Local Government Energy Audit:
Energy Audit Report

Reservoir / Water TW

Booster Station

669 Pennington Avenue

Trenton, New Jersey 08618

City of Trenton

December 31, 2018

Final Report by:

TRC Energy Services

Disclaimer

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

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

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

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

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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for the Reservoir / Water TW Booster Station.

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

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

1.1 Facility Summary

The Reservoir / Water TW Booster Station is also known as the Central Pumping Station. The building is approximately 4,242 square feet in size and includes mechanical space, an office and restroom. The building was built in the 1950s. The facility equipment is used to maintain the water level in the reservoir across the street. There are large industrial pumps and motors to meet that need of the municipality. The facility is in operation 24 hours a day, seven days a week year-round but only occupied in the case of emergencies or maintenance work. The Reservoir / Water TW Booster Station building systems consist of aging and inefficient lighting and HVAC equipment.

A thorough description of the facility and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated five measures which together represent an opportunity for the Reservoir / Water TW Booster Station to reduce annual energy costs by roughly $4,498 and annual greenhouse gas emissions by 51,629 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 7.8 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Reservoir / Water TW Booster Station's annual energy use by 2%.

Figure 1 – Previous 12 Month Utility Costs

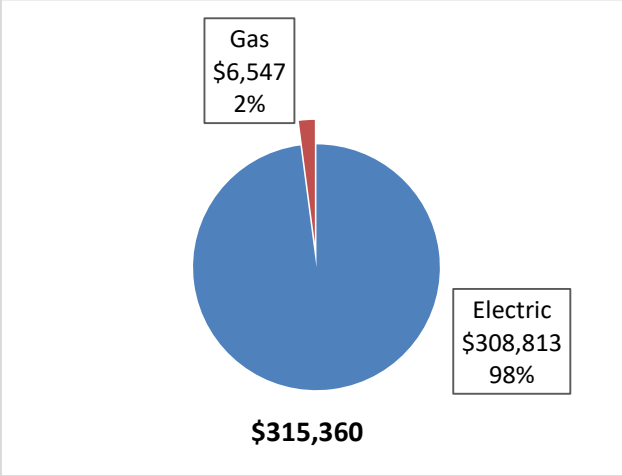
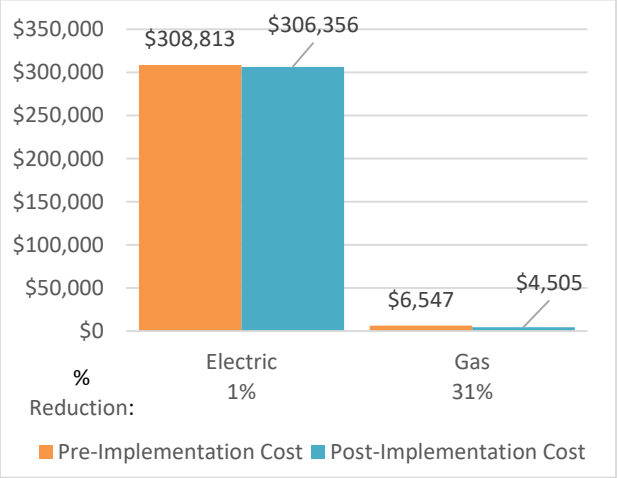


Figure 2 – Potential Post-Implementation Costs



A detailed description of the Reservoir / Water TW Booster Station's existing energy use can be found in Section 3.

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

Figure 3 – Summary of Energy Reduction Opportunities

Energy Conservation Measure		Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**24,482**	**5.8**	**0.0**	**$2,217.45**	**$29,839.56**	**$3,330.00**	**$26,509.56**	**12.0**	**24,653**
ECM 1	Install LED Fixtures	Yes	23,687	5.5	0.0	$2,145.45	$29,196.06	$3,220.00	$25,976.06	12.1	23,853
ECM 2	Retrofit Fixtures with LED Lamps	Yes	795	0.2	0.0	$72.00	$643.50	$110.00	$533.50	7.4	801
Lighting Control Measures			**1,858**	**0.5**	**0.0**	**$168.32**	**$926.00**	**$105.00**	**$821.00**	**4.9**	**1,871**
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,858	0.5	0.0	$168.32	$926.00	$105.00	$821.00	4.9	1,871
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**207.7**	**$2,041.50**	**$8,826.21**	**$1,500.00**	**$7,326.21**	**3.6**	**24,316**
ECM 4	Install Low-Intensity Infrared Heating	Yes	0	0.0	207.7	$2,041.50	$8,826.21	$1,500.00	$7,326.21	3.6	24,316
HVAC System Improvements			**783**	**0.0**	**0.0**	**$70.88**	**$477.08**	**$150.00**	**$327.08**	**4.6**	**788**
ECM 5	Install Occupancy-Controlled Thermostats	Yes	783	0.0	0.0	$70.88	$477.08	$150.00	$327.08	4.6	788
TOTALS			**27,123**	**6.3**	**207.7**	**$4,498.15**	**$40,068.85**	**$5,085.00**	**$34,983.85**	**7.8**	**51,629**

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

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

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

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

Gas Heating (HVAC/Process) measures generally involve replacing older inefficient hydronic heating systems with modern energy efficient systems. Gas heating systems can provide equivalent heating compared to older systems at a reduced energy cost. These measures save energy by reducing the fuel demands for heating, due to improved combustion and heat transfer efficiency.

HVAC System Improvements generally involve the installation of automated controls to reduce heating and cooling demand during periods of reduced demand. These measures could encompass changing temperature setpoints, using outside air for free cooling, or limiting excessive outside air during extreme outdoor air temperature conditions. These measures save energy by reducing the demand on HVAC systems and the amount of time systems operate.

Energy Efficient Practices

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

- Reduce Air Leakage
- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Perform Routine Motor Maintenance
- Perform Proper Water Heater Maintenance
- Water Conservation

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

On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for the Reservoir / Water TW Booster Station. Based on the configuration of the site and its loads there is a low potential for installing any PV and combined heat and power self-generation measures.

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

1.3 Implementation Planning

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

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

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

- SmartStart
- Energy Savings Improvement Program (ESIP)
- Demand Response Energy Aggregator

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.2 for additional information on the ESIP Program.

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

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

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 4 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Hoggarth Stephen	Principal Engineer	hstephen@trentonnj.org	609-989-3615
Sean Semple	Assistant Director of Public Works	ssemple@trentonnj.org	609-989-3823
Bill Mitchell	Plant Superintendent	wmitchell@trentonnj.org	609-989-3640
Designated Representative			
John Martin	Head of Facilities		609-273-8194
TRC Energy Services			
Aimee Lalonde	Auditor	alalonde@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On February 08, 2018, TRC performed an energy audit at the Reservoir / Water TW Booster Station located in Trenton, New Jersey. TRC's team met with John Martin to review the facility operations and help focus our investigation on specific energy-using systems.

The Reservoir / Water TW Booster Station is also known as the Central Pumping Station. The building is approximately 4,242 square feet in size and includes mechanical space, an office and restroom. The building was built in the 1950s. The facility equipment is used to maintain the water level in the reservoir across the street. There are large industrial pumps and motors to meet that need of the municipality. The Reservoir / Water TW Booster Station building systems consist of aging and inefficient lighting and HVAC equipment.

Image 1: Plaque at Building Entrance

2.3 Building Occupancy

The facility is in operation 24 hours a day, seven days a week year-round, but only occupied in the case of emergencies or maintenance work. The typical schedule is presented in the table below.

Figure 5 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Central Pumping Station	Weekday	24/7
Central Pumping Station	Weekend	24/7
Office	Weekday	Emergency Only
Office	Weekend	Emergency Only

2.4 Building Envelope

The building is constructed of concrete block with a brick facade. The building has a flat roof that is in fair condition. The building has double pane windows which are in good condition and show little sign of excessive infiltration. The exterior doors are constructed of aluminum and in good condition.

2.5 On-Site Generation

The Reservoir / Water TW Booster Station does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

Lighting System

Lighting at the facility is provided mostly by metal halide high bay fixtures. There are also fluorescent fixtures with 32-Watt linear fluorescent T8 lamps and electronic ballasts located in the mechanical room and office. There is a screw in LED lamp in the restroom that is currently on 24 hours a day, seven days week due to the switch being broken. Lighting is manually controlled via wall switches.

Image 2: Interior Lighting Systems

The building's exterior lighting consists primarily of metal halide lamps located in both flood and wall pack type fixtures. These are controlled by photocells which limit their operation to between dusk and dawn.

Image 3: Exterior Lighting Systems

Heating Systems

The main facility heating is provided by gas-fired forced air unit heaters that are ceiling hung. They are in fair condition and have a nominal efficiency of 80%. They are each controlled by a manual dial thermostat located in the space. These were all found to be set to about 70°F.

Image 4: Gas Unit Heaters and Manual Dial Thermostats

Heating in the office and restroom is provided by electric unit heaters, which are in fair condition. They are each controlled by a manual dial thermostat located in the space. These were all found to be set to about 70°F.

Image 5: Electric Unit Heater and Manual Dial Thermostat in Office

Motors

There are exhaust fans and dampers located in the ceiling of the facility. These motors are assumed to be fractional horsepower and were observed to be in fair condition. These are controlled by on/off switch panels and provide ventilation during the summer months.

Image 6: Dampers and Exhaust Fan Switches

Process Systems

There are water process pumps that maintain the water level in the neighboring reservoir. The motors are large industrial two speed motors which operate at 600 HP or 75 HP. There are three in total which we've modeled at each horsepower to demonstrate an estimate of energy consumed at high verses low operation. These are high efficiency and in good condition. They are driven by Dura-Bilt5i MV controllers that are a fully digital voltage source pulse width modulated (PWM) medium-voltage (MV) drive. The controllers are equipped with a user interface to support monitoring of operation.

A discussion about pump motor optimization is included in Section 4.1.5.

Image 7: Process Pump Two Speed Motors

Image 8: Process Pump Two Speed Motor Nameplate and Drives

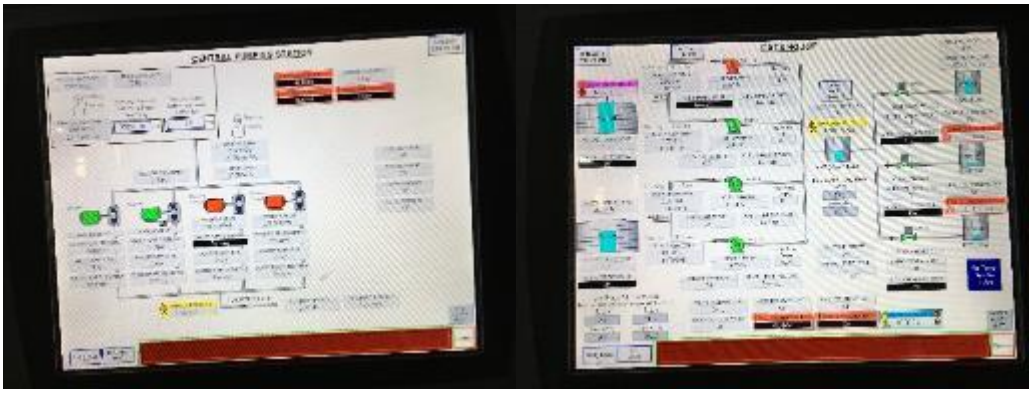


Image 9: Process Pump Control User Interface

Domestic Hot Water Heating System

The domestic hot water heating system for the facility is provided by an electric storage tank water heater with an input rating of 3.5 kW. It is in good condition and has a 40-gallon storage capacity. The system serves the restroom, which is equipped with a hand washing sink and shower. The shower is not used and the sink is rarely used.

Image 10: Domestic Water Heating

Building Plug Load

The plug loads in the facility include general control and office equipment. Plug loads are minimal.

2.7 Water-Using Systems

There is one restroom at this facility that is rarely used. The sink aerator is high flow; however the water pressure was not adequate for the sink to operate. If this plumbing issue is corrected, we would recommend replacing the aerator with a low flow device.

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

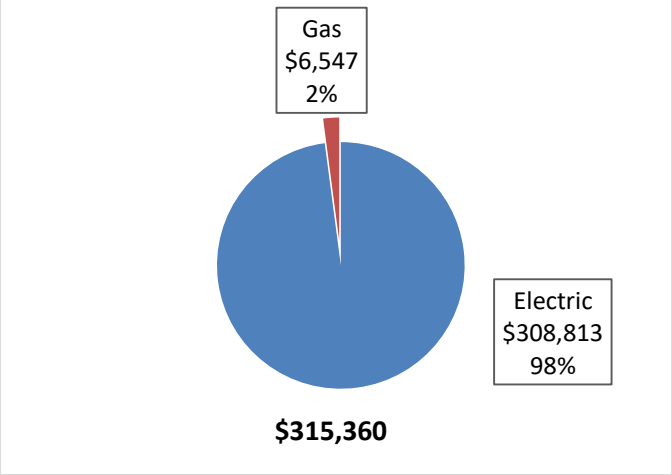
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 6 - Utility Summary

Utility Summary for Reservoir / Water TW Booster Station		
Fuel	**Usage**	**Cost**
Electricity	3,409,478 kWh	$308,813
Natural Gas	6,660 Therms	$6,547
Total		**$315,360**

The current annual energy cost for this facility is $315,360 as shown in the chart below.

Figure 7 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost over the past 12 months was $0.091/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The facility pays electric demand charges. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 8 - Electric Usage & Demand

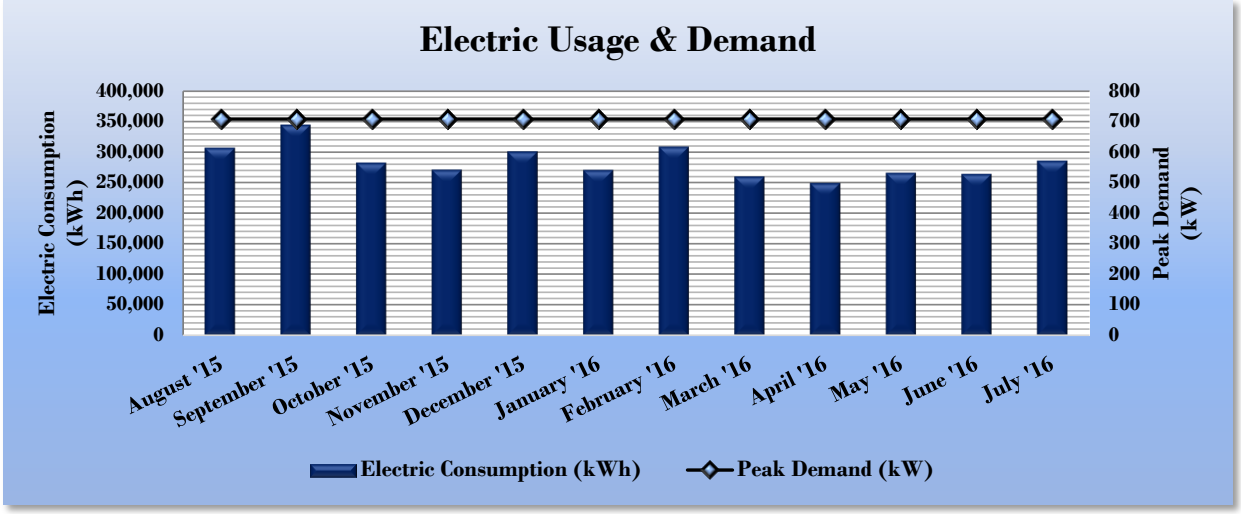


Figure 9 - Electric Usage & Demand

Electric Billing Data for Reservoir / Water TW Booster Station					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
9/15/15	32	306,748	709	$1,436	$32,379
10/14/15	29	344,775	709	$1,436	$35,012
11/12/15	29	282,618	709	$1,436	$26,962
12/15/15	33	270,737	709	$1,436	$25,393
1/15/16	31	300,689	709	$1,436	$23,838
2/16/16	32	270,606	709	$1,436	$21,559
3/16/16	29	308,733	709	$1,436	$26,232
4/15/16	30	259,646	709	$1,436	$19,971
5/16/16	31	249,162	709	$1,436	$21,179
6/16/16	31	265,678	709	$1,436	$22,464
7/15/16	29	264,225	709	$1,436	$25,654
8/15/16	29	285,861	709	$1,436	$28,170
Totals	**365**	**3,409,478**	**708.5**	**$17,234**	**$308,813**
Annual	**365**	**3,409,478**	**708.5**	**$17,234**	**$308,813**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.983/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 10 - Natural Gas Usage

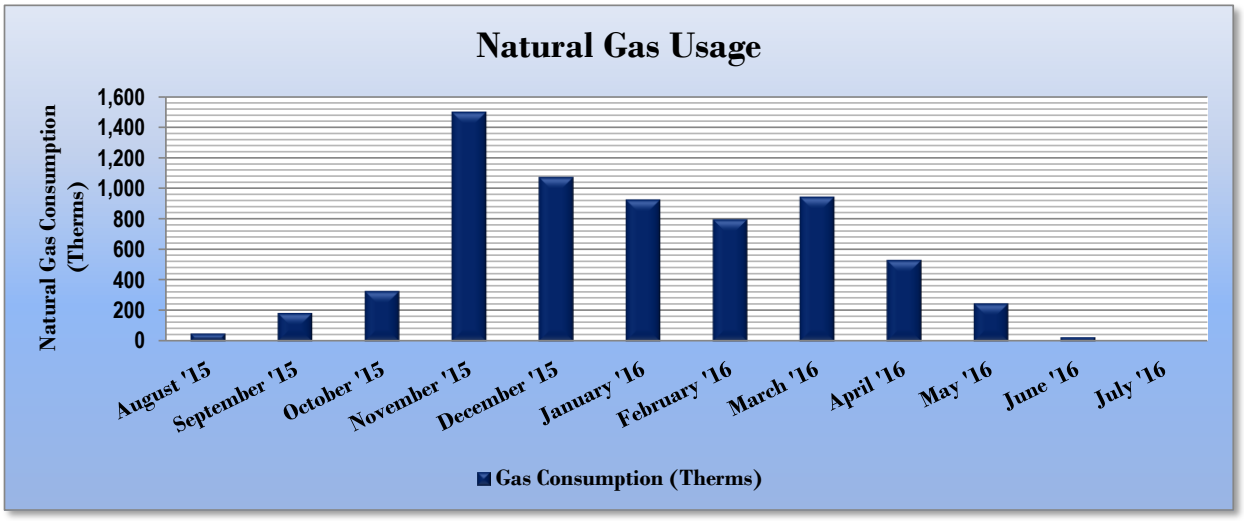


Figure 11 - Natural Gas Usage

Gas Billing Data for Reservoir / Water TW Booster Station			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
9/10/15	28	50	$133
10/9/15	29	186	$208
11/9/15	31	329	$1,341
12/10/15	31	1,498	$1,140
1/12/16	33	1,073	$918
2/11/16	30	925	$821
3/11/16	29	797	$621
4/12/16	32	944	$679
5/11/16	29	530	$396
6/10/16	30	247	$192
7/7/16	27	26	$32
8/9/16	33	0	$12
Totals	**362**	**6,605**	**$6,493**
Annual	**365**	**6,660**	**$6,547**

3.4 Benchmarking

A useful benchmark for this facility could not be generated using Portfolio Manager®, an online tool created and managed by the United States Environmental Protection Agency (EPA) through the ENERGY STAR® program. Portfolio Manager® analyzes your building's consumption data, cost information, and operational use details and then compares its performance against a national median for similar buildings of its type. Metrics provided by this analysis are Energy Use Intensity (EUI) and an ENERGY STAR® score for select building types.

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

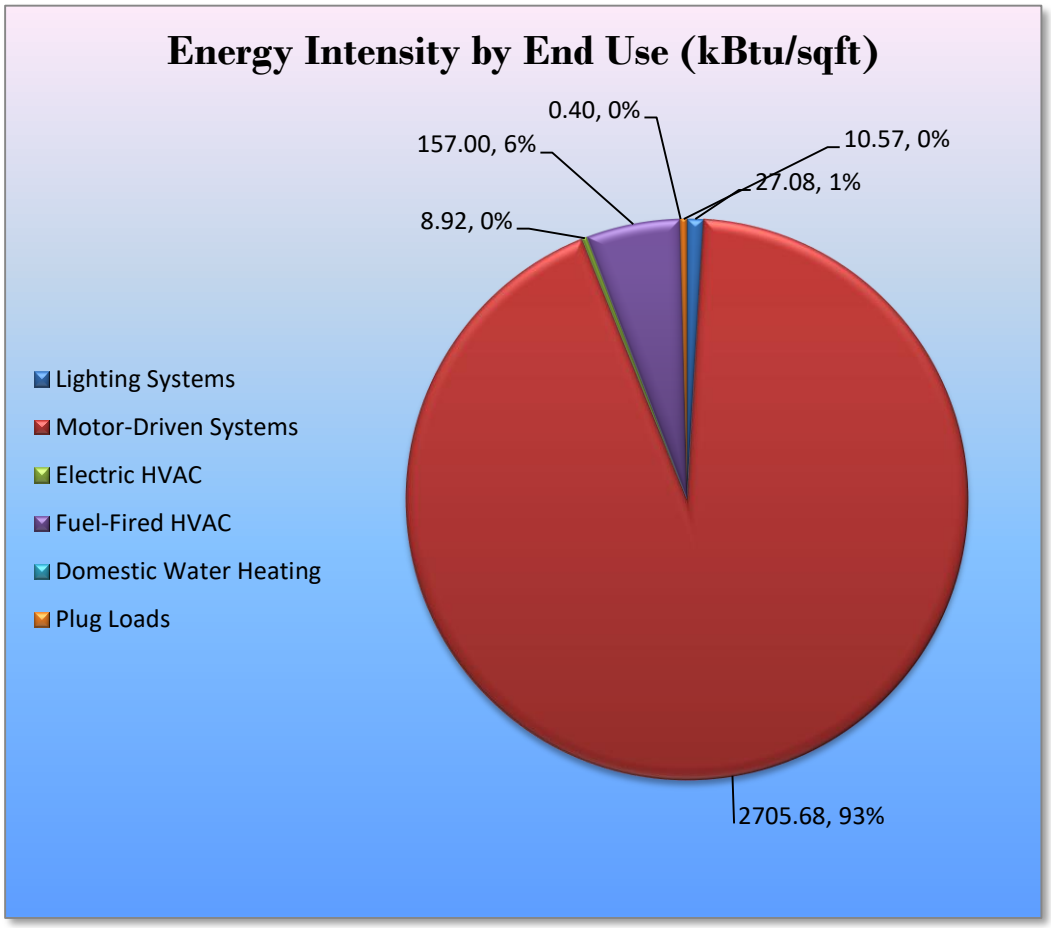
A benchmark approach the City may wish to consider would be to look at total energy consumption for all of the water/wastewater treatment/pumping facilities throughout the City of Trenton and divide that by the total plant capacity in MGD (million gallons per day) to benchmark against other similar industrial facility systems, rather than by square foot of building space.

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification. Your building is not one of the building categories that are eligible to receive a score.

3.5 Energy End-Use Breakdown

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

Figure 12 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

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

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 13 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**24,482**	**5.8**	**0.0**	**$2,217.45**	**$29,839.56**	**$3,330.00**	**$26,509.56**	**12.0**	**24,653**
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ECM 3	Install Occupancy Sensor Lighting Controls	1,858	0.5	0.0	$168.32	$926.00	$105.00	$821.00	4.9	1,871
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**207.7**	**$2,041.50**	**$8,826.21**	**$1,500.00**	**$7,326.21**	**3.6**	**24,316**
ECM 4	Install Low-Intensity Infrared Heating	0	0.0	207.7	$2,041.50	$8,826.21	$1,500.00	$7,326.21	3.6	24,316
HVAC System Improvements		**783**	**0.0**	**0.0**	**$70.88**	**$477.08**	**$150.00**	**$327.08**	**4.6**	**788**
ECM 5	Install Occupancy-Controlled Thermostats	783	0.0	0.0	$70.88	$477.08	$150.00	$327.08	4.6	788
TOTALS		**27,123**	**6.3**	**207.7**	**$4,498.15**	**$40,068.85**	**$5,085.00**	**$34,983.85**	**7.8**	**51,629**

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

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

4.1.1 Lighting Upgrades

Our recommendations for upgrades to existing lighting fixtures are summarized in Figure 14 below.

Figure 14 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**24,482**	**5.8**	**0.0**	**$2,217.45**	**$29,839.56**	**$3,330.00**	**$26,509.56**	**12.0**	**24,653**
ECM 1	Install LED Fixtures	23,687	5.5	0.0	$2,145.45	$29,196.06	$3,220.00	$25,976.06	12.1	23,853
ECM 2	Retrofit Fixtures with LED Lamps	795	0.2	0.0	$72.00	$643.50	$110.00	$533.50	7.4	801

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

ECM 1: Install LED Fixtures

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	14,804	4.3	0.0	$1,340.91	$26,852.00	$3,000.00	$23,852.00	17.8	14,908
Exterior	8,883	1.3	0.0	$804.54	$2,344.06	$220.00	$2,124.06	2.6	8,945

Measure Description

We recommend replacing interior metal halide high bay fixtures and exterior metal halide flood and wall pack fixtures with new reduced wattage high performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output. Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of a traditional HID technologies.

ECM 2: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	795	0.2	0.0	$72.00	$643.50	$110.00	$533.50	7.4	801
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing linear fluorescent T8 fixtures with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed while leaving the fluorescent fixture ballast in place. LED bulbs can be used in existing fixtures as a direct replacement for most other lighting technologies. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space. Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of fluorescent tubes.

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 15 below.

Figure 15 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**1,858**	**0.5**	**0.0**	**$168.32**	**$926.00**	**$105.00**	**$821.00**	**4.9**	**1,871**
ECM 3	Install Occupancy Sensor Lighting Controls	1,858	0.5	0.0	$168.32	$926.00	$105.00	$821.00	4.9	1,871

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

ECM 3: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,858	0.5	0.0	$168.32	$926.00	$105.00	$821.00	4.9	1,871

Measure Description

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

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

4.1.3 Gas-Fired Heating System Replacements

Our recommendations for gas-fired heating system replacements are summarized in Figure 16 below.

Figure 16 - Summary of Gas-Fired Heating Replacement ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		**0**	**0.0**	**207.7**	**$2,041.50**	**$8,826.21**	**$1,500.00**	**$7,326.21**	**3.6**	**24,316**
ECM 4	Install Low-Intensity Infrared Heating	0	0.0	207.7	$2,041.50	$8,826.21	$1,500.00	$7,326.21	3.6	24,316

ECM 4: Install Infrared Heaters

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
0	0.0	207.7	$2,041.50	$8,826.21	$1,500.00	$7,326.21	3.6	24,316

Measure Description

We recommend replacing forced air heating equipment with low-intensity infrared heating units (the flame is enclosed rather than an open flame on a ceramic or metal surface). Forced air furnaces heat all of the air in the space served, which is inefficient for large volume spaces with relatively few occupants, areas with high ceilings, or areas with high outside air infiltration. Infrared heaters heat object surfaces directly, including the occupants of the space, rather than heating large volumes of air. So, occupants feel comfortable, but energy costs are significantly reduced. Infrared heaters also heat the floor which then re-radiates the heat. As a result infrared heaters are more effective and efficient at maintaining occupant comfort for certain space types.

Consider installing automated controls to prevent usage during unoccupied periods. Unlike convection heaters that condition the air in the space, the infrared heaters will warm objects and people quickly, eliminating the need for long warmup periods.

4.1.4 HVAC System Upgrades

Our recommendation for HVAC system improvement are summarized in Figure 17 below.

Figure 17 - Summary of HVAC System Improvement 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)
HVAC System Improvements		**783**	**0.0**	**0.0**	**$70.88**	**$477.08**	**$150.00**	**$327.08**	**4.6**	**788**
ECM 5	Install Occupancy-Controlled Thermostats	783	0.0	0.0	$70.88	$477.08	$150.00	$327.08	4.6	788

ECM 5: Install Occupancy-Controlled Thermostats

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
783	0.0	0.0	$70.88	$477.08	$150.00	$327.08	4.6	788

Measure Description

We recommend replacing manual thermostats with occupancy-controlled thermostats for the electric resistance heaters located in the office and restroom. Many types of facilities use manually controlled thermostats set by occupants to regulate temperature within the facility, or in certain areas. An occupancy controlled-thermostat is a thermostat paired with a sensor and/or door detector to identify movement and determine if a room is occupied or unoccupied. If occupancy is sensed by the sensor, the thermostat goes into an occupied mode and enables programmed temperature setpoint. If no occupancy is sensed, the thermostat switches to unoccupied mode after a set period of time. By reducing heating temperature setpoint when the space is occupied, the operation of the electric unit heaters may be reduced while still maintaining reasonable space temperatures for building usage at all times. Occupancy controlled thermostats provide energy savings by reducing heating energy usage when rooms are unoccupied. Minimum temperatures for an unoccupied building could be set back to 45-55°F until the space is occupied and only then should the temperature setpoint be increased to 70°F.

4.1.5 Additional Considerations

Based on the bulk of energy consumption from the process pumps and motors, there are additional considerations to include within this report. However, based on a lack of information regarding specific process operation, we are unable to provide an estimate of energy savings potential.

Optimization of Pump Motor Operation

Measure Description

We recommend considering the investigation of current pump and motor operation to identify opportunities for optimization. The existing two speed motors combined with the potential for additional variance in pump speed afford potential opportunities for the pumps to be staged and controlled to provide optimum flow at a reduced power draw.

The electrical utility records indicate that a maximum demand of 709 kW is reached on a monthly basis, even though pumping requirements may differ seasonally. Facilities that pay electrical demand costs may realize significant cost savings from changes in operation if the peak demand can be reduced.

We recommend consulting an electrical contractor who specializes in industrial motors and water pumping applications to investigate this further. The main point of investigation should be how motors are controlled and how they are operated. This specialty contractor will be able to work with facility managers and operators to determine focused next steps.

5 ENERGY EFFICIENT PRACTICES

In addition to the quantifiable savings estimated in Section 4, a facility's energy performance can also be improved through application of many low cost or no-cost energy efficiency strategies. By employing certain behavioral and operational changes and performing routine maintenance on building systems, equipment lifetime can be extended; occupant comfort, health and safety can be improved; and energy and O&M costs can be reduced. The recommendations below are provided as a framework for developing a whole building maintenance plan that is customized to your facility. Consult with qualified equipment specialists for details on proper maintenance and system operation.

Reduce Air Leakage

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

Perform Proper Lighting Maintenance

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

Develop a Lighting Maintenance Schedule

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

Perform Routine Motor Maintenance

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

Perform Proper Water Heater Maintenance

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

6 On-Site Generation Measures

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

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

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

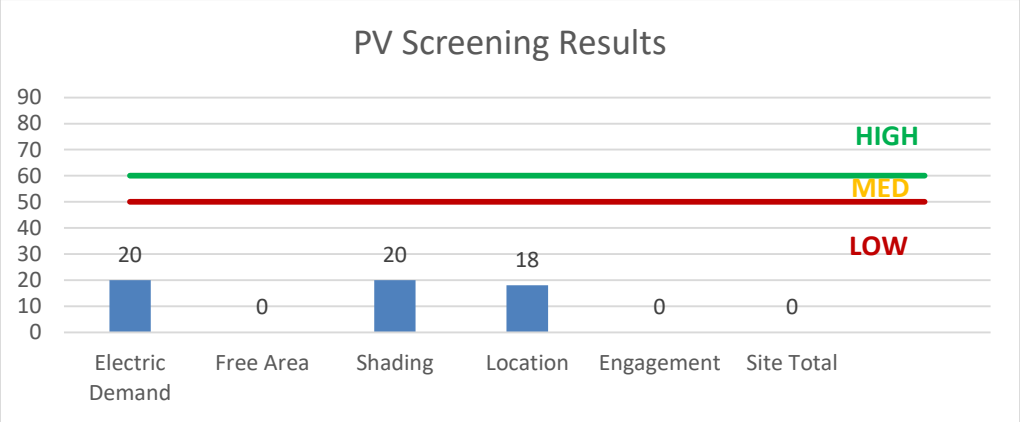
6.1 Photovoltaic

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

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

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

Figure 18 - Photovoltaic Screening



6.2 Combined Heat and Power

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

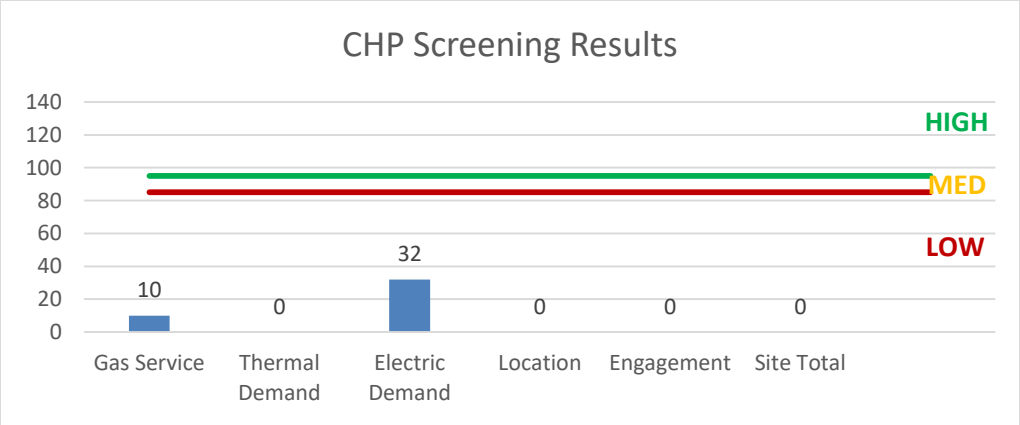
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste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

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

Low or infrequent thermal load, and lack of a boiler system are the most significant factors contributing to the zero potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

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

Figure 19 - Combined Heat and Power Screening



7 DEMAND RESPONSE

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

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

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

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

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

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

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

We recommend a review of operational requirements as a first step in investigating DR potential.

8 PROJECT FUNDING / INCENTIVES

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

Figure 20 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Install LED Fixtures	x					
ECM 2	Retrofit Fixtures with LED Lamps	x					
ECM 3	Install Occupancy Sensor Lighting Controls	x					
ECM 4	Install Low-Intensity Infrared Heating	x					
ECM 5	Install Occupancy-Controlled Thermostats	x					

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

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 Energy Savings Improvement Program

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

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

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

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

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

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

8.3 Demand Response Energy Aggregator

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

Curtailment Service Providers typically offer free assessments to determine a facility's eligibility to participate in a DR program. They will provide details regarding the program rules and requirements for metering and controls, a facility's ability to temporarily reduce electric load, as well as the payments involved in participating in the program. Also, these providers usually offer multiple options for DR to larger facilities and may also install controls or remote monitoring equipment to help ensure compliance of all terms and conditions of a DR contract.

See Section 7 for additional information.

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

Appendix A: Equipment Inventory & Recommendations

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Space	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,190	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,533	0.19	665	0.0	$60.22	$679.50	$105.00	9.54
Mechanical Space	20	Metal Halide: (1) 400W Lamp	Wall Switch	458	2,190	Fixture Replacement	Yes	20	LED - Fixtures: High-Bay	Occupancy Sensor	120	1,533	4.90	17,036	0.0	$1,543.07	$27,122.00	$3,035.00	15.61
Restroom	1	LED Screw-In Lamps: Surface Mount	Wall Switch	9	8,760	None	Yes	1	LED Screw-In Lamps: Surface Mount	Occupancy Sensor	9	767	0.00	75	0.0	$6.78	$116.00	$0.00	17.12
Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,190	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,533	0.11	380	0.0	$34.41	$504.00	$75.00	12.47
Exterior	4	Metal Halide: (1) 400W Lamp	None	458	4,380	Fixture Replacement	No	4	LED - Fixtures: Other	None	120	4,380	0.89	6,159	0.0	$557.82	$1,562.71	$20.00	2.77
Exterior	2	Metal Halide: (1) 400W Lamp	None	458	4,380	Fixture Replacement	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	None	120	4,380	0.44	3,079	0.0	$278.91	$781.35	$200.00	2.08

Motor Inventory & Recommendations

		Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Central Pumping Station	Water System	1	Process Pump	75.0	93.0%	No	4,380	No	93.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Central Pumping Station	Water System	1	Process Pump	600.0	93.0%	No	3,504	No	93.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Central Pumping Station	Water System	2	Process Pump	75.0	93.0%	Yes	3,504	No	93.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Central Pumping Station	Water System	2	Process Pump	600.0	93.0%	Yes	3,504	No	93.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Central Pumping Station	Exhaust	4	Exhaust Fan	0.5	74.0%	No	2,745	No	74.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Central Pumping Station	Office & Restroom	2	Electric Resistance Heat		13.65	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Central Pumping Station	Central Pumping Station	3	Warm Air Unit Heater	100.00	Yes	3	Infrared Unit Heater	100.00	93.00%	Et	0.00	0	207.7	$2,041.50	$8,826.21	$1,500.00	3.59

Occupancy Controlled Thermostat Recommendations

		Recommendation Inputs						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	Thermostat Quantity	Cooling Capacity of Controlled System (Tons)	Electric Heating Capacity of Controlled System (kBtu/hr)	Output Heating Capacity of Controlled System (MBh)	Cooling Setpoint Temp (deg F)	Heating Setpoint Temp (deg F)	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
Office	Office	1	0.00	13.65		80	70	0.00	391	0.0	$35.44	$238.54	$75.00	4.61
Restroom	Restroom	1	0.00	13.65		80	70	0.00	391	0.0	$35.44	$238.54	$75.00	4.61

DHW Inventory & Recommendations

		Existing Conditions		Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room	Central Pumping Station	1	Storage Tank Water Heater (≤ 50 Gal)	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Central Pumping Station	1	Misc Loads	1,500.0	

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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N/A

ENERGY STAR® Score[1]

Reservoir / Water TW Booster Station

Primary Property Type: Other - Utility
Gross Floor Area (ft²): 4,242
Built: 1959

For Year Ending: August 31, 2016
Date Generated: October 01, 2018

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
Reservoir / Water TW Booster Station 669 Pennington Avenue Trenton, New Jersey 08618	City of Trenton 319 East State Street Trenton, NJ 08618 (____)____-_____	Hoggarth Stephen 319 East State Street Trenton, NJ 08618 6099893615 hstephen@trentonnj.org

Property ID: 6563532

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
2,898.1 kBtu/ft²

Source EUI
7,842.1 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	11,633,139 (95%)
Natural Gas (kBtu)	660,522 (5%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	33
National Median Source EUI (kBtu/ft²)	89.3
% Diff from National Median Source EUI	8684%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	1,214

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)