.3**	**0**	**$7,218**	**$275,723**	**$0**	**$275,723**	**38.2**	**44,258**
ECM 11	Install High Efficiency Chillers	No	43,950	61.3	0	$7,218	$275,723	$0	$275,723	38.2	44,258
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**180**	**$2,423**	**$124,967**	**$13,447**	**$111,520**	**46.0**	**21,032**
ECM 12	Install High Efficiency Steam Boilers	No	0	0.0	180	$2,423	$124,967	$13,447	$111,520	46.0	21,032
HVAC System Improvements			**0**	**0.0**	**16**	**$217**	**$180**	**$100**	**$80**	**0.4**	**1,880**
ECM 13	Install Pipe Insulation	Yes	0	0.0	16	$217	$180	$100	$80	0.4	1,880
Domestic Water Heating Upgrade			**0**	**0.0**	**65**	**$877**	**$15,126**	**$2,193**	**$12,933**	**14.8**	**7,608**
ECM 14	Install High Efficiency Gas-Fired Water Heater	Yes	0	0.0	53	$710	$15,033	$2,100	$12,933	18.2	6,164
ECM 15	Install Low-Flow DHW Devices	Yes	0	0.0	12	$166	$93	$93	$0	0.0	1,444
Food Service & Refrigeration Measures			**402**	**0.0**	**0**	**$66**	**$1,280**	**$0**	**$1,280**	**19.4**	**404**
ECM 16	Replace Refrigeration Equipment	No	402	0.0	0	$66	$1,280	$0	$1,280	19.4	404
TOTALS			**214,439**	**122.8**	**244**	**$38,502**	**$761,197**	**$15,740**	**$745,457**	**19.4**	**244,451**

* - 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		**71,279**	**22.8**	**-13**	**$11,526**	**$50,035**	**$0**	**$50,035**	**4.3**	**70,212**
ECM 1	Install LED Fixtures	21,259	4.8	-3	$3,452	$24,852	$0	$24,852	7.2	21,066
ECM 2	Retrofit Fixtures with LED Lamps	48,275	17.8	-10	$7,792	$23,807	$0	$23,807	3.1	47,431
ECM 3	Install LED Exit Signs	1,745	0.2	0	$282	$1,376	$0	$1,376	4.9	1,715
Lighting Control Measures		**18,045**	**6.5**	**-4**	**$2,913**	**$25,101**	**$0**	**$25,101**	**8.6**	**17,729**
ECM 4	Install Occupancy Sensor Lighting Controls	15,822	5.7	-3	$2,554	$21,726	$0	$21,726	8.5	15,545
ECM 5	Install High/Low Lighting Controls	2,223	0.8	0	$359	$3,375	$0	$3,375	9.4	2,184
Variable Frequency Drive (VFD) Measures		**15,380**	**11.5**	**0**	**$2,526**	**$23,151**	**$0**	**$23,151**	**9.2**	**15,488**
ECM 7	Install VFDs on Chilled Water Pumps	15,380	11.5	0	$2,526	$23,151	$0	$23,151	9.2	15,488
HVAC System Improvements		**0**	**0.0**	**16**	**$217**	**$180**	**$100**	**$80**	**0.4**	**1,880**
ECM 13	Install Pipe Insulation	0	0.0	16	$217	$180	$100	$80	0.4	1,880
Domestic Water Heating Upgrade		**0**	**0.0**	**65**	**$877**	**$15,126**	**$2,193**	**$12,933**	**14.8**	**7,608**
ECM 14	Install High Efficiency Gas-Fired Water Heater	0	0.0	53	$710	$15,033	$2,100	$12,933	18.2	6,164
ECM 15	Install Low-Flow DHW Devices	0	0.0	12	$166	$93	$93	$0	0.0	1,444
TOTALS		**104,704**	**40.8**	**64**	**$18,058**	**$113,593**	**$2,293**	**$111,300**	**6.2**	**112,917**

* - 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

#	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		**71,279**	**22.8**	**-13**	**$11,526**	**$50,035**	**$0**	**$50,035**	**4.3**	**70,212**
ECM 1	Install LED Fixtures	21,259	4.8	-3	$3,452	$24,852	$0	$24,852	7.2	21,066
ECM 2	Retrofit Fixtures with LED Lamps	48,275	17.8	-10	$7,792	$23,807	$0	$23,807	3.1	47,431
ECM 3	Install LED Exit Signs	1,745	0.2	0	$282	$1,376	$0	$1,376	4.9	1,715

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: Install LED Fixtures

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

In some cases, HID fixtures can be retrofit with screw-based LED lamps. Replacing an existing HID fixture with a new LED fixture will generally provide better overall lighting optics; however, replacing the HID lamp with a LED screw-in lamp is typically a less expensive retrofit. We recommend you work with your lighting contractor to determine which retrofit solution is best suited to your needs and will be compatible with the existing fixture(s).

Maintenance savings may also be achieved since LED lamps last longer than other light sources and therefore do not need to be replaced as often.

Affected building areas: gymnasium and exterior fixtures.

ECM 2: Retrofit Fixtures with LED Lamps

Replace fluorescent or CFL 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: all areas with fluorescent fixtures with T8 tubes and CFL.

ECM 3: Install LED Exit Signs

Replace compact fluorescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output. Maintenance savings and improved reliability may also be achieved, as the longer-lasting LED lamps will not need to be replaced as often as the existing lamps.

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		**18,045**	**6.5**	**-4**	**$2,913**	**$25,101**	**$0**	**$25,101**	**8.6**	**17,729**
ECM 4	Install Occupancy Sensor Lighting Controls	15,822	5.7	-3	$2,554	$21,726	$0	$21,726	8.5	15,545
ECM 5	Install High/Low Lighting Controls	2,223	0.8	0	$359	$3,375	$0	$3,375	9.4	2,184

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 4: 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 that 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, gymnasium, restrooms, and storage rooms.

ECM 5: 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 code requirements for egress. 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.

The controller lowers the light level by dimming the fixture output. Therefore, the controlled fixtures need to have a dimmable ballast or driver. This will need to be taken into account when selecting retrofit lamps and bulbs for the areas proposed for high/low control.

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

Affected building areas: hallways and stairwells.

4.3 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**72,891**	**27.9**	**0**	**$11,971**	**$221,339**	**$0**	**$221,339**	**18.5**	**73,401**
ECM 6	Install VFDs on Constant Volume (CV) Fans	53,430	14.8	0	$8,775	$188,712	$0	$188,712	21.5	53,804
ECM 7	Install VFDs on Chilled Water Pumps	15,380	11.5	0	$2,526	$23,151	$0	$23,151	9.2	15,488
ECM 8	Install VFDs on Heating Water Pumps	4,080	1.6	0	$670	$9,476	$0	$9,476	14.1	4,109

Variable frequency drives control motors for fans, pumps, and process equipment based on the actual output required of the driven equipment. Energy savings result from more efficient control of motor energy usage when equipment operates at partial load. The magnitude of energy savings depends on the estimated amount of time that the motor would operate at partial load. For equipment with proposed VFDs, we have included replacing the controlled motor with a new inverter duty rated motor to conservatively account for the cost of an inverter duty rated motor.

ECM 6: Install VFDs on Constant Volume (CV) Fans

Install VFDs to control constant volume fan motor speeds. This converts a constant-volume, single-zone air handling system into a variable-air-volume (VAV) system. A separate VFD is usually required to control the return fan motor or dedicated exhaust fan motor, if the air handler has one.

Zone thermostats signal the VFD to adjust fan speed to maintain the appropriate temperature in the zone, while maintaining a constant supply air temperature.

For air handlers with direct expansion (DX) cooling systems, the minimum air flow across the cooling coil required to prevent the coil from freezing must be determined during the final project design. The control system programming should maintain the minimum air flow whenever the compressor is operating. Prior to implementation, verify minimum fan speed in cooling mode with the manufacturer. Note that savings will vary depending on the operating characteristics of each AHU.

Energy savings result from reducing the fan speed (and power) when conditions allow for reduced air flow.

Affected air handlers: AHUs serving basement, basement office, auditorium, stage, locker room, and gym.

ECM 7: Install VFDs on Chilled Water Pumps

Install VFDs to control chilled water pumps. Two-way valves must serve the chilled water coils being served and the chilled water loop must have a differential pressure sensor installed. If three-way valves or a bypass leg are used in the chilled water distribution they will need to be modified when this measure is implemented. As the chilled water valves close, the differential pressure increases, and the VFD modulates the pump speed to maintain a differential pressure setpoint.

For systems with variable chilled water flow through the chiller, the minimum flow to prevent the chiller from tripping off will need to be determined during the final project design. The control system should be programmed to maintain the minimum flow through the chiller and to prevent pump cavitation.

Energy savings result from reducing the pump motor speed (and power) as chilled water valves close. The magnitude of energy savings is based on the estimated amount of time that the system operates at reduced loads.

Affected pumps: two 30hp chilled water pumps.

ECM 8: Install VFDs on Heating Water Pumps

Install variable frequency drives (VFD) to control heating water pumps. Two-way valves must serve the hot water coils and the hot water loop must have a differential pressure sensor installed. If three-way valves or a bypass leg are used in the hot water distribution they will need to be modified when this measure is implemented. As the hot water valves close, the differential pressure increases and the VFD modulates the pump speed to maintain a differential pressure setpoint.

Energy savings result from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

Affected pumps: two 7.5hp heating hot water pumps.

4.4 Electric Unitary HVAC

#	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)
Electric Unitary HVAC Measures		**7,872**	**4.2**	**0**	**$1,293**	**$47,445**	**$0**	**$47,445**	**36.7**	**7,927**
ECM 9	Install High Efficiency Air Conditioning Units	4,166	2.9	0	$684	$31,563	$0	$31,563	46.1	4,195
ECM 10	Install High Efficiency Heat Pumps	3,706	1.3	0	$609	$15,883	$0	$15,883	26.1	3,732

Replacing the unitary HVAC units has a long payback period and may not be justifiable based simply on energy considerations. However, most of the units at this facility are nearing or have reached the end of their normal useful life. Typically, the marginal cost of purchasing a high efficiency unit can be justified by the marginal savings from the improved efficiency. When the AC units are eventually replaced, consider purchasing equipment that exceeds the minimum efficiency required by building codes.

ECM 9: Install High Efficiency Air Conditioning Units

We evaluated replacement of standard efficiency split air conditioning units with high efficiency split air conditioning units. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

Affected units: window AC units serving old kitchen and server room and split AC units serving various offices.

ECM 10: Install High Efficiency Heat Pumps

We evaluated replacement of standard efficiency split and packaged air source heat pumps with high efficiency split and packaged air source heat pumps. A higher EER or SEER rating indicates a more efficient cooling system and a higher HSPF rating indicates more efficient heating mode. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average heating and cooling loads, and the estimated annual operating hours.

Affected units: 3-ton and 4-ton heat pumps serving offices.

4.5 Electric Chillers

#	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)
Electric Chiller Replacement		**43,950**	**61.3**	**0**	**$7,218**	**$275,723**	**$0**	**$275,723**	**38.2**	**44,258**
ECM 11	Install High Efficiency Chillers	43,950	61.3	0	$7,218	$275,723	$0	$275,723	38.2	44,258

ECM 11: Install High Efficiency Chillers

Replace older inefficient electric chillers with new high efficiency chillers. The type of chiller to be installed depends on the magnitude of the cooling load and variability of the cooling load profile, for example:

- Positive displacement chillers are usually under 600 tons of cooling capacity and centrifugal chillers generally start at 150 tons of cooling capacity.
- Constant speed chillers should be used to meet cooling loads with little or no variation while variable speed chillers are more efficient for variable cooling load profiles.
- Water cooled chillers are more efficient than air cooled chillers but require cooling towers and additional pumps to circulate the cooling water.
- In any given size range, variable speed chillers tend to have better partial load efficiency, but worse full load efficiency, than constant speed chillers.

Energy savings result from the improvement in chiller efficiency and matching the right type of chiller to the cooling load. The energy savings are calculated based on the cooling capacity of the new chiller, the improvement in efficiency compared with the base case equipment, the cooling load profile, and the estimated annual operating hours of the chiller before and after the upgrade.

For the purposes of this analysis, we evaluated the replacement of chillers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your design team to select chillers that are sized appropriately for the cooling load at this facility. In some cases, the plant energy use can be reduced by selecting multiple chillers that match the facility load profile rather than one or two large chillers. This can also improve the chiller plant reliability through increased redundancy. Energy savings are maximized by proper selection of new equipment based on the cooling load profile.

Replacing the chiller has a long payback based on energy savings and may not be justifiable based simply on energy considerations. However, the chiller has reached the end of its normal useful life. Typically, the marginal cost of purchasing a high efficiency chiller can be justified by the marginal savings from the improved efficiency. When the chillers are eventually replaced, consider purchasing equipment that exceed the minimum efficiency required by building codes.

4.6 Gas-Fired 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)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**180**	**$2,423**	**$124,967**	**$13,447**	**$111,520**	**46.0**	**21,032**
ECM 12	Install High Efficiency Steam Boilers	0	0.0	180	$2,423	$124,967	$13,447	$111,520	46.0	21,032

ECM 12: Install High Efficiency Steam Boilers

Replace older inefficient steam boilers with high efficiency steam boilers. Energy savings results from improved combustion efficiency and reduced standby losses at low loads.

For the purposes of this analysis, we evaluated the replacement of boilers on a one-for-one basis with equipment of the same capacity. We recommend that you work with your mechanical design team to select boilers that are sized appropriately for the heating load at this facility. In many cases installing multiple modular boilers rather than one or two large boilers will result in higher overall plant efficiency while providing additional system redundancy.

Replacing the boilers has a long payback based on energy savings and may not be justifiable based simply on energy considerations. However, the boilers [are nearing, have reached] the end of their normal useful life. Typically, the marginal cost of purchasing high efficiency boilers can be justified by the marginal savings from the improved efficiency. When the boiler is eventually replaced, consider purchasing boilers that exceed the minimum efficiency required by building codes.

4.7 HVAC Improvements

#	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)
HVAC System Improvements		**0**	**0.0**	**16**	**$217**	**$180**	**$100**	**$80**	**0.4**	**1,880**
ECM 13	Install Pipe Insulation	0	0.0	16	$217	$180	$100	$80	0.4	1,880

ECM 13: Install Pipe Insulation

Install insulation on domestic hot water system piping. Distribution system losses are dependent on water system temperature, the size of the distribution system, and the level of insulation of the piping. Significant energy savings can be achieved when insulation has not been well maintained. When the insulation is exposed to water, when the insulation has been removed from some areas of the pipe, or when valves have not been properly insulated system efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

4.8 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**	**65**	**$877**	**$15,126**	**$2,193**	**$12,933**	**14.8**	**7,608**
ECM 14	Install High Efficiency Gas-Fired Water Heater	0	0.0	53	$710	$15,033	$2,100	$12,933	18.2	6,164
ECM 15	Install Low-Flow DHW Devices	0	0.0	12	$166	$93	$93	$0	0.0	1,444

ECM 14: Install High Efficiency Gas-Fired Water Heater

Replace the existing tank water heater with a high efficiency condensing tank water heater. Energy savings result from the increased efficiency of the unit, which uses less gas to heat water, and fewer operating hours to maintain the tank water temperature.

ECM 15: 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

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

4.9 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		**402**	**0.0**	**0**	**$66**	**$1,280**	**$0**	**$1,280**	**19.4**	**404**
ECM 16	Replace Refrigeration Equipment	402	0.0	0	$66	$1,280	$0	$1,280	19.4	404

ECM 16: Replace Refrigeration Equipment

Replace existing commercial refrigerators and freezers with new ENERGY STAR® rated equipment. The energy savings associated with this measure come from reduced energy usage, due to more efficient technology, and reduced run times.

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[5] . Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

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.

Motor Maintenance

Motors have many moving parts. As these parts degrade over time, the efficiency of the motor is reduced. Routine maintenance prevents damage to motor components. Routine maintenance should include cleaning surfaces and ventilation openings on motors to prevent overheating, lubricating moving parts to reduce friction, inspecting belts and pulleys for wear and to ensure they are at proper alignment and tension, and cleaning and lubricating bearings. Consult a licensed technician to assess these and other motor maintenance strategies.

Thermostat Schedules and Temperature Resets

Use thermostat setback temperatures and schedules to reduce heating and cooling energy use during periods of low or no occupancy. Thermostats should be programmed for a setback of 5-10°F during low occupancy hours (reduce heating setpoints and increase cooling setpoints). Cooling load can be reduced by increasing the facility's occupied setpoint temperature. In general, during the cooling season, thermostats should be set as high as possible without sacrificing occupant comfort.

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

Chiller Maintenance

Service chillers regularly to keep them operating properly. Chillers are responsible for a substantial portion of a commercial building's overall energy usage and when they do not work well, there is usually a noticeable increase in energy bills and increased occupant complaints. Regular diagnostics and service can save five to ten percent of the cost of operating your chiller. If you already have a maintenance contract in place, your existing service company should be able to provide these services.

AC System Evaporator/Condenser Coil Cleaning

Dirty evaporator and condenser coils restrict air flow and restrict heat transfer. This increases the loads on the evaporator and condenser fan and decreases overall cooling system performance. Keeping the coils clean allows the fans and cooling system to operate more efficiently.

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.

Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to keeping the heating system running efficiently and preventing expensive repairs. Annual tune-ups should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Boilers should be cleaned according to the manufacturer's instructions to remove soot and scale from the water side or fire side of the boiler.

Furnace Maintenance

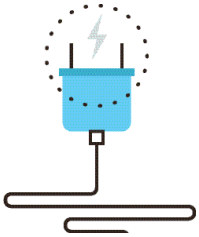
Preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. Following the manufacturer's instructions, a yearly tune-up should: check for gas / carbon monoxide leaks; change the air and fuel filters; check components for cracks, corrosion, dirt, or debris build-up; ensure the ignition system is working properly; test and adjust operation and safety controls; inspect electrical connections; and lubricate motors and bearings.

Water Heater Maintenance

Preventative maintenance can extend the life of the system, maintain energy efficiency, and ensure safe operation. At least once a year, follow manufacturer instructions to drain a few gallons out of the water heater using the drain valve. If there is a lot of sediment or debris, then a full flush is recommended. Turn the temperature down and then completely drain the tank. Annual checks should include checks for:

- Leaks or heavy corrosion on the pipes and valves.
- Corrosion or wear on the gas line and on the piping. If you noticed any black residue, soot, or charred metal, this is a sign you may be having combustion issues and you should have the unit serviced by a professional.
- For electric water heaters, look for signs of leaking such as rust streaks or residue around the upper and lower panels covering the electrical components on the tank.
- For water heaters more than three years old, have a technician inspect the sacrificial anode annually.

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[6]. Your local utility may offer incentives or rebates for this equipment.

[6] 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[7] or download a copy of EPA's "WaterSense® at Work: Best Management Practices for Commercial and Institutional Facilities"[8] 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.

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

[8] 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, 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.

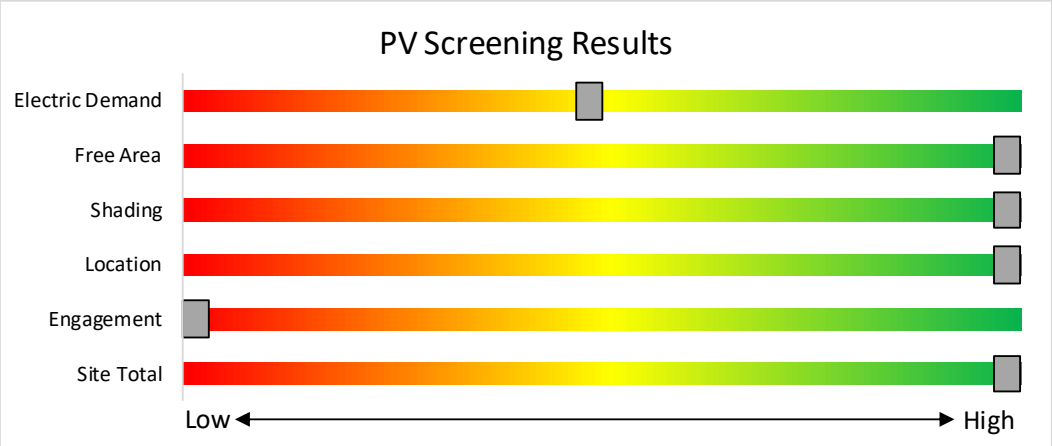
6.1 Solar Photovoltaic

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 high potential for installing a PV array.

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the high potential. A PV array located on the roof may be feasible. If you are interested in pursuing the installation of PV, we recommend conducting a full feasibility study.

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.



Potential	High	
System Potential	117	kW DC STC
Electric Generation	139,391	kWh/yr
Displaced Cost	$22,890	/yr
Installed Cost	$304,200	

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.

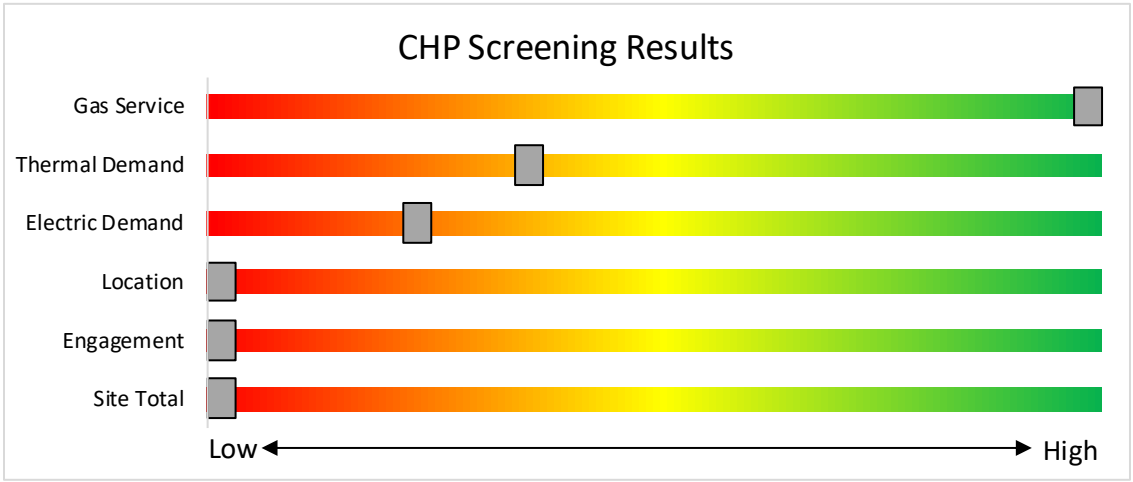
CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be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

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.



Potential	None	
System Type	None	
System Potential	40	kW
Electric Generation	262,034	kWh/yr
Thermal Generation	6,572,096	MBtu/yr
Displaced Cost	$56,894	/yr
Installed Cost	$141,000	

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? New Jersey's Clean Energy Programs can help. 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 Direct Install

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

Incentives

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

How to Participate

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

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

7.3 Pay for Performance - Existing Buildings

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 that results in at least 15% source energy savings, and lighting cannot make up the majority of the savings. P4P is a generally a good option for medium-to-large sized facilities looking to implement as many measures as possible under a single project to achieve deep energy savings. This program has an added benefit of addressing measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program loan also use this program.

Incentives

Incentives are based on estimated and achieved energy savings ranging from $0.18-$0.22/kWh and $1.80-$2.50/therm, capped at the lesser of 50% total project cost, or $1 million per electric account and $1 million per natural gas account, per fiscal year, not to exceed $2 million per project. An incentive of $0.15/square foot is also available to offset the cost of developing the Energy Reduction Plan (see below) contingent on the project moving forward with measure installation.

How to Participate

Contact one of the pre-approved consultants and contractors ("Partners"). Under direct contract to you, they will help further evaluate the measures identified in this report through development of the energy reduction plan), assist you in implementing selected measures, and verify actual savings one year after the installation. Your Partner will also help you apply for incentives.

Approval of the final scope of work is required by the program prior to installation. Installation can be done by the contractor of your choice (some P4P Partners are also contractors) or by internal staff, but the Partner remains involved throughout construction to ensure compliance with the program requirements.

Detailed program descriptions, instructions for applying, applications and list of Partners can be found at: www.njcleanenergy.com/P4P.

7.4 Combined Heat and Power

The Combined Heat & Power (CHP) program provides incentives for eligible CHP or waste heat to power (WHP) projects. Eligible CHP or WHP projects must achieve an annual system efficiency of at least 65% (lower heating value, or LHV), based on total energy input and total utilized energy output. Mechanical energy may be included in the efficiency evaluation.

Incentives

Eligible Technologies	Size (Installed Rated Capacity)[1]	Incentive ($/kW)	% of Total Cost Cap per Project[3]	$ Cap per Project[3]
Powered by non-renewable or renewable fuel source[4]	≤500 kW	$2,000	30-40%[2]	$2 million
Gas Internal Combustion Engine	>500 kW - 1 MW	$1,000		
Gas Combustion Turbine	> 1 MW - 3 MW	$550	30%	$3 million
Microturbine Fuel Cells with Heat Recovery	>3 MW	$350		
Waste Heat to Power*	<1 MW	$1,000	30%	$2 million
	> 1MW	$500		$3 million

*Waste Heat to Power: Powered by non-renewable fuel source, heat recovery or other mechanical recovery from existing equipment utilizing new electric generation equipment (e.g. steam turbine).

Check the NJCEP website for details on program availability, current incentive levels, and requirements.

How to Participate

You work with a qualified developer or consulting firm to complete the CHP application. Once the application is approved the project can be installed. Information about the CHP program can be found at: www.njcleanenergy.com/CHP.

7.5 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.

7.6 SREC Registration Program

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

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

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

Electricity suppliers, the primary purchasers of SRECs, are required to pay a Solar Alternative Compliance Payment (SACP) if they do not meet the requirements of New Jersey's Solar Renewable Portfolio Standard. Purchasing SRECs can help them meet those requirements. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period fluctuates depending on supply and demand.

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

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[9].

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[10].

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

[10] 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
Boiler room	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	12	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.4	1,076	0	$174	$438	$0	2.5
Basement hallway	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	0.5	1,369	0	$221	$888	$0	4.0
Basement hallway	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Basement hallway	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 5	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,704	0.1	402	0	$65	$146	$0	2.3
Basement hallway	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Restroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.3	804	0	$130	$562	$0	4.3
Room 15	10	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	10	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.7	2,010	0	$324	$1,000	$0	3.1
Room 12A	20	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	20	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.8	2,282	0	$368	$1,000	$0	2.7
Maintenance office	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	342	0	$55	$380	$0	6.9
Room 12B	9	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	9	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Office	2	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	2	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Break room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,470	0.0	79	0	$13	$72	$0	5.7
Office	12	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	12	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Office	3	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	3	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Storage 1	3	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	676	0.1	127	0	$20	$487	$0	23.8
Storage 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.1	91	0	$15	$343	$0	23.5
Storage 2	3	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	23	980	2, 4	Relamp	Yes	3	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	16	676	0.0	38	0	$6	$52	$0	8.3
Elevator room	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	980	4	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.0	19	0	$3	$116	$0	37.1
Electrical room	1	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Wall Switch	S	50	2,470		None	No	1	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Wall Switch	50	2,470	0.0	0	0	$0	$0	$0	0.0
Electrical room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Office	4	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Wall Switch	S	50	2,470	4	None	Yes	4	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.1	168	0	$27	$810	$0	29.8
Registration office	36	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Wall Switch	S	50	2,470	4	None	Yes	36	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.5	1,516	0	$245	$270	$0	1.1
Registration office	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Registration office	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

	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
Old kitchen	8	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Wall Switch	S	50	2,470	4	None	Yes	8	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.1	337	0	$54	$270	$0	5.0
Old kitchen	2	LED - Linear Tubes: (4) 3' Lamps	Wall Switch	S	42	2,470	4	None	Yes	2	LED - Linear Tubes: (4) 3' Lamps	Occupancy Sensor	42	1,704	0.0	71	0	$11	$270	$0	23.6
Storage room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.1	91	0	$15	$343	$0	23.5
Storage room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	676	0.1	160	0	$26	$416	$0	16.2
Electrical room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Stairwell	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	0.2	456	0	$74	$371	$0	5.0
Stairwell	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 5	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	High/Low Control	58	1,704	0.1	402	0	$65	$146	$0	2.3
1st floor hallway	25	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	25	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	1.0	2,852	-1	$460	$1,813	$0	3.9
1st floor hallway	16	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	2,470	2, 5	Relamp	Yes	16	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	1,704	0.3	956	0	$154	$742	$0	4.8
1st floor 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
1st floor hallway	2	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	193	0	$31	$145	$0	4.7
Superintendent office	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Break room	2	LED - Linear Tubes: (1) 2' Lamp	Occupancy Sensor	S	9	1,704		None	No	2	LED - Linear Tubes: (1) 2' Lamp	Occupancy Sensor	9	1,704	0.0	0	0	$0	$0	$0	0.0
Restroom	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	S	9	2,470		None	No	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	9	2,470	0.0	0	0	$0	$0	$0	0.0
Conference room	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Coffee room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.1	91	0	$15	$343	$0	23.5
Room 115	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Room 113	2	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	S	15	2,470	4	None	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	24	0	$4	$270	$0	68.5
Board room	15	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	15	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Room 109	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Office	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Conference room	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Stairwell Exit 12	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,470	0.0	79	0	$13	$72	$0	5.7
Janitorial	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	14	980	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	10	980	0.0	5	0	$1	$17	$0	23.6
Room 106	7	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	7	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	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
Hallway	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	2,470		None	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	0	0	$0	$0	$0	0.0
Payroll department	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.2	570	0	$92	$453	$0	4.9
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
Restroom	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	23	2,470	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	16	2,470	0.0	19	0	$3	$17	$0	5.7
Closet1	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	980	0.1	60	0	$10	$73	$0	7.5
Closet 2	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	980	0.1	60	0	$10	$73	$0	7.5
Principal	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Principal	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.0	107	0	$17	$72	$0	4.2
Room 107	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Room 107	4	LED - Fixtures: Flood light - 1 lamp	Occupancy Sensor	S	13	1,704		None	No	4	LED - Fixtures: Flood light - 1 lamp	Occupancy Sensor	13	1,704	0.0	0	0	$0	$0	$0	0.0
Hallway	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Office 1	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Office 2	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Conference room	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Room 101	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	S	15	1,704		None	No	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,704	0.0	0	0	$0	$0	$0	0.0
Room 102	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,608	0	$260	$854	$0	3.3
Account department	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.2	603	0	$97	$489	$0	5.0
Office 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Office 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Closet	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	676	0.1	160	0	$26	$416	$0	16.2
Room 100	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	1,704	2	Relamp	No	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.2	309	0	$50	$183	$0	3.7
Office 1	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	1,704	2	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	247	0	$40	$146	$0	3.7
Office 2	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	1,704	2	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	186	0	$30	$110	$0	3.7
Men's restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	342	0	$55	$380	$0	6.9
Auditorium	11	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	11	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0

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Auditorium	13	Compact Fluorescent: Screw-in 4 lamp	Wall Switch	S	128	2,470	2, 4	Relamp	Yes	13	LED Lamps: Screw-in 4 lamp	Occupancy Sensor	90	1,704	0.8	2,337	0	$377	$1,166	$0	3.1
Stage	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.5	1,369	0	$221	$708	$0	3.2
Stage	2	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	193	0	$31	$145	$0	4.7
Women's restroom	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.2	456	0	$74	$416	$0	5.6
Gym entrance	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Gym entrance	2	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	193	0	$31	$145	$0	4.7
Storage	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	980	0.0	36	0	$6	$37	$0	6.4
Old mail room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Gym	16	Metal Halide: (1) 400W Lamp	Wall Switch	S	458	2,470	1, 4	Fixture Replacement	Yes	16	LED - Fixtures: High-Bay	Occupancy Sensor	137	1,704	5.5	15,789	-3	$2,548	$15,918	$0	6.2
Gym	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Gym	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,470	0.1	152	0	$25	$73	$0	3.0
Locker room	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	3	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.2	603	0	$97	$489	$0	5.0
Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Locker room	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,470	0.1	152	0	$25	$73	$0	3.0
Boys locker room	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
Boys locker room	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Office	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2	Relamp	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	2,470	0.1	152	0	$25	$73	$0	3.0
Supply room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.1	136	0	$22	$380	$0	17.3
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	676	0.1	160	0	$26	$416	$0	16.2
2nd floor hallway	25	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	25	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	1.0	2,852	-1	$460	$1,813	$0	3.9
2nd floor 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
Room 200	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,608	0	$260	$854	$0	3.3
Room 201	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,608	0	$260	$854	$0	3.3

	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
Room 202	11	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	11	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.8	2,211	0	$357	$1,073	$0	3.0
Room 203	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.3	804	0	$130	$562	$0	4.3
Room 205	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.4	1,206	0	$195	$708	$0	3.6
Room 204A	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.3	804	0	$130	$562	$0	4.3
Closet	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	980	0.0	36	0	$6	$37	$0	6.4
204B	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.3	804	0	$130	$562	$0	4.3
Room 207	8	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	8	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,608	0	$260	$854	$0	3.3
Room 206	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.4	1,206	0	$195	$708	$0	3.6
Women's restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
207 A	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Faculty room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	201	0	$32	$73	$0	2.3
Faculty room	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.2	570	0	$92	$453	$0	4.9
Restroom	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Closet	1	Compact Fluorescent: 4 pin - 1 lamp	Wall Switch	S	32	980	2	Relamp	No	1	LED Lamps: 4 pin - 1 lamp	Wall Switch	22	980	0.0	10	0	$2	$27	$0	16.3
Closet	1	Compact Fluorescent: 4 pin - 1 lamp	Wall Switch	S	32	980	2	Relamp	No	1	LED Lamps: 4 pin - 1 lamp	Wall Switch	22	980	0.0	10	0	$2	$27	$0	16.3
Attic stairwell	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	0.1	342	0	$55	$335	$0	6.1
Attic stairwell	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Attic storage	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2, 4	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	676	0.4	479	0	$77	$708	$0	9.2
Attic storage	1	Exit Signs: Fluorescent	None		16	980	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	980	0.0	11	0	$2	$72	$0	41.6
Attic - East	3	LED Lamps: Screw-in 1 lamp	Wall Switch	S	9	2,470	4	None	Yes	3	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	9	1,704	0.0	23	0	$4	$270	$0	73.6
Attic - West	3	LED Lamps: Screw-in 1 lamp	Wall Switch	S	9	2,470	4	None	Yes	3	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	9	1,704	0.0	23	0	$4	$270	$0	73.6
Lindan office	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	402	0	$65	$416	$0	6.4
Room 208	12	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	12	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Closet 1	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	32	980	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	22	980	0.0	10	0	$2	$17	$0	10.3
Closet 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	980	2	Relamp	No	2	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	980	0.1	121	0	$19	$146	$0	7.5

	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
Room 210	12	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	12	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.8	2,412	-1	$389	$1,146	$0	2.9
Server room	1	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.1	201	0	$32	$73	$0	2.3
Server room	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.1	213	0	$34	$415	$0	12.1
Server room	1	LED - Linear Tubes: (1) 2' Lamp	Wall Switch	S	9	2,470	4	None	Yes	1	LED - Linear Tubes: (1) 2' Lamp	Occupancy Sensor	9	1,704	0.0	7	0	$1	$0	$0	0.0
Restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	2,470	0.0	79	0	$13	$72	$0	5.7
Men's restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
Room 209	4	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	S	50	1,704		None	No	4	LED - Fixtures: Ambient - 4' - Direct/Indirect Fixture	Occupancy Sensor	50	1,704	0.0	0	0	$0	$0	$0	0.0
Room 211	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.4	1,206	0	$195	$708	$0	3.6
Room 213	4	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.3	804	0	$130	$562	$0	4.3
Room 215	9	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	9	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,809	0	$292	$927	$0	3.2
Room 212	9	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	2,470	2, 4	Relamp	Yes	9	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	1,704	0.6	1,809	0	$292	$927	$0	3.2
Storage	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	980	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	676	0.1	91	0	$15	$343	$0	23.5
East Stairwell	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 5	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	1,704	0.2	685	0	$110	$444	$0	4.0
East Stairwell	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Exterior wall pack	2	LED Lamps: Corn bulb - 1 lamp	Photocell		120	4,380		None	No	2	LED Lamps: Corn bulb - 1 lamp	Photocell	120	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		135	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	135	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	4	LED Lamps: Corn bulb - 1 lamp	Photocell		54	4,380		None	No	4	LED Lamps: Corn bulb - 1 lamp	Photocell	54	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	1	Metal Halide: (1) 400W Lamp	Photocell		458	4,380	1	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	137	4,380	0.0	1,404	0	$231	$966	$0	4.2
Exterior wall pack	1	High-Pressure Sodium: (1) 100W Lamp	Photocell		138	4,380	1	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	41	4,380	0.0	423	0	$69	$966	$0	13.9
Pole light	2	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell		75	4,380		None	No	2	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell	75	4,380	0.0	0	0	$0	$0	$0	0.0
Pole light	8	Metal Halide: (1) 175W Lamp	Photocell		215	4,380	1	Fixture Replacement	No	8	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell	65	4,380	0.0	5,274	0	$866	$9,556	$0	11.0
Pole light	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Decorative Fixture	Photocell		45	4,380		None	No	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Decorative Fixture	Photocell	45	4,380	0.0	0	0	$0	$0	$0	0.0
Front entrance	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.0	114	0	$18	$307	$0	16.6
Front entrance	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.1	213	0	$34	$145	$0	4.2
Front entrance	2	LED Lamps: Screw-in 1 lamp	Wall Switch	S	11	2,470	4	None	Yes	2	LED Lamps: Screw-in 1 lamp	Occupancy Sensor	11	1,704	0.0	19	0	$3	$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
Exterior wall pack	1	LED Lamps: Screw-in 1 lamp	Photocell		9	4,380		None	No	1	LED Lamps: Screw-in 1 lamp	Photocell	9	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	1	LED Lamps: Screw-in 1 lamp	Photocell		9	4,380		None	No	1	LED Lamps: Screw-in 1 lamp	Photocell	9	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior wall pack	1	Metal Halide: (1) 50W Lamp	Photocell		72	4,380	1	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	22	4,380	0.0	221	0	$36	$966	$0	26.6
Exercise building	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.6	1,825	0	$295	$854	$0	2.9
Exercise building	2	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	193	0	$31	$145	$0	4.7
Restroom	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	23	2,470	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	16	2,470	0.0	19	0	$3	$17	$0	5.7
Restroom	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	23	2,470	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	16	2,470	0.0	19	0	$3	$17	$0	5.7
Furnace room	1	Compact Fluorescent: Screw-in 1 lamp	Wall Switch	S	23	980	2	Relamp	No	1	LED Lamps: Screw-in 1 lamp	Wall Switch	16	980	0.0	7	0	$1	$17	$0	14.3
Annex building	4	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	4	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.1	426	0	$69	$560	$0	8.1
Annex building	2	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	193	0	$31	$145	$0	4.7
Janitorial	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	980	2	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	980	0.0	31	0	$5	$72	$0	14.4
Boys restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.0	107	0	$17	$72	$0	4.2
Boys restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
Girls restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	1	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	1,704	0.0	107	0	$17	$72	$0	4.2
Girls restroom	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.1	228	0	$37	$343	$0	9.3
Room 123	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.4	1,255	0	$203	$672	$0	3.3
Room 122	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.4	1,255	0	$203	$672	$0	3.3
Room 121	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.5	1,369	0	$221	$708	$0	3.2
Room 120	12	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2, 4	Relamp	Yes	12	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,704	0.5	1,369	0	$221	$708	$0	3.2
Entrance	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,470	2	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,470	0.0	90	0	$14	$37	$0	2.5
Entrance	1	Exit Signs: Fluorescent	None		16	8,760	3	Fixture Replacement	No	1	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	96	0	$16	$72	$0	4.7
Entrance	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

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
Boiler room	Combustion fan	2	Combustion Air Fan	5.0	87.5%	No	W	920		No	87.5%	No		0.0	0	0	$0	$0	$0	0.0
Boiler room	Boiler exhaust	2	Exhaust Fan	3.0	86.5%	No	W	2,745		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Boiler room	Boiler feed water pump	2	Boiler Feed Water Pump	0.8	78.0%	No	W	920		No	78.0%	No		0.0	0	0	$0	$0	$0	0.0
Boiler room	Heating system	2	Heating Hot Water Pump	7.5	88.5%	No	W	820	8	No	91.0%	Yes	2	1.6	4,080	0	$670	$9,476	$0	14.1
Boiler room	Cooling system	2	Chilled Water Pump	30.0	92.4%	No	W	820	7	No	94.1%	Yes	2	11.5	15,380	0	$2,526	$23,151	$0	9.2
Boiler room	Sump pump	2	Process Pump	0.8	78.0%	No	W	2,745		No	78.0%	No		0.0	0	0	$0	$0	$0	0.0
Basement break room	Basement	1	Supply Fan	2.0	84.0%	No	W	2,745	6	No	86.5%	Yes	1	0.6	1,923	0	$316	$3,623	$0	11.5
Elevator room	Elevator	1	Process Pump	20.0	91.0%	No	W	420		No	91.0%	No		0.0	0	0	$0	$0	$0	0.0
Electrical room	Basement office	1	Supply Fan	3.0	86.5%	No	W	2,745	6	No	89.5%	Yes	1	0.9	2,824	0	$464	$3,812	$0	8.2
Electrical room	Basement office	1	Heating Hot Water Pump	0.5	75.0%	No	W	820		No	75.0%	No		0.0	0	0	$0	$0	$0	0.0
Electrical room	Basement office	1	Supply Fan	1.5	84.0%	No	W	2,745	6	No	86.5%	Yes	1	0.4	1,443	0	$237	$3,380	$0	14.3
Men's restroom	Men's restroom	1	Exhaust Fan	0.3	65.0%	No	W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Stage	Auditorium +stage	2	Supply Fan	5.0	87.5%	No	W	2,745	6	No	89.5%	Yes	2	3.0	9,129	0	$1,499	$8,394	$0	5.6
Stage	HH	1	Heating Hot Water Pump	0.5	75.0%	No	W	820		No	75.0%	No		0.0	0	0	$0	$0	$0	0.0
Women's restroom	1	1	Exhaust Fan	0.3	65.0%	No	W	2,745		No	65.0%	No		0.0	0	0	$0	$0	$0	0.0
Old mail room	locker room	1	Supply Fan	1.5	84.0%	No	W	2,745	6	No	86.5%	Yes	1	0.4	1,443	0	$237	$3,380	$0	14.3
Gym	Gym	2	Supply Fan	7.5	88.5%	No	W	3,391	6	No	91.7%	Yes	2	4.5	17,088	0	$2,806	$9,521	$0	3.4
Locker room	Locker room boys	1	Supply Fan	1.5	84.0%	No	W	2,745	6	No	86.5%	Yes	1	0.4	1,443	0	$237	$3,380	$0	14.3
School	School	55	Supply Fan	0.3	65.0%	No	W	2,745	6	No	69.5%	Yes	55	4.4	18,138	0	$2,979	$153,221	$0	51.4

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
Elevator room	Unknown	1	Ductless Mini-Split AC	0.75		W		No							0.0	0	0	$0	$0	$0	0.0
Old Kitchen	Old Kitchen	1	Window AC	2.00		B	9	Yes	1	Window AC	2.00		12.00		0.2	323	0	$53	$2,178	$0	41.0
Roof	Unknown	1	Split-System AC	2.33		W		No							0.0	0	0	$0	$0	$0	0.0
Server room	Server room	1	Window AC	1.00		B	9	Yes	1	Window AC	1.00		12.00		0.1	162	0	$27	$1,089	$0	41.0
Ground floor	Offices	1	Split-System AC	1.50		W		No							0.0	0	0	$0	$0	$0	0.0
Ground floor	Offices	2	Split-System AC	3.00		W		No							0.0	0	0	$0	$0	$0	0.0
Roof	Offices	1	Split-System AC	4.00		B	9	Yes	1	Split-System AC	4.00		14.00		0.5	731	0	$120	$5,985	$0	49.8
Roof	Offices	1	Split-System AC	4.00		B	9	Yes	1	Split-System AC	4.00		14.00		0.5	731	0	$120	$5,985	$0	49.8
Roof	Offices	1	Split-System Air-Source HP	4.00	48.10	W		No							0.0	0	0	$0	$0	$0	0.0
Roof	Offices	1	Packaged Air-Source HP	3.00	36.00	B	10	Yes	1	Packaged Air-Source HP	3.00	36.00	14.00	3.80	0.6	1,587	0	$261	$6,807	$0	26.1
Roof	Offices	1	Packaged Air-Source HP	4.00	48.10	B	10	Yes	1	Packaged Air-Source HP	4.00	48.10	14.00	3.80	0.8	2,118	0	$348	$9,076	$0	26.1
Ground floor	Offices	1	Split-System AC	0.75		W		No							0.0	0	0	$0	$0	$0	0.0
Ground floor	Offices	1	Split-System AC	5.00		B	9	Yes	1	Split-System AC	5.00		14.00		0.8	1,108	0	$182	$7,481	$0	41.1
Ground floor	Offices	3	Split-System AC	0.75		B	9	Yes	3	Split-System AC	0.75		14.00		0.3	499	0	$82	$3,366	$0	41.1
Ground floor	Offices	1	Ductless Mini-Split AC	2.00		B	9	Yes	1	Ductless Mini-Split AC	2.00		18.00		0.4	611	0	$100	$5,479	$0	54.6
Exercise bldg	Exercise bldg	1	Window AC	2.00		W		No							0.0	0	0	$0	$0	$0	0.0
Annex bldg	Hallway	2	Electric Resistance Heat		11.94			No							0.0	0	0	$0	$0	$0	0.0
Unknown	Unknown	1	Split-System AC	3.00		N		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
Ground floor	Various spaces	2	Air-Cooled Screw Chiller	140.00	B	11	Yes	2	Air-Cooled Screw Chiller	Variable	140.00	1.24	0.74	61.3	43,950	0	$7,218	$275,723	$0	38.2

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
Boiler room	Heating system	2	Forced Draft Steam Boiler	######	B	12	Yes	2	Forced Draft Steam Boiler	######	81.00%	Et	0.0	0	180	$2,423	$124,967	$13,447	46.0
Exercise building	Heating system	1	Furnace	95.00	W		No						0.0	0	0	$0	$0	$0	0.0

Pipe Insulation Recommendations

		Recommendation Inputs			Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler room	Restrooms	13	25	1.50	0.0	0	16	$217	$180	$100	0.4

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
Boiler room	Restrooms	1	Storage Tank Water Heater (> 50 Gal)	B	14	Yes	1	Storage Tank Water Heater (> 50 Gal)	Natural Gas	93.00%	Et	0.0	0	53	$710	$15,033	$2,100	18.2

Low-Flow Device Recommendations

	Recommendation 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	15	13	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	12	$166	$93	$93	0.0

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions			Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Old Kitchen	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	No	16	Yes	0.0	402	0	$66	$1,280	$0	19.4
Old Kitchen	1	Stand-Up Freezer, Solid Door (31 - 50 cu. ft.)	Yes		No	0.0	0	0	$0	$0	$0	0.0
Old Kitchen	1	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)	Yes		No	0.0	0	0	$0	$0	$0	0.0
Old Kitchen	1	Stand-Up Refrigerator, Glass Door (31 - 50 cu. ft.)	Yes		No	0.0	0	0	$0	$0	$0	0.0

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Landis Admin Bldg	17	Microwave	900.0	Yes
Landis Admin Bldg	9	Refrigeration	220.0	Yes
Landis Admin Bldg	65	Desktop Computer	145.0	Yes
Landis Admin Bldg	26	Dehumidifier	300.0	Yes
Landis Admin Bldg	33	Printer	80.0	Yes
Landis Admin Bldg	20	Television	120.0	Yes
Landis Admin Bldg	13	Copy machine	200.0	Yes
Landis Admin Bldg	10	Coffee machine	400.0	Yes
Landis Admin Bldg	11	Small refrigerator	60.0	Yes
Landis Admin Bldg	8	Water cooler	520.0	Yes
Landis Admin Bldg	6	Toaster	1,200.0	Yes

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
Registration	2	Non-Refrigerated	N/A	No	0.0	0	0	$0	$0	$0	0.0

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.

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ENERGY STAR® Statement of Energy Performance

N/A

ENERGY STAR® Score[1]

Landis Administrative Bldg.

Primary Property Type: Office
Gross Floor Area (ft²): 92,320
Built: 1966

For Year Ending: June 30, 2018
Date Generated: October 24, 2019

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
Landis Administrative Bldg. 61 W. Landis Avenue Vineland, New Jersey 08360	Vineland Public Schools 61 W. Landis Avenue Vineland, NJ 08360 (856) 794-6700	Gene Mercoli 61 W. Landis Avenue Vineland, NJ 08360 856-794-6700, ext. 2226 wweaver@vineland.org

Property ID: 7566441

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
52.4 kBtu/ft²

Source EUI
80.8 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	1,356,777 (28%)
Natural Gas (kBtu)	3,482,968 (72%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	75.5
National Median Source EUI (kBtu/ft²)	116.4
% Diff from National Median Source EUI	-31%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	322

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 Manager®.
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 1/8th 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.