Local Government Energy Audit:
Energy Audit Report

Fire House (Calhoun)

460 Calhoun Street

Trenton, New Jersey 08618-4717

City of Trenton

December 31, 2018

Final Report by:

TRC Energy Services

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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 Fire House (Calhoun).

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 Fire House (Calhoun) is a 6,014 square foot facility comprised of various space types within a single building. The fire house is one floor and includes restrooms, a gym area, a break/meeting area, a small kitchen area, dorms, and a large truck bay space.

Lighting at the Fire House (Calhoun) consists primarily of T8 and T12 linear fluorescent, compact fluorescent and incandescent lighting, as well as a few LED and metal halide fixtures. Cooling is provided by two rooftop package air-conditioning units, a couple window air-conditioners, a terminal air-conditioner and a terminal heat pump. One of the rooftop units is old and may need replacement in the next few years. Heating is provided by natural gas fired warm air heaters and gas furnaces located in the rooftop units. Additional heating is provided by the electric resistance heating in the terminal air-conditioner and by the terminal heat pump. 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 12 measures and recommends six measures which together represent an opportunity for the Fire House (Calhoun) to reduce annual energy costs by roughly $7,240 and annual greenhouse gas emissions by 50,846 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in 1.1 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1, Figure 2, and Figure 3 respectively. Together these measures represent an opportunity to reduce the Fire House (Calhoun)'s annual energy use by 10%.

Figure 1 – Previous 12 Month Utility Costs

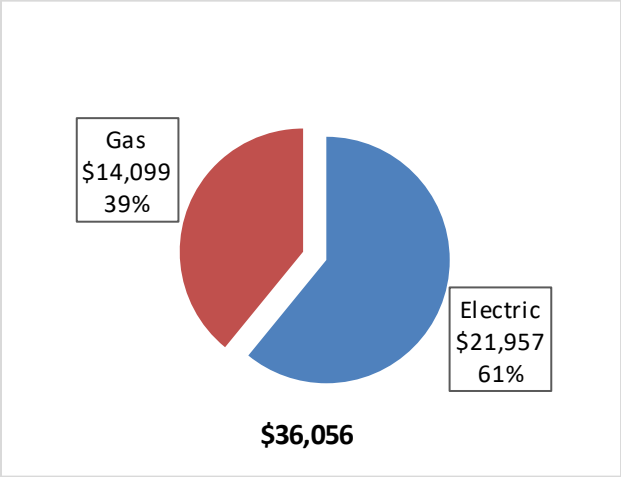


Figure 2 – Potential Post-Implementation Costs (High Priority Measures)

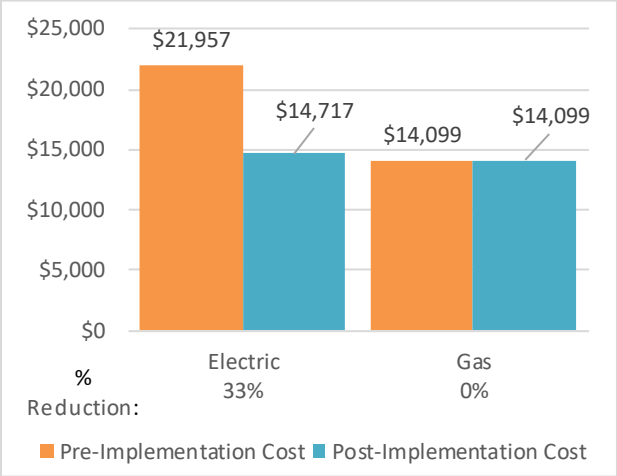
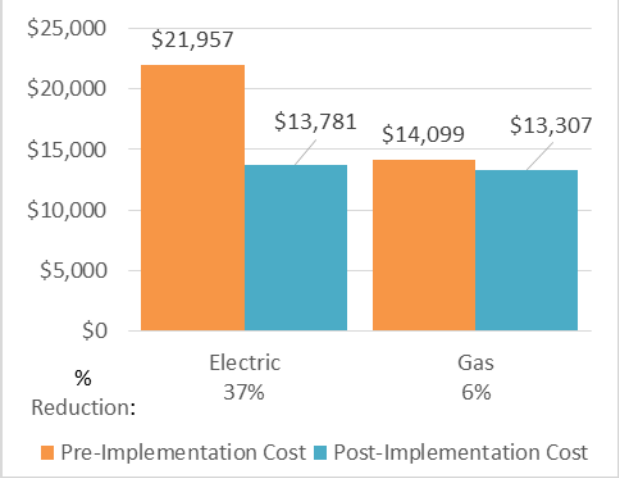


Figure 3 – Potential Post-Implementation Costs (All Evaluated Measures)



A detailed description of the Fire House (Calhoun)'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 4. A brief description of each category can be found below and a description of savings opportunities can be found in Section 4.

Figure 4 – 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			**43,611**	**3.7**	**0.0**	**$6,253.60**	**$6,272.49**	**$860.00**	**$5,412.49**	**0.9**	**43,916**
ECM 1	Install LED Fixtures	Yes	4,578	0.4	0.0	$656.51	$1,547.43	$190.00	$1,357.43	2.1	4,610
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	31,659	2.6	0.0	$4,539.76	$3,485.70	$480.00	$3,005.70	0.7	31,881
ECM 3	Retrofit Fixtures with LED Lamps	Yes	7,137	0.6	0.0	$1,023.41	$1,022.12	$190.00	$832.12	0.8	7,187
ECM 4	Install LED Exit Signs	Yes	237	0.0	0.0	$33.92	$217.25	$0.00	$217.25	6.4	238
Lighting Control Measures			**5,270**	**0.4**	**0.0**	**$755.75**	**$2,624.00**	**$360.00**	**$2,264.00**	**3.0**	**5,307**
ECM 5	Install Occupancy Sensor Lighting Controls	Yes	5,270	0.4	0.0	$755.75	$2,624.00	$360.00	$2,264.00	3.0	5,307
Motor Upgrades			**161**	**0.0**	**0.0**	**$23.04**	**$876.36**	**$0.00**	**$876.36**	**38.0**	**162**
	Premium Efficiency Motors	No	161	0.0	0.0	$23.04	$876.36	$0.00	$876.36	38.0	162
Variable Frequency Drive (VFD) Measures			**1,236**	**0.4**	**0.0**	**$177.17**	**$3,007.65**	**$240.00**	**$2,767.65**	**15.6**	**1,244**
	Install VFDs on Constant Volume (CV) HVAC	No	1,236	0.4	0.0	$177.17	$3,007.65	$240.00	$2,767.65	15.6	1,244
Electric Unitary HVAC Measures			**805**	**0.5**	**0.0**	**$115.38**	**$20,907.75**	**$1,185.00**	**$19,722.75**	**170.9**	**810**
	Install High Efficiency Electric AC	No	805	0.5	0.0	$115.38	$20,907.75	$1,185.00	$19,722.75	170.9	810
Gas Heating (HVAC/Process) Replacement			**0**	**0.0**	**71.0**	**$791.94**	**$12,781.33**	**$400.00**	**$12,381.33**	**15.6**	**8,313**
	Install High Efficiency Furnaces	No	0	0.0	30.2	$337.40	$4,599.44	$400.00	$4,199.44	12.4	3,542
	Install High Efficiency Unit Heaters	No	0	0.0	40.7	$454.54	$8,181.89	$0.00	$8,181.89	18.0	4,771
HVAC System Improvements			**4,328**	**1.0**	**0.0**	**$620.59**	**$900.00**	**$250.00**	**$650.00**	**1.0**	**4,358**
	Install Dual Enthalpy Outside Economizer Control	No	4,328	1.0	0.0	$620.59	$900.00	$250.00	$650.00	1.0	4,358
Plug Load Equipment Control - Vending Machine			**1,612**	**0.0**	**0.0**	**$231.13**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 6	Vending Machine Control	Yes	1,612	0.0	0.0	$231.13	$230.00	$0.00	$230.00	1.0	1,623
TOTALS FOR HIGH PRIORITY MEASURES			**50,493**	**4.1**	**0.0**	**$7,240.48**	**$9,126.49**	**$1,220.00**	**$7,906.49**	**1.1**	**50,846**
TOTALS FOR ALL EVALUATED MEASURES			**57,022**	**6.0**	**71.0**	**$8,968.60**	**$47,599.58**	**$3,295.00**	**$44,304.58**	**4.9**	**65,734**

* - 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.

Motor Upgrades generally involve replacing older standard efficiency motors with high efficiency standard (NEMA Premium®). Motors replacements generally assume the same size motors, just higher efficiency. Although occasionally additional savings can be achieved by downsizing motors to better meet current load requirements. This measure saves energy by reducing the power used by the motors, due to improved electrical efficiency.

Variable Frequency Drives (VFDs) are motor control devices. These measures control the speed of a motor so that the motor spins at peak efficiency during partial load conditions. Sensors adapt the speed to flow, temperature, or pressure settings which is much more efficient that usage a valve or damper to control flow rates, or running the motor at full speed when only partial power is needed. These measures save energy by controlling motor usage more efficiently.

Electric Unitary HVAC measures generally involve replacing older inefficient air conditioning systems with modern energy efficient systems. New air conditioning systems can provide equivalent cooling to older air condition systems at a reduced energy cost. These measures save energy by reducing the power used by the air conditioning systems, due to improved electrical efficiency.

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.

Plug Load Equipment control measures generally involve installing automated devices that limit the power usage or operation of equipment that is plugged into an electric outlet when not in use.

Energy Efficient Practices

TRC also identified five 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 Fire House (Calhoun) include:

- Perform Proper Lighting Maintenance
- Develop a Lighting Maintenance Schedule
- Clean Evaporator/Condenser Coils on AC Systems
- 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 Fire House (Calhoun). 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
- Direct Install
- Energy Savings Improvement Program (ESIP)

For facilities wanting to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the SmartStart program. To participate in this program you may utilize internal resources, or an outside firm or contractor, to do the final design of the ECM(s) and do the installation. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation. The incentive estimates listed above in Figure 4 are based on the SmartStart program. More details on this program and others are available in Section 8.

This facility may also qualify for the Direct Install program which can provide 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, although measure eligibility will have to be assessed and be verified by the designated Direct Install contractor and, in most cases, they will perform the installation work.

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 8.3 for additional information on the ESIP 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 5 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Hoggarth Stephen	Principal Engineer	hstephen@trentonnj.org	609-989-3612
TRC Energy Services			
Aimee Lalonde	Auditor	ALalonde@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On August 12, 2017, TRC performed an energy audit at the Fire House (Calhoun) located in Trenton, New Jersey. TRC's team met with Hoggarth Stephen to review the facility operations and help focus our investigation on specific energy-using systems.

Fire House (Calhoun) is a 6,014 square foot facility comprised of various space types within a single building. The Fire House is one floor and includes restrooms, a gym area, a break/meeting area, a small kitchen area, dorms, and a large truck bay space.

Lighting at the Fire House (Calhoun) consists primarily of T8 and T12 linear fluorescent, compact fluorescent and incandescent lighting, as well as a few LED and metal halide fixtures. Cooling is provided by two rooftop package air-conditioning units, a couple window air-conditioners, a terminal air-conditioner and a terminal heat pump. One of the rooftop units is old and may need replacement in the next few years. Heating is provided primarily by natural gas fired warm air heaters and gas furnaces located in the rooftop units.

The building was constructed in 1976.

2.3 Building Occupancy

The building is open every day, 24 hours a day. The typical schedule is presented in the table below. The entire facility is used year-round. During a typical day, the facility is continuously occupied by approximately eight crew.

Figure 6 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Fire House (Calhoun)	Weekday	12:00AM - 12:00AM
Fire House (Calhoun)	Weekend	12:00AM - 12:00AM

2.4 Building Envelope

The building is constructed of brick and structural steel. The building has flat roof sections covered with a membrane. The building has double pane windows in most areas, but some areas have single pane windows. Most are in good condition and show little sign of excessive infiltration. The exterior doors are constructed of aluminum, one with a large glass pane, and in good condition. There are also large aluminum truck bay doors which are not always closed and are a significant source of infiltration when open.

Figure 7 – Building Envelope

2.5 Energy-Using Systems

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

Lighting System

Interior lighting at the facility is provided mostly by 40-Watt linear fluorescent T12 lamps as well as some 32-Watt linear T8 lamps, compact fluorescent lamps (CFL), and incandescent lamps. Most of the linear fixtures are 2-lamp or 4-lamp, 4-foot long troffers with diffusers. Others are 13-Watt or 18-Watt CFL lamps in recessed can ceiling fixtures. Lighting control in most spaces is provided by wall switches.

The building's exterior lighting is minimal and consists of a metal halide wallpack fixture over the truck bay door and a LED flood light to illuminate the flag pole.

Figure 8 – Lighting Technologies

Heating, Ventilating and Air Conditioning System (HVAC)

Air-conditioning for the facility is provide by a combination of packaged roof top units, window air-conditioners, and terminal units. There is a 10-ton and 15-ton Trane packaged unit each with natural gas furnace for heating (120 MBh and 203 MMBh respectively), Whirlpool and Frigidaire window AC units, a General Electric terminal heat pump, and a Comfort Control terminal AC unit. The 10-ton package unit has a variable speed drive and economizer. The packaged units are controlled by individual thermostats located in zones, and the others are controlled by thermostats on the units themselves. There are two natural gas warm air heating units in the truck bay area.



Figure 9 – Air-Conditioning Equipment

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of two relatively new Rheem electric hot water heaters with an input rating of 4.5 kW each. One of the water heaters has a 40-gallon storage tank and the other a 50-gallon storage tank.

Figure 10 – Domestic Hot Water Equipment

Food Service Equipment

The facility has a small kitchen area with a gas combination range and oven.

Refrigeration

The facility has a Manitowoc ice making head with a storage container. The machine makes ice in batches daily.

Figure 11 – Refrigeration Equipment

Building Plug Load

There are various plug load appliances throughout the facility, including three refrigerators, two LED televisions, a hose dryer, some electric gym equipment, and a refrigerated vending machine.

Figure 12 – Plug Load Appliances

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

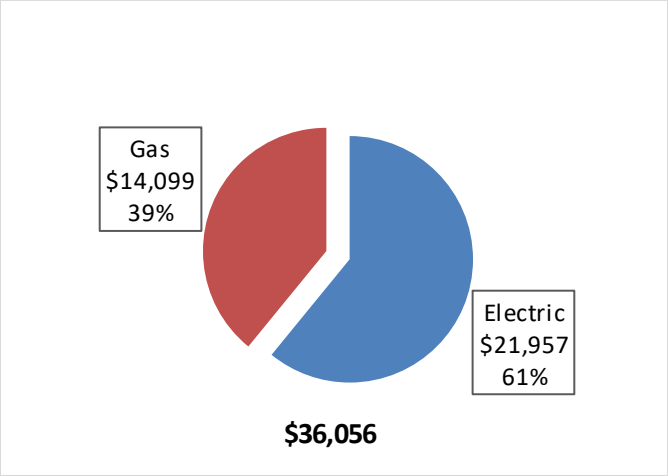
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 13 - Utility Summary

Utility Summary for Fire House (Calhoun)		
Fuel	**Usage**	**Cost**
Electricity	153,124 kWh	$21,957
Natural Gas	12,640 Therms	$14,099
Total		**$36,056**

The current annual energy cost for this facility is $36,056 as shown in the chart below.

Figure 14 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by PSE&G. The average electric cost over the past 12 months was $0.143/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. Electricity consumption and demand are highest in the summer months due to cooling loads. There is also significant consumption and demand in the winter from the supplementary electric heating. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 15 - Electric Usage & Demand

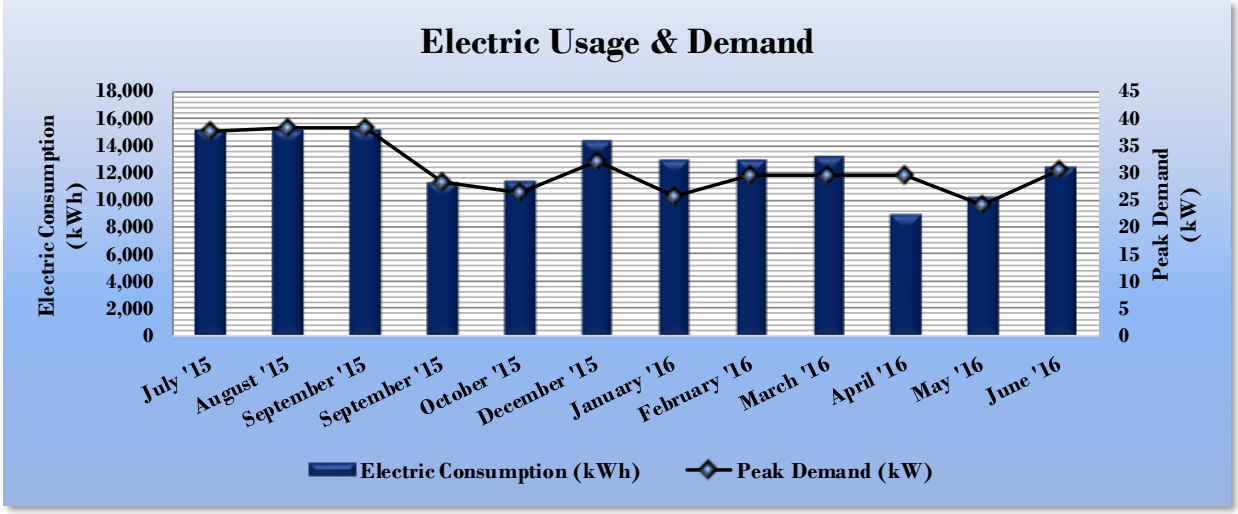


Figure 16 - Electric Usage & Demand

Electric Billing Data for Fire House (Calhoun)						
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost	TRC Estimated Usage?
7/17/15	31	15,242	38		$2,599	No
8/17/15	30	15,162	38		$2,537	Yes
9/16/15	29	15,162	38		$2,537	Yes
10/15/15	29	11,242	28		$1,612	No
11/13/15	33	11,402	26		$1,616	No
12/16/15	34	14,442	32		$1,897	No
1/19/16	29	12,922	26		$1,604	No
2/17/16	29	13,002	30		$1,625	No
3/17/16	32	13,242	30		$1,641	No
4/18/16	29	8,922	30		$1,165	No
5/17/16	30	10,282	24		$1,290	No
6/16/16	31	12,522	30		$1,895	No
Totals	**366**	**153,544**	**38.4**	**$0**	**$22,017**	2
Annual	**365**	**153,124**	**38.4**	**$0**	**$21,957**	

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $1.115/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 17 - Natural Gas Usage

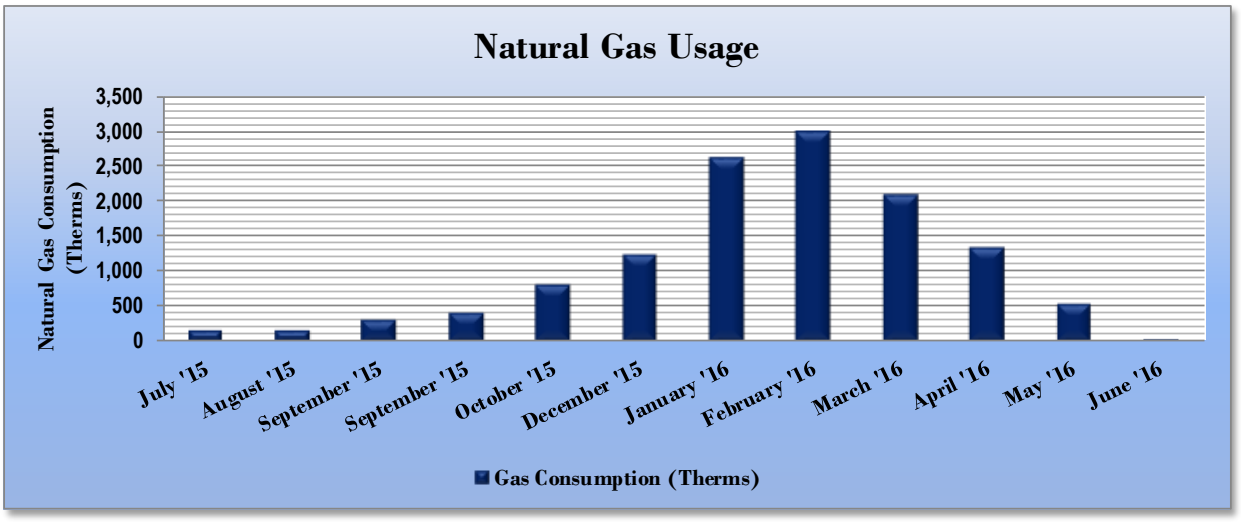


Figure 18 - Natural Gas Usage

Gas Billing Data for Fire House (Calhoun)			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
7/17/15	31	152	$222
8/17/15	30	162	$237
9/16/15	29	310	$455
10/15/15	29	404	$546
11/13/15	33	820	$1,113
12/16/15	34	1,236	$1,683
1/19/16	29	2,616	$3,595
2/17/16	29	2,992	$2,723
3/17/16	32	2,096	$1,908
4/18/16	29	1,346	$1,154
5/17/16	30	532	$470
6/16/16	31	8	$30
Totals	**366**	**12,674**	**$14,138**
Annual	**365**	**12,640**	**$14,099**

3.4 Benchmarking

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

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

Figure 19 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Fire House (Calhoun)	National Median Building Type: Fire/Police Station
Source Energy Use Intensity (kBtu/ft^2)	493.5	154.4
Site Energy Use Intensity (kBtu/ft^2)	297.0	88.3

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

Figure 20 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Fire House (Calhoun)	National Median Building Type: Fire/Police Station
Source Energy Use Intensity (kBtu/ft^2)	403.5	154.4
Site Energy Use Intensity (kBtu/ft^2)	268.4	88.3

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

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

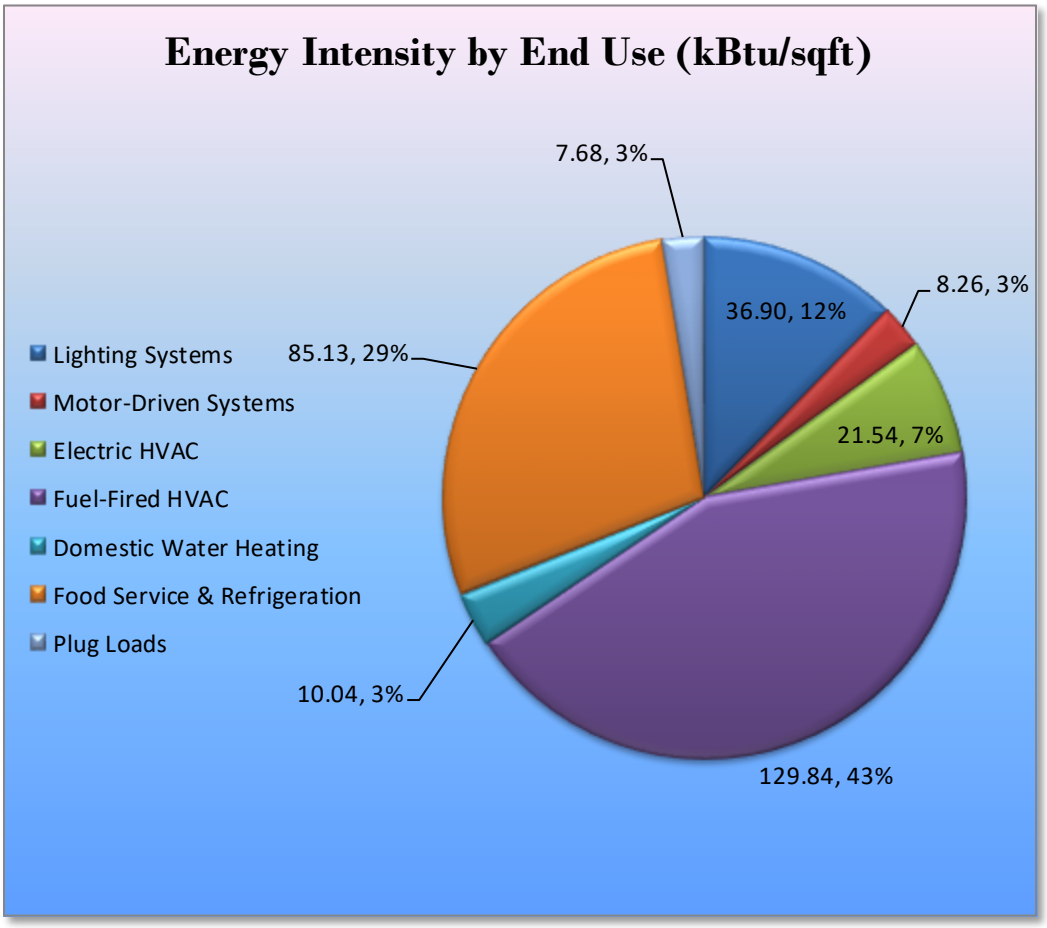
For more information on ENERGY STAR® certification go to: https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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

3.5 Energy End-Use Breakdown

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

Figure 21 - 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 Fire House (Calhoun) 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 22 – 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		**43,611**	**3.7**	**0.0**	**$6,253.60**	**$6,272.49**	**$860.00**	**$5,412.49**	**0.9**	**43,916**
ECM 1	Install LED Fixtures	4,578	0.4	0.0	$656.51	$1,547.43	$190.00	$1,357.43	2.1	4,610
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	31,659	2.6	0.0	$4,539.76	$3,485.70	$480.00	$3,005.70	0.7	31,881
ECM 3	Retrofit Fixtures with LED Lamps	7,137	0.6	0.0	$1,023.41	$1,022.12	$190.00	$832.12	0.8	7,187
ECM 4	Install LED Exit Signs	237	0.0	0.0	$33.92	$217.25	$0.00	$217.25	6.4	238
Lighting Control Measures		**5,270**	**0.4**	**0.0**	**$755.75**	**$2,624.00**	**$360.00**	**$2,264.00**	**3.0**	**5,307**
ECM 5	Install Occupancy Sensor Lighting Controls	5,270	0.4	0.0	$755.75	$2,624.00	$360.00	$2,264.00	3.0	5,307
Plug Load Equipment Control - Vending Machine		**1,612**	**0.0**	**0.0**	**$231.13**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 6	Vending Machine Control	1,612	0.0	0.0	$231.13	$230.00	$0.00	$230.00	1.0	1,623
TOTALS		**50,493**	**4.1**	**0.0**	**$7,240.48**	**$9,126.49**	**$1,220.00**	**$7,906.49**	**1.1**	**50,846**

* - 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 23 below.

Figure 23 – 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		**43,611**	**3.7**	**0.0**	**$6,253.60**	**$6,272.49**	**$860.00**	**$5,412.49**	**0.9**	**43,916**
ECM 1	Install LED Fixtures	4,578	0.4	0.0	$656.51	$1,547.43	$190.00	$1,357.43	2.1	4,610
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	31,659	2.6	0.0	$4,539.76	$3,485.70	$480.00	$3,005.70	0.7	31,881
ECM 3	Retrofit Fixtures with LED Lamps	7,137	0.6	0.0	$1,023.41	$1,022.12	$190.00	$832.12	0.8	7,187
ECM 4	Install LED Exit Signs	237	0.0	0.0	$33.92	$217.25	$0.00	$217.25	6.4	238

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	3,931	0.3	0.0	$563.71	$581.46	$90.00	$491.46	0.9	3,959
Exterior	647	0.1	0.0	$92.80	$965.97	$100.00	$865.97	9.3	652

Measure Description

We recommend replacing interior and exterior fixtures containing metal halide lamps with new high-performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes nearly twice those of the fixtures recommended for replacement.

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	31,659	2.6	0.0	$4,539.76	$3,485.70	$480.00	$3,005.70	0.7	31,881
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting interior linear fluorescent T12 fixtures by removing fluorescent tubes and ballasts and replacing them with LEDs and LED drivers (if necessary), which are designed to be used retrofitted fluorescent fixtures. The measure uses the existing fixture housing but replaces the rest of the components with more efficient lighting technology. This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes which are more than twice that of fluorescent tubes.

ECM 3: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	7,120	0.6	0.0	$1,020.95	$1,004.89	$190.00	$814.89	0.8	7,170
Exterior	17	0.0	0.0	$2.47	$17.23	$0.00	$17.23	7.0	17

Measure Description

We recommend retrofitting interior linear fluorescent T8 lighting and interior and exterior compact fluorescent lighting 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 sources.

ECM 4: Install LED Exit Signs

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	237	0.0	0.0	$33.92	$217.25	$0.00	$217.25	6.4	238
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

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

4.1.2 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 24 below.

Figure 24 – 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		**5,270**	**0.4**	**0.0**	**$755.75**	**$2,624.00**	**$360.00**	**$2,264.00**	**3.0**	**5,307**
ECM 5	Install Occupancy Sensor Lighting Controls	5,270	0.4	0.0	$755.75	$2,624.00	$360.00	$2,264.00	3.0	5,307

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

ECM 5: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
5,270	0.4	0.0	$755.75	$2,624.00	$360.00	$2,264.00	3.0	5,307

Measure Description

We recommend installing occupancy sensors to control lighting fixtures that are currently controlled by manual switches in restrooms, the truck bay, offices areas, and common spaces such as meeting areas, the kitchen, or the break area. 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 Plug Load Equipment Control - Vending Machines

Our recommendations for plug load equipment control measures are summarized in Figure 25 below.

Figure 25 - Summary of Plug Load Equipment 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)
Plug Load Equipment Control - Vending Machine		**1,612**	**0.0**	**0.0**	**$231.13**	**$230.00**	**$0.00**	**$230.00**	**1.0**	**1,623**
ECM 6	Vending Machine Control	1,612	0.0	0.0	$231.13	$230.00	$0.00	$230.00	1.0	1,623

ECM 6: Vending Machine Control

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
1,612	0.0	0.0	$231.13	$230.00	$0.00	$230.00	1.0	1,623

Measure Description

Vending machines operate continuously, even during non-business hours. It is recommended to install occupancy sensor controls to reduce the energy use. These controls power down vending machines when the vending machine area has been vacant for some time, then power up at regular intervals, as needed, to turn machine lights on or keep the product cool. Energy savings are a dependent on vending machine and activity level in the area surrounding the machines.

4.2 ECMs Evaluated But Not Recommended

The measures below have been evaluated by the auditor but are not recommended for implementation at the facility. Reasons for exclusion can be found in each measure description section.

Figure 26 – Summary of Measures Evaluated, But Not Recommended

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)
Motor Upgrades	**161**	**0.0**	**0.0**	**$23.04**	**$876.36**	**$0.00**	**$876.36**	**38.0**	**162**
Premium Efficiency Motors	161	0.0	0.0	$23.04	$876.36	$0.00	$876.36	38.0	162
Variable Frequency Drive (VFD) Measures	**1,236**	**0.4**	**0.0**	**$177.17**	**$3,007.65**	**$240.00**	**$2,767.65**	**15.6**	**1,244**
Install VFDs on Constant Volume (CV) HVAC	1,236	0.4	0.0	$177.17	$3,007.65	$240.00	$2,767.65	15.6	1,244
Electric Unitary HVAC Measures	**805**	**0.5**	**0.0**	**$115.38**	**$20,907.75**	**$1,185.00**	**$19,722.75**	**170.9**	**810**
Install High Efficiency Electric AC	805	0.5	0.0	$115.38	$20,907.75	$1,185.00	$19,722.75	170.9	810
Gas Heating (HVAC/Process) Replacement	**0**	**0.0**	**71.0**	**$791.94**	**$12,781.33**	**$400.00**	**$12,381.33**	**15.6**	**8,313**
Install High Efficiency Furnaces	0	0.0	30.2	$337.40	$4,599.44	$400.00	$4,199.44	12.4	3,542
Install High Efficiency Unit Heaters	0	0.0	40.7	$454.54	$8,181.89	$0.00	$8,181.89	18.0	4,771
HVAC System Improvements	**4,328**	**1.0**	**0.0**	**$620.59**	**$900.00**	**$250.00**	**$650.00**	**1.0**	**4,358**
Install Dual Enthalpy Outside Economizer Control	4,328	1.0	0.0	$620.59	$900.00	$250.00	$650.00	1.0	4,358
TOTALS	**6,529**	**1.9**	**71.0**	**$1,728.12**	**$38,473.09**	**$2,075.00**	**$36,398.09**	**21.1**	**14,887**

* - 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).

Premium Efficiency Motors

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)
161	0.0	0.0	$23.04	$876.36	$0.00	$876.36	38.0	162

Measure Description

We evaluated replacing the standard efficiency motor on the old 15-ton rooftop package air-conditioning unit with a NEMA Premium® efficiency motor to account for costs associated with the requirement for upgrading to inverter duty rated motors when installing variable frequency drives (VFDs). Although occasionally additional savings can be achieved by downsizing motors to better meet the motor's current load requirements. The base case motor efficiencies are estimated from nameplate information and our best estimates of motor run hours. Efficiencies of proposed motor upgrades are obtained from the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings (2016)*. Savings are based on the difference between baseline and proposed efficiencies and the assumed annual operating hours.

Reasons for not Recommending

The payback for this measure is longer than the effective useful life of the equipment.

Install VFDs on Constant Volume (CV) HVAC

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)
1,236	0.4	0.0	$177.17	$3,007.65	$240.00	$2,767.65	15.6	1,244

Measure Description

We evaluated installing a variable frequency drive (VFDs) to control supply fan motor speed on the older 15-ton rooftop unit. 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 will cause the VFD to modulate fan speed to maintain the appropriate temperature in the zone, while maintaining a constant supply air temperature. Energy savings results from reducing fan speed (and power) when there is a reduced load required for the zone. The magnitude of energy savings is based on the estimated amount of time that fan motors operate at partial load.

For air handlers with direct expansion (DX) cooling systems, the minimum air flow across the cooling coil required to prevent the coil from freezing will have to be determined during the final project design. The control system should be programmed to maintain the minimum air flow whenever the compressor is operating.

Reasons for not Recommending

The payback for this measure is longer than the remaining useful life of the existing rooftop unit.

Install High Efficiency Air Conditioning Units

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
805	0.5	0.0	$115.38	$20,907.75	$1,185.00	$19,722.75	170.9	810

Measure Description

We evaluated replacing the standard efficiency 15 ton packaged air conditioning unit with a high efficiency packaged air conditioning unit. There have been significant improvements in both compressor and fan motor efficiencies over the past several years. Therefore, electricity savings can be achieved by replacing older units with new high efficiency units. A higher EER or SEER rating indicates a more efficient cooling system. The magnitude of energy savings for this measure depends on the relative efficiency of the older unit versus the new high efficiency unit, the average cooling load, and the estimated annual operating hours.

Reasons for not Recommending

The payback for this measure is significantly longer than the effective useful life of the equipment.

Install High Efficiency Furnaces

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	30.2	$337.40	$4,599.44	$400.00	$4,199.44	12.4	3,542

Measure Description

We evaluated replacing the existing standard efficiency furnace on the 15-ton package unit with a condensing furnace. Improved combustion technology and heat exchanger design optimize heat recovery from the combustion gases which can significantly improve furnace efficiency. Savings result from improved system efficiency.

Reasons for not Recommending

The payback for this measure is longer than the remaining useful life of the existing rooftop unit.

Install High Efficiency Unit 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	40.7	$454.54	$8,181.89	$0.00	$8,181.89	18.0	4,771

Measure Description

We evaluated replacing existing standard gas-fired unit heaters with high efficiency gas-fired unit heaters. Improved combustion technology and heat exchanger design optimize the heat recovery from the combustion gases which can significantly improve unit heater efficiency. Savings result from improved system efficiency.

Reasons for not Recommending

The payback for this measure is longer than the remaining useful life of the proposed unit heater.

Install Dual-Enthalpy Economizers

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
4,328	1.0	0.0	$620.59	$900.00	$250.00	$650.00	1.0	4,358

Measure Description

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

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

Reasons for not Recommending

The payback for this measure is longer than the remaining useful life of the existing package unit.

5 ENERGY EFFICIENT PRACTICES

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

Perform Proper Lighting Maintenance

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

Develop a Lighting Maintenance Schedule

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

Clean Evaporator/Condenser Coils on AC Systems

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

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.

Water Conservation

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

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

6 On-Site Generation Measures

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

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

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

6.1 Photovoltaic

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

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

In order to be cost-effective, a solar PV array needs certain minimum criteria, such as enough 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.

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

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

6.2 Combined Heat and Power

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

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

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

Lack of a boiler or heating hot water system is the most significant factor contributing to the potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

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

7 DEMAND RESPONSE

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

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

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

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

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

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

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

In our opinion, DR is not a viable option for this facility.

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

Figure 27 - 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		X			
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	X		X			
ECM 3	Retrofit Fixtures with LED Lamps	X		X			
ECM 4	Install LED Exit Signs			X			
ECM 5	Install Occupancy Sensor Lighting Controls	X		X			
ECM 6	Vending Machine Control						

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

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 Direct Install

Overview

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

Incentives

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

How to Participate

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

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

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

8.3 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.

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
Perimeter Walls	3	Metal Halide: (1) 175W Lamp	Wall Switch	215	8,736	Fixture Replacement	No	3	LED - Fixtures: Wall-Wash Lights	Wall Switch	65	8,736	0.32	3,931	0.0	$563.71	$581.46	$90.00	0.87
Fitness Room	4	Linear Fluorescent - T12: 2' T12 (20W) - 4L	Wall Switch	100	8,736	Relamp & Reballast	Yes	4	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	6,115	0.25	3,009	0.0	$431.46	$557.45	$100.00	1.06
Truck Bay	17	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	8,736	Relamp	Yes	17	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.58	6,998	0.0	$1,003.48	$1,160.76	$240.00	0.92
Truck Bay	18	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.99	12,030	0.0	$1,724.98	$1,777.91	$250.00	0.89
Back Door	1	Compact Fluorescent: 1 Lamp CFL fixture	Daylight Dimming	13	4,300	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Daylight Dimming	9	4,300	0.00	19	0.0	$2.79	$17.23	$0.00	6.18
Kitchen	2	Linear Fluorescent - T12: 2' T12 (20W) - 4L	Wall Switch	100	8,736	Relamp & Reballast	Yes	2	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	6,115	0.12	1,504	0.0	$215.73	$490.73	$75.00	1.93
Kitchen	3	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.17	2,005	0.0	$287.50	$206.32	$65.00	0.49
Break Room	2	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.11	1,337	0.0	$191.66	$253.55	$40.00	1.11
Over Stove	1	Compact Fluorescent: 1 Lamp CFL Fixture	Wall Switch	13	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	9	8,736	0.00	39	0.0	$5.66	$17.23	$0.00	3.04
Captain's Office	4	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.22	2,673	0.0	$383.33	$391.09	$60.00	0.86
Captain's Office Restroom	1	Incandescent: 1 Lamp Incandescent fixture	Wall Switch	60	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	9	8,736	0.04	503	0.0	$72.19	$17.23	$5.00	0.17
Break Room 2	4	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	6,115	0.22	2,673	0.0	$383.33	$545.09	$75.00	1.23
Dormitory	3	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	13	8,736	Relamp	No	3	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	9	8,736	0.01	118	0.0	$16.99	$51.68	$0.00	3.04
Locker Room	2	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	176	8,736	Relamp & Reballast	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	6,115	0.22	2,673	0.0	$383.33	$506.73	$75.00	1.13
Shower Area	3	Linear Fluorescent - T12HO: 8' T12VHO (215W) - 2L	Wall Switch	440	8,736	Relamp & Reballast	Yes	3	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	6,115	0.95	11,538	0.0	$1,654.49	$656.08	$35.00	0.38
Hot Water Closet	2	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	17	8,736	Relamp	No	2	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	12	8,736	0.01	99	0.0	$14.16	$34.45	$0.00	2.43
Hot Water Closet 2	1	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	17	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	12	8,736	0.00	49	0.0	$7.08	$17.23	$0.00	2.43
Captain's Work Area	1	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	13	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	9	8,736	0.00	39	0.0	$5.66	$17.23	$0.00	3.04
Restroom	1	Incandescent: 1 Lamp Incandescent fixture	Wall Switch	100	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	15	8,736	0.07	839	0.0	$120.32	$17.23	$5.00	0.10
Dormitory Area	1	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	13	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	9	8,736	0.00	39	0.0	$5.66	$17.23	$0.00	3.04
Front Desk	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	62	8,736	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	6,115	0.06	768	0.0	$110.13	$260.92	$20.00	2.19
Front Desk	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	8,736	Relamp	Yes	1	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	6,115	0.02	208	0.0	$29.87	$32.52	$30.00	0.08
Restroom	1	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	88	8,736	Relamp & Reballast	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	8,736	0.05	582	0.0	$83.52	$68.77	$10.00	0.70
Hallway	3	Exit Signs: Fluorescent	None	15	8,760	Fixture Replacement	No	3	LED Exit Signs: 2 W Lamp	None	6	8,760	0.02	267	0.0	$38.32	$217.25	$0.00	5.67
Front Door	1	Compact Fluorescent: 1 Lamp CFL fixture	Wall Switch	17	8,736	Relamp	No	1	LED Screw-In Lamps: 1 lamp screwin LED	Wall Switch	12	8,736	0.00	49	0.0	$7.08	$17.23	$0.00	2.43

	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
Flag Pole	1	LED - Fixtures: Architectural Flood/Spot Luminaire	None	78	4,300	None	No	1	LED - Fixtures: Architectural Flood/Spot Luminaire	None	78	4,300	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Over Truck Door	1	Metal Halide: (1) 175W Lamp	None	215	4,300	Fixture Replacement	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	None	65	4,300	0.12	731	0.0	$104.86	$965.97	$100.00	8.26

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
Roof	Entire Facility	1	Supply Fan	3.8	89.5%	Yes	2,745	No	89.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Entire Facility	1	Supply Fan	3.0	86.5%	No	2,745	Yes	89.5%	Yes	1	0.45	1,396	0.0	$200.21	$3,884.01	$240.00	18.20
Roof	Restroom/Other	2	Exhaust Fan	0.3	68.5%	No	2,745	No	68.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Breakroom	1	Exhaust Fan	0.1	68.5%	No	2,745	No	68.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Ceiling	Truck Bay	2	Exhaust Fan	1.0	85.5%	No	2,000	No	85.5%	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
Roof	Entire Facility	1	Packaged AC	10.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Entire Facility	1	Packaged AC	15.00		Yes	1	Packaged AC	15.00		11.50		Yes	1.45	5,132	0.0	$735.97	$21,807.75	$1,435.00	27.68
Interior	Break/Gym/Meeting Areas	1	Packaged Terminal AC	0.75		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Interior	Break/Gym/Meeting Areas	1	Electric Resistance Heat		10.24	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Interior	Break/Gym/Meeting Areas	1	Packaged Terminal HP	1.00	11.70	No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Interior	Break/Gym/Meeting Areas	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Interior	Break/Gym/Meeting Areas	1	Window AC	1.00		No							No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Roof	Entire Facility	1	Furnace	120.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Entire Facility	1	Furnace	203.00	Yes	1	Furnace	203.00	95.00%	AFUE	0.00	0	30.2	$337.40	$4,599.44	$400.00	12.45
Ceiling	Entire Facility	2	Warm Air Unit Heater	140.00	Yes	2	Warm Air Unit Heater	140.00	93.00%	Et	0.00	0	40.7	$454.54	$8,181.89	$0.00	18.00

DHW Inventory & Recommendations

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

Commercial Ice Maker Inventory & Recommendations

	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Ice Making Head (<450 lbs/day), Batch	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Gas Rack Oven (Single)	No	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?
Truck Bay	1	Fire Hose Dryer	7,500.0	No
Meeting Area	2	50" LED TV	100.0	Yes
Break Area	1	Coffee Maker	400.0	No
Break Area	1	Toaster	850.0	No
Captain's Office	1	Desktop	75.0	No
Break Area	2	Refrigerator	600.0	No
Break Area	1	Refrigerator	600.0	No
Break Area	1	Microwave	1,000.0	No
Gym Area	1	Treadmill	600.0	No
Gym Area	1	Elipticle Machine	600.0	No

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Meeting/Break Area	1	Refrigerated	Yes	0.00	1,612	0.0	$231.13	$230.00	$0.00	1.00

Appendix B: ENERGY STAR® Statement of Energy Performance

ENERGY STAR® Statement of Energy Performance

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N/A

ENERGY STAR® Score[1]

Fire House (Calhoun)

Primary Property Type: Fire Station
Gross Floor Area (ft²): 6,014
Built: 1976

For Year Ending: May 31, 2016
Date Generated: September 28, 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
Fire House (Calhoun) 460 Calhoun Street 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: 5992161

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
188.9 kBtu/ft²

Source EUI
344.6 kBtu/ft²

Annual Energy by Fuel

Electric - Grid (kBtu)	502,519 (44%)
Natural Gas (kBtu)	633,713 (56%)

National Median Comparison

National Median Site EUI (kBtu/ft²)	68.5
National Median Source EUI (kBtu/ft²)	124.9
% Diff from National Median Source EUI	176%

Annual Emissions

Greenhouse Gas Emissions (Metric Tons CO2e/year)	85

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)