Local Government Energy Audit Report

Education Building

May 6, 2021

Prepared for:

The College of New Jersey
2000 Pennington Road
Ewing, New Jersey 08628

Prepared by:

TRC
900 Route 9 North
Woodbridge, New Jersey 07095

Disclaimer

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

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

TRC bases estimated material and labor costs primarily on RS Means cost manuals as well as on our experience at similar facilities. This approach is based on standard cost estimating manuals and is vendor neutral. Cost estimates include material and labor pricing associated with one for one equipment replacements. Cost estimates do not include demolition or removal of hazardous waste. The actual implementation costs for energy savings projects are anticipated to be significantly higher based on the specific conditions at your site(s). We strongly recommend that you work with your design engineer or contractor to develop actual project costs for your specific scope of work for the installation of high efficiency equipment. We encourage you to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on selected products and installers. TRC and NJBPU do not guarantee cost estimates and shall in no event be held liable should actual installed costs vary from these material and labor estimates.

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

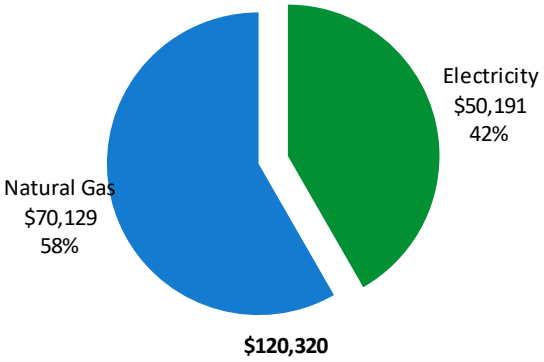
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state, and federal requirements.

Table of Contents

1 EXECUTIVE SUMMARY

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

BUILDING PERFORMANCE REPORT

Annual Utilities	Costs: $120,320 Electricity: 1,761,778 kWh Natural Gas: 165,748 Therms	
ENERGY STAR® Benchmarking Score	N/A *(1-100 scale)*	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.

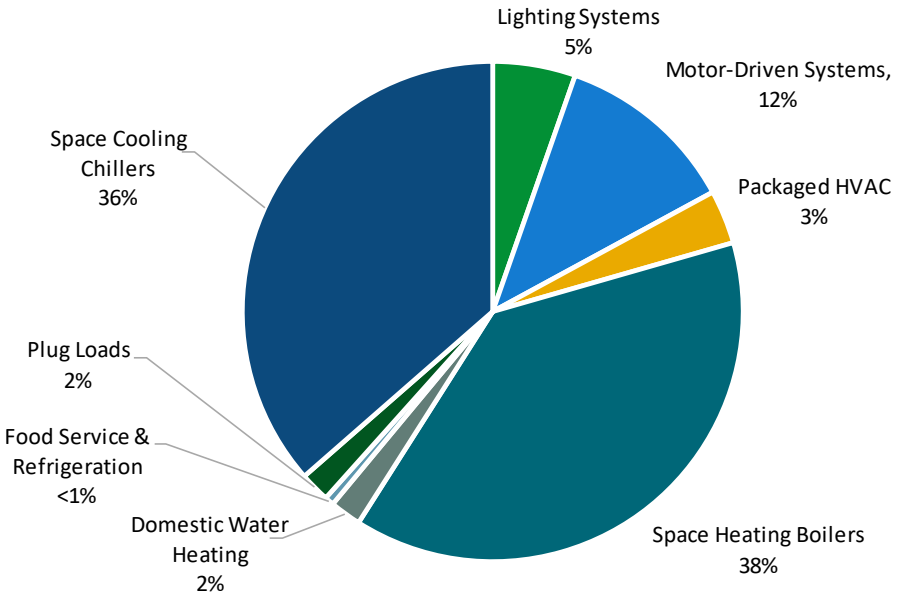


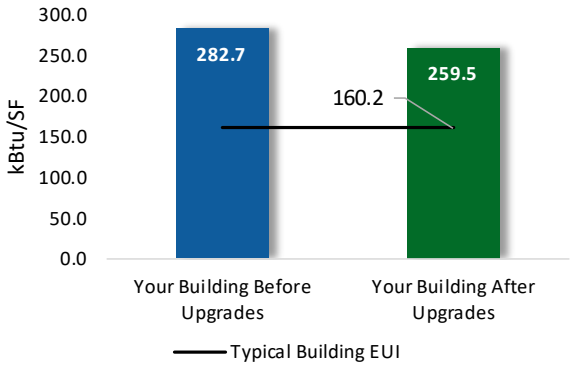
Figure 1 - Energy Use by System

POTENTIAL IMPROVEMENTS

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

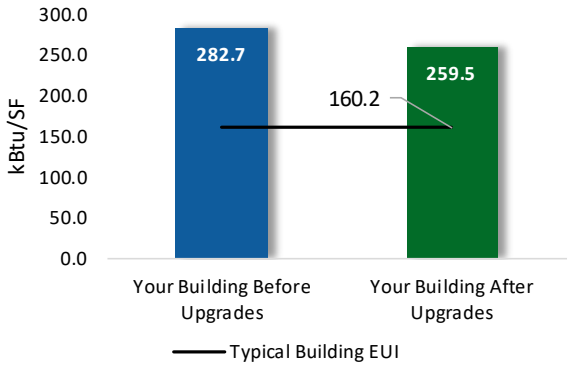
Scenario 1: Full Package (all evaluated measures)

Installation Cost	$135,841
Potential Rebates & Incentives[1]	$25,959
Annual Cost Savings	$62,241
Annual Energy Savings	Electricity: 410,034 kWh Natural Gas: 4,534 Therms
Greenhouse Gas Emission Savings	233 Tons
Simple Payback	1.8 Years
Site Energy Savings (all utilities)	8%



Scenario 2: Cost Effective Package[2]

Installation Cost	$135,841
Potential Rebates & Incentives	$25,959
Annual Cost Savings	$62,241
Annual Energy Savings	Electricity: 410,034 kWh Natural Gas: 4,534 Therms
Greenhouse Gas Emission Savings	233 Tons
Simple Payback	1.8 Years
Site Energy Savings (all utilities)	8%



On-site Generation Potential

Photovoltaic	High
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**157,818**	**15.9**	**-35**	**$23,069**	**$44,081**	**$8,094**	**$35,987**	**1.6**	**154,794**
ECM 1	Retrofit Fixtures with LED Lamps	Yes	157,818	15.9	-35	$23,069	$44,081	$8,094	$35,987	1.6	154,794
Lighting Control Measures			**40,285**	**3.3**	**-8**	**$5,891**	**$33,808**	**$15,965**	**$17,843**	**3.0**	**39,576**
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	19,942	1.9	-5	$2,914	$17,608	$2,480	$15,128	5.2	19,544
ECM 3	Install High/Low Lighting Controls	Yes	20,343	1.4	-4	$2,976	$16,200	$13,485	$2,715	0.9	20,031
Variable Frequency Drive (VFD) Measures			**14,165**	**1.0**	**0**	**$2,084**	**$7,974**	**$1,800**	**$6,174**	**3.0**	**14,264**
ECM 4	Install VFDs on Water Supply Pump	Yes	14,165	1.0	0	$2,084	$7,974	$1,800	$6,174	3.0	14,264
Food Service & Refrigeration Measures			**3,224**	**0.4**	**0**	**$474**	**$460**	**$100**	**$360**	**0.8**	**3,246**
ECM 5	Vending Machine Control	Yes	3,224	0.4	0	$474	$460	$100	$360	0.8	3,246
Custom Measures			**194,542**	**0.0**	**497**	**$30,723**	**$49,518**	**$0**	**$49,518**	**1.6**	**254,112**
ECM 6	Retro-Commissioning Study	Yes	19,726	0.0	331	$4,304	$23,966	$0	$23,966	5.6	58,670
ECM 7	Sub Metering	Yes	0	0.0	166	$701	$16,400	$0	$16,400	23.4	0
ECM 8	Install Heat Pump Water Heaters	Yes	174,816	0.0	0	$25,718	$9,152	$0	$9,152	0.4	176,038
TOTALS (COST EFFECTIVE MEASURES)			**410,034**	**20.5**	**453**	**$62,241**	**$135,841**	**$25,959**	**$109,882**	**1.8**	**465,993**
TOTALS (ALL MEASURES)			**410,034**	**20.5**	**453**	**$62,241**	**$135,841**	**$25,959**	**$109,882**	**1.8**	**465,993**

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.
** - Simple Payback Period is based on net measure costs (i.e. after incentives).

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

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

Energy Conservation Measure		SmartStart	Direct Install	Pay For Performance
ECM 1	Retrofit Fixtures with LED Lamps	X		X
ECM 2	Install Occupancy Sensor Lighting Controls	X		X
ECM 3	Install High/Low Lighting Controls	X		X
ECM 4	Install VFDs on Water Supply Pump	X		X
ECM 5	Vending Machine Control	X		X
ECM 6	Retro-Commissioning Study			
ECM 7	Sub Metering			
ECM 8	Install Heat Pump Water Heaters			X

Figure 3 – Funding Options

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

	SmartStart Flexibility to install at your own pace	**Direct Install** Turnkey installation	**Pay for Performance** Whole building upgrades
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to $125,000 per project. You pay the remaining 30% directly to the contractor.	Incentives are paid out in three installments. The first installment is meant to help offset the costs of the initial engineering study. The subsequent incentives are paid based on the level of energy savings up to 50% of the total project cost. See Section 7.3 for all incentive details.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.

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

Individual Measures with SmartStart

For facilities wishing to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the SmartStart program. To participate, you can use internal resources or an outside firm or contractor to perform the final design of the ECM(s) and install the equipment. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation.

Turnkey Installation with Direct Install

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

Whole Building Approach with Pay for Performance

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

More Options from Around the State

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

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the ESIP. Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. You have already taken the first step as an LGEA customer, because this report is required to participate in ESIP.

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

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

Ongoing Electric Savings with Demand Response

The Demand Response Energy Aggregator program reduces electric loads at commercial facilities when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. By enabling commercial facilities to reduce electric demand during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment service providers provide regular payments to medium and large consumers of electric power for their participation in demand response (DR) programs. Program participation is voluntary, and facilities receive payments regardless of whether they are called upon to curtail their load during times of peak demand.

2 EXISTING CONDITIONS

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

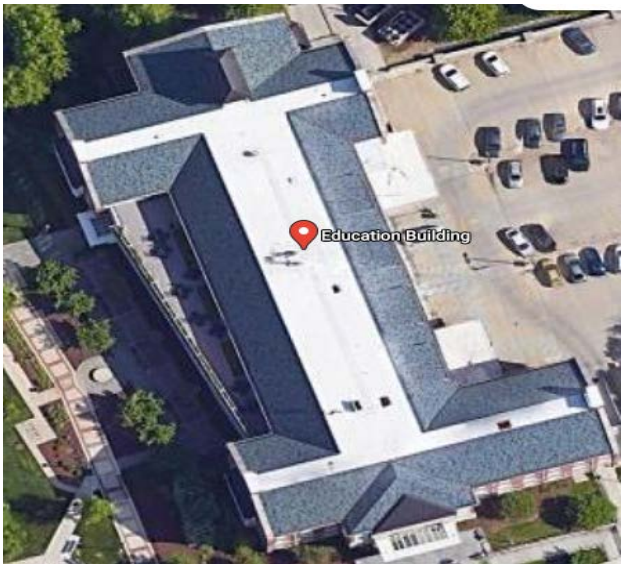
TRC conducted this study as part of a comprehensive effort to assist New Jersey educational and local government facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

2.1 Site Overview

On October 15, 2020, TRC performed an energy audit at Education Building located in Ewing, New Jersey. TRC met with Benedictus Paraan to review the facility operations and help focus our investigation on specific energy-using systems.

Education Building is a 4-story, 79,885 square foot building built in 2012. Spaces include standard and smart classrooms, STEM classrooms, model classrooms for early childhood and elementary education, an observation room for counselor education as well as a computer lab, seminar room, auditorium, extensive study and gathering spaces, administrative offices, lobbies, hallways, restrooms, kitchen, storage rooms, stairs, electrical and mechanical spaces.

Lighting is provided by both linear fluorescent T8 fixtures and compact fluorescent lamps. The facility uses steam and chilled water supplied from the Power House/Cogen building or Central Utilities Plant (CUP). There are two dedicated outside air systems (DOAS-1 and 2), an air handling unit (AHU-1) and two heating and ventilating units (HVU-1, 2 and 3) equipped with hot water and chilled water coils that provide heating and cooling to spaces. Additionally, the facility has a standby 127-ton air cooled chiller. The building has a diesel generator to provide emergency backup electricity. There are two passenger elevators in the building.



Aerial View - Education Building

2.2 Building Occupancy

Education Building operates on a 12-month schedule. The weekend and summer occupancies vary, and the entire facility is shut down at approximately 11:00 PM. During a typical day, the facility is occupied by approximately 1,577 students and 110 staff. It should be noted that the energy and economic analysis for this building is based on the use of the building during the utility billing period, and that results will vary based on changes to building use patterns.

Building Name	Weekday/Weekend	Operating Schedule
Education Building	Weekday	7:00 AM - 11:00 PM
	Weekend	Varies
	Summer	Varies

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

The Education Building is a four-floor building including a basement. Building walls are made of concrete block over structural steel with a brick veneer façade. The main center flat roof is supported with steel trusses and a metal deck and finished with a thermoplastic white membrane. The main roof is surrounded with pitched clay tile roof sections located along the building perimeter. The roofing systems are in good condition.

The windows are double glazed and have aluminum frames with a fiberglass thermal break. The glass-to-frame seals are in good condition. The fixed windows weather seals are in good condition, showing no signs of outside air infiltration. The entrance doors are fully glazed with aluminum frames. The exit doors are made of metal frames in good condition. Overall, the building envelope appears in good condition.

Building Wall & Perimeter Roof

Building Walls & Window

Roofs

Entrance & Exit Doors

2.4 Lighting Systems

The primary lighting system uses both 32-Watt linear fluorescent T8 fixtures and compact fluorescent lamps (CFLs). There are also some LED fixtures and linear T5 lamps. Fixture types include 1- 2-lamp, 4-foot long troffer, recessed, surface mounted and pendant fixtures. Compact fluorescent lamps are used in combination with linear fluorescent T8 lamps in many spaces. CFL fixture types include recessed cans, wall mounted, or pendant style units and recessed biaxial lamps. Typical CFL wattages are 24, 26, 31, and 40-Watts. Exit signs throughout the building use LED sources. All light fixtures are in good condition. Interior lighting levels were generally sufficient. Sample light level readings for some specific areas are provided below:

- Classroom 101, lit by 1x4 troffers with T8 tubes and 1-lamp 26-Watt recessed can, had an average of 49 foot-candles (FC).
- Main Lobby lit by 1-lamp 26-Watt recessed can and 24-Watt wall sconce, had an average of 25 foot-candles (FC).
- Conference Room 102C, lit by 2x4 troffers with T8 tubes and 1-lamp 26-Watt recessed can, had an average of 51 foot-candles (FC).

Lighting fixtures in some spaces are controlled by manual wall switches while the classrooms, restrooms, and some small offices have fixtures that are controlled by occupancy sensors. All interior lighting systems are also controlled via a timeclock.

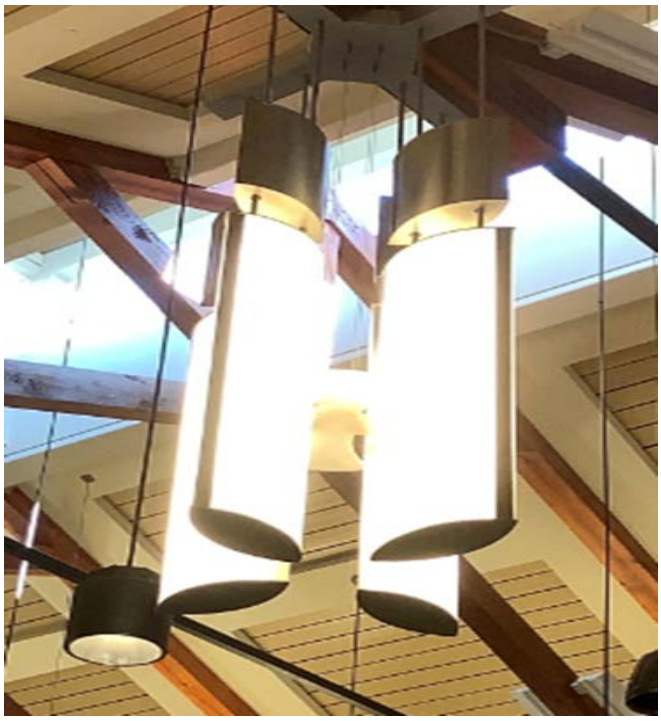
Exterior fixtures include walkway pole mounted, recessed and wall mounted fixtures with CFL lamps, LED “corn” bulbs and LED lamps. The facility has two adjacent parking lots: lower level indoor parking lot (#18) is illuminated continuously by LED high bay lamps while upper level outdoor parking lot (#17) uses a combination of LED “corn” bulbs and CFL lamps. Four wall mounted LED fixtures are controlled by photocells and remaining exterior fixtures are controlled via timeclock, except those serving lot #18.

Biaxial CFL Fixtures

Linear Fluorescent T8 Fixtures

CFLs & LED High Bay

Recessed & Chandelier CFL Lamps



Pendant CFL Lamps & Control Systems

LED Exit Sign & Occupancy Sensors

CFL & LED "Corn" Bulb Lamps

LED Fixture & Timeclock

2.5 Air Handling Systems

Unit Ventilators

The stairs are heated using unit ventilators are equipped with supply fan motors and hot water coils.

Unitary Electric HVAC Equipment

The IT area and elevator rooms are cooled by four Sanyo split system air conditioners (ACs). They use a direct expansion (DX) system. Three of the systems have a 1.5-ton capacity while one has a 2.5-ton cooling capacity. They are in good condition and controlled by thermostats and the building energy management system (EMS).

Split System & Thermostat

General Building Exhaust Air System

Air is exhausted in the science classrooms and the kitchen using two fume hoods and one exhaust fan. Each unit has a 0.5 hp constant speed motor. They are controlled via manual switches.

Exhaust Air Systems

Air Handling Units (AHUs)

The building is conditioned by an air handling unit (AHU-1), three heating and ventilation units (HVUs) and two larges dedicated outside air systems (DOAS) physically located in the fourth-floor mezzanine and mechanical room 006.

The AHU-I and HVU-1, 2 and 3 are each equipped with a supply fan and exhaust dampers while the two DOAS each have two supply and two return fans. The supply fan motors vary in capacity between 5 to 20 horsepower (hp) while the return fan motors are mostly 15 hp. The AHU-1 and DOAS system are each equipped with a hot water heating coil and a chilled water cooling coil while the HVUs only have a hot water coil only.

By conditioning the outdoor air and recirculated air independently, a DOAS unit effectively separates the sensible and latent loads. The outdoor-air DOAS unit removes the latent load to control humidity. The system supplies cooled, dehumidified outside air to the building in summer and heated outside air in the winter. The system has a heat recovery wheel that reclaims a portion of the energy wasted through exhaust during the heating and cooling processes. In the heating mode, as the wheel rotates into the incoming airstream, energy is release by the wheel to bring heat and humidity from the incoming airstream closer to indoor conditions, reducing unit workload and energy consumed by the system.

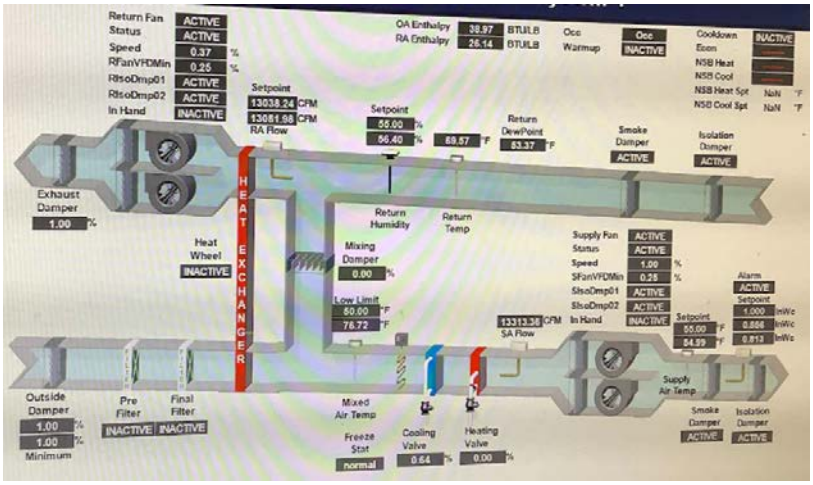
Heated and cooled air is distributed through supply air registers by ducts concealed above the ceilings. A portion of the DOAS-1 supply air duct was leaking and need repair.

The AHU, DOAS system and HVUs are controlled by the facility energy management system (EMS).

AHU-1 & HVU-1

DOAS-1

Unsealed Air Duct



DOAS-1 EMS Diagram View

2.6 Steam System

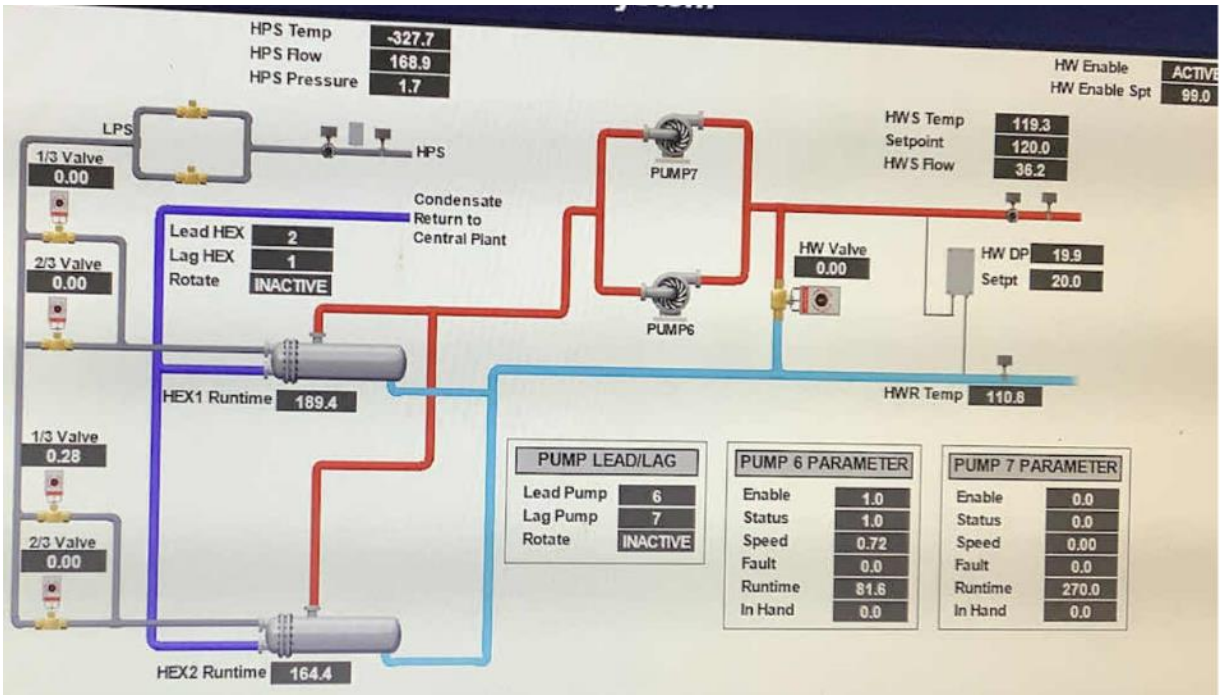
Steam is supplied by boilers and the cogeneration heat recovery system located in the Power House/Cogen Building. Steam is used in this building to produce space heating water through steam heat exchangers.

The building houses two steam heat exchangers (HX-1 and 2) and two pressure induced condensate pumps. The hot water system is designed such that one heat exchanger will operate at a time during hot water system operation. Duty heat exchanger rotation is performed automatically.

Space heating water is circulated to DOAS-1 and 2, AHU-1, HVUs, unit ventilators, hydronic unit heaters and baseboards using two 15 hp variable flow pumps (HWP-6 and 7). The hot water distribution system is 2-pipe heating only. The hot water pumps operate on a lead/lag schedule. Hot water supply temperature is reset between 120°F and 180°F in 2°F increments based on outside air temperature increments of 2°F between 70°F and 10°F respectively. Steam use to this building is unmetered.

Condensate Pumps & Heat Exchanger

15 hp Pumps & Variable Speed Drives



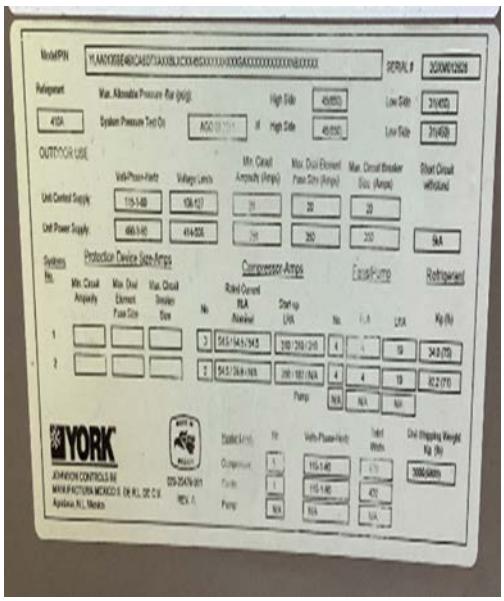
Hot Water System EMS Diagram View

2.7 Chilled Water Systems

Chilled water is supplied by chillers located in the Power House/Cogen Building. Energy use associated with the steam engine and electric chillers used to produce chilled water was allocated to the individual buildings served by the chiller plant. Additionally, the building is equipped with a dedicated 127- ton backup air-cooled chiller that is in good condition.

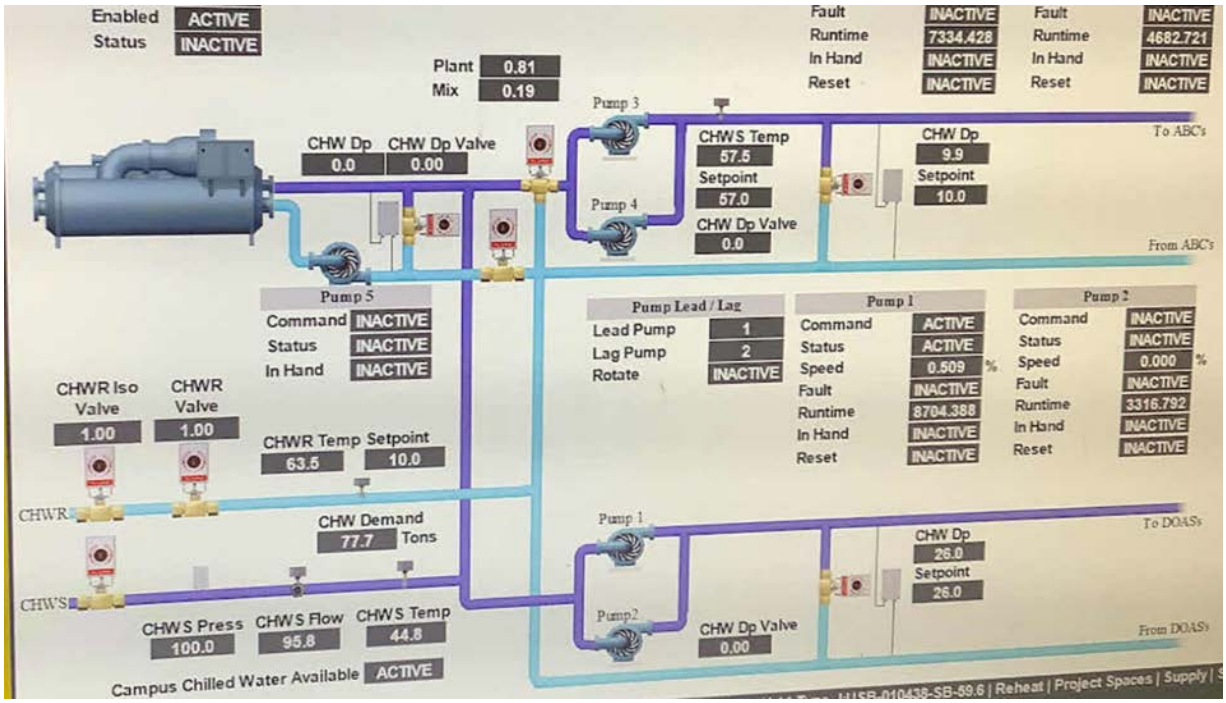
Chilled water is circulated to DOAS system using two 15 hp variable flow pumps (CHWP-1 and 2). There two 20 hp variable flow pumps (CHWP-3 and 4) distribute chilled water to AHU-1 and other end users. They operate in a lead/lag scheme with only one pump normally operating and one in standby. The backup air-cooled chiller has a dedicated 7.5 hp variable flow pump, CHWP-5, also serving the AHU-1 and other end uses.

The chilled water system is designed to maintain the supply temperature at 47°F and the return leaving temperature at 57°F. The chilled water distribution system is 2-pipe cooling only. Incoming chilled water is not metered for this building.



Backup Air-Cooled Chiller

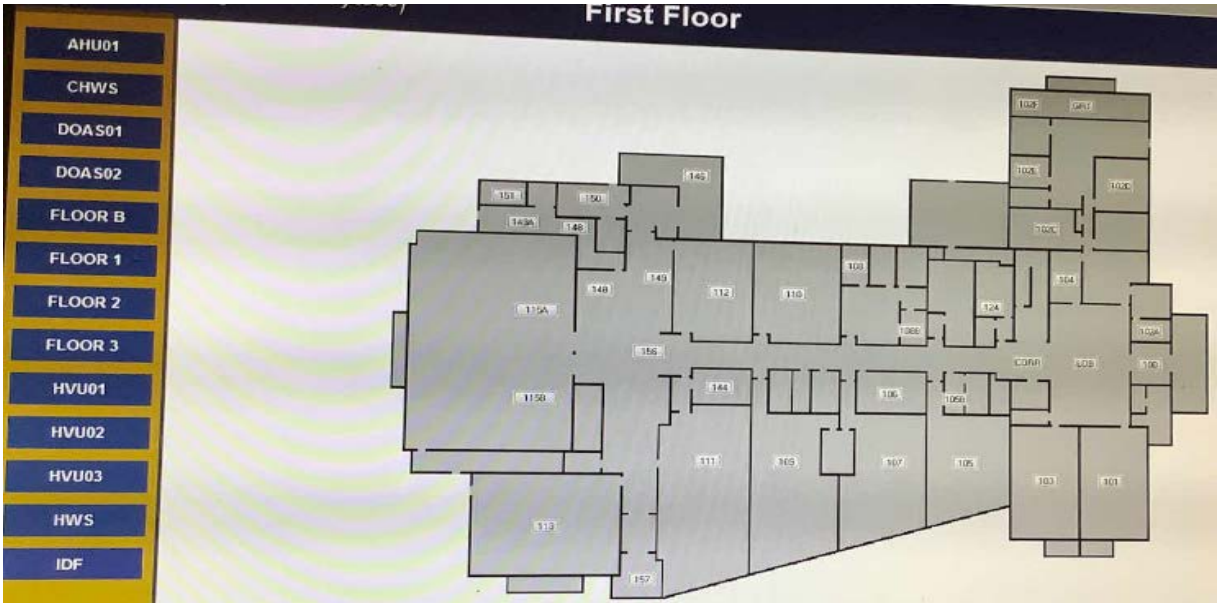
CHWP-3 &4 & Variable Speed Drives



Chilled Water System EMS Diagram View

2.8 Building Energy Management Systems (EMS)

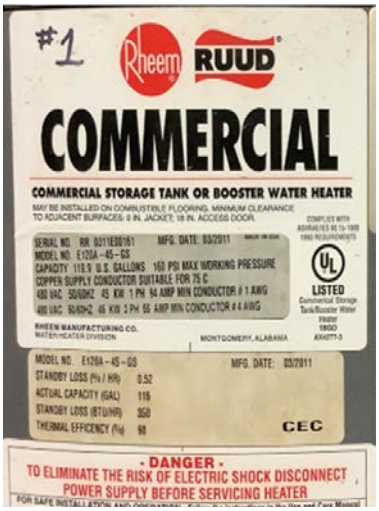
A Honeywell EMS controls the HVAC equipment, the boilers, the chillers, the air handlers, heating and ventilation and DOAS systems. The EMS provides equipment scheduling control and monitors and controls space temperatures, supply air temperatures, humidity, heating water loop temperatures and chilled water loop temperatures.



Building Floors & Systems Architecture

2.9 Domestic Hot Water

Hot water is produced by two 120-gallon 45kW electric storage water heaters physically located in the mezzanine. The domestic hot water pipes are insulated, and the insulation is in good condition. Two 5 hp constant flow booster pumps P-1 and 2) are used to supply domestic cold water to the building.



Electric Storage Tank Water Heaters

2.10 Food Service Equipment

Education Building houses a small kitchen an electric holding cabinet and single tank electric dishwasher. There is no regular cooking equipment. Bulk prepared foods are held the holding cabinet. The dishwasher is in good condition.

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

Electric Dishwasher & Holding Cabinet

2.11 Refrigeration

The kitchen and the dining area have several systems including three stand-up solid door and one glass door refrigerators and one stand-up freezer, there is one refrigerators chest and freezer. There is a self-contained ice machine located in the kitchen. All equipment is high efficiency and in good condition.

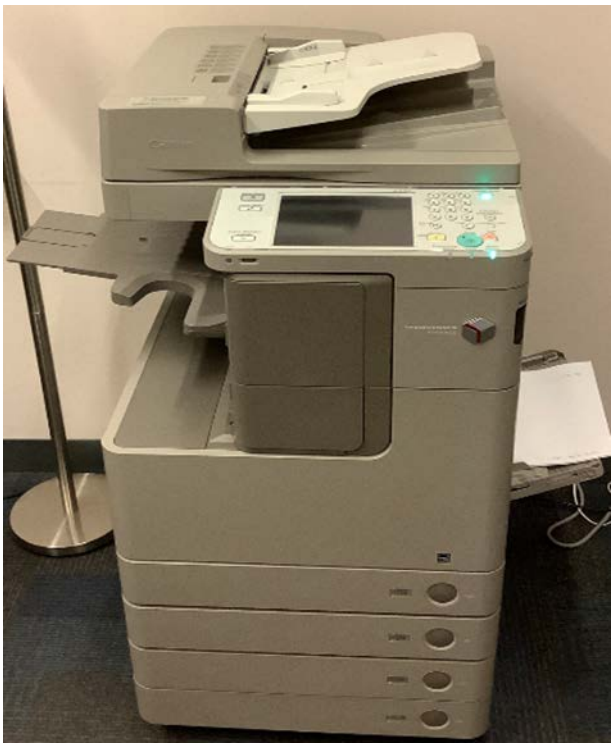
Visit https://www.energystar.gov/products/commercial_food_service_equipment for the latest information on high efficiency food service equipment.

Stand-Up Refrigerators

2.12 Plug Load & Vending Machines

There are approximately 152 computer workstations throughout the facility. Plug loads throughout the building include general café and office equipment. There are also typical office loads such as copiers, projectors, small printers, microwaves and mini fridges and various kitchen plug load. There are three residential style refrigerators.

There two refrigerated beverage vending machines and one non-refrigerated vending machine located in the 2nd floor hallway. Vending machines are not equipped with occupancy-based controls.



Copier & Residential Style Refrigerator

Beverage Vending Machines

2.13 Water-Using Systems

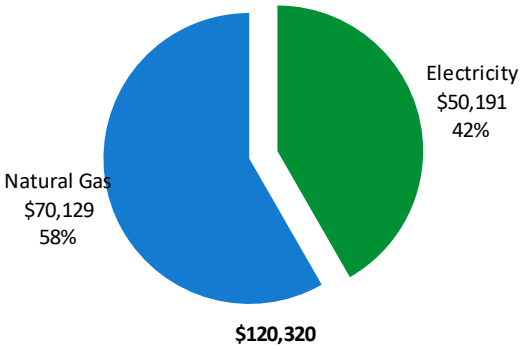
There are several restrooms with toilets, urinals, and sinks. The restrooms sinks have low flow devices.

Typical Restroom Sinks & Urinal

3 Energy Use and Costs

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

Utility Summary		
Fuel	**Usage**	**Cost**
Electricity	1,761,778 kWh	$50,191
Natural Gas	165,748 Therms	$70,129
Total		**$120,320**



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

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

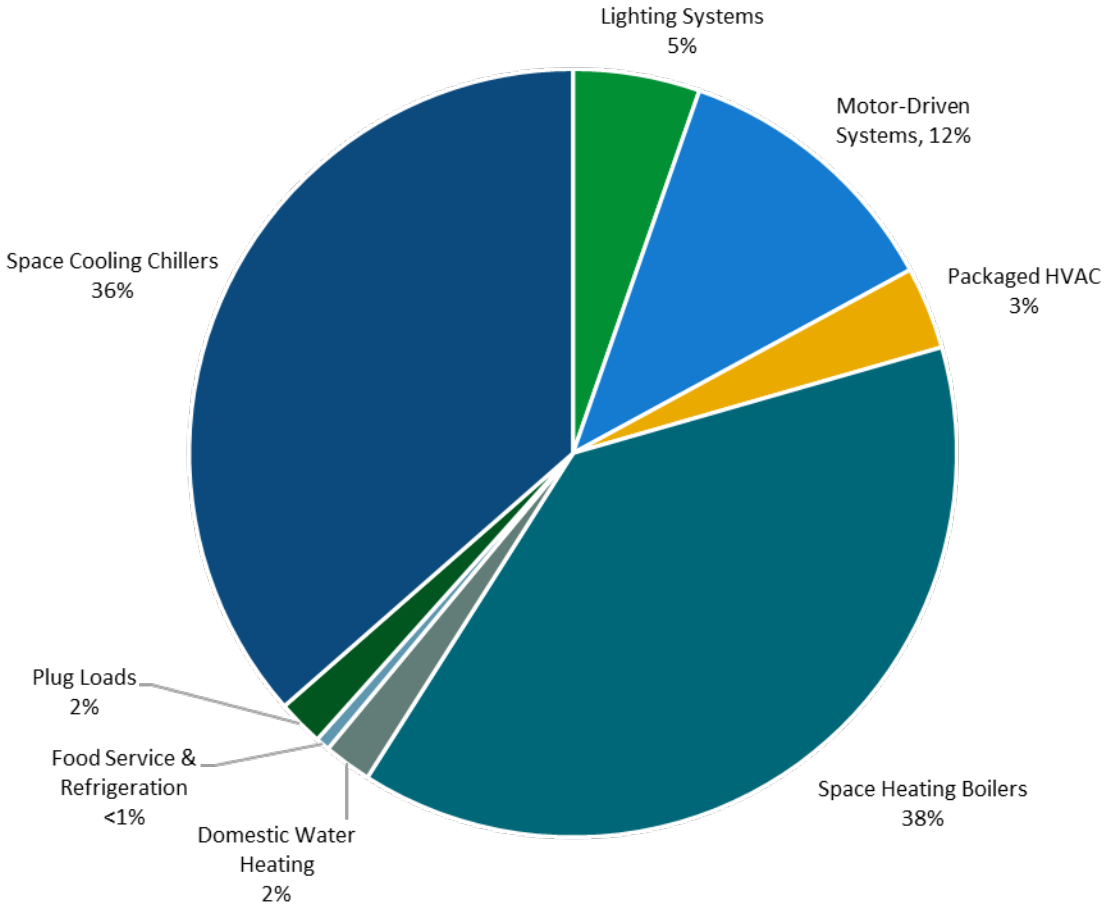
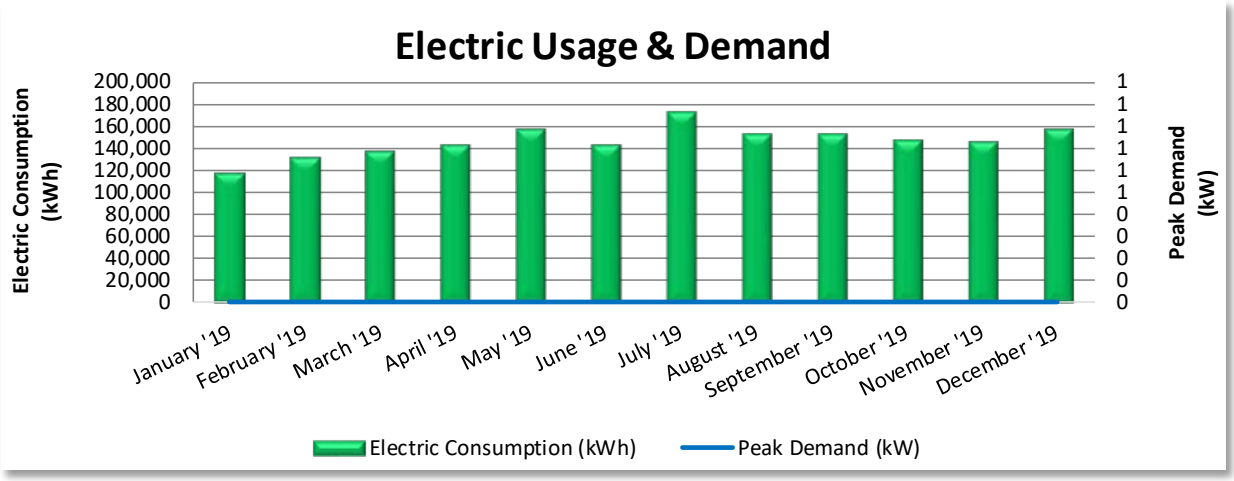


Figure 5 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class High Tension Service (HTS). Electricity for the building is supplemented by the cogeneration plant.



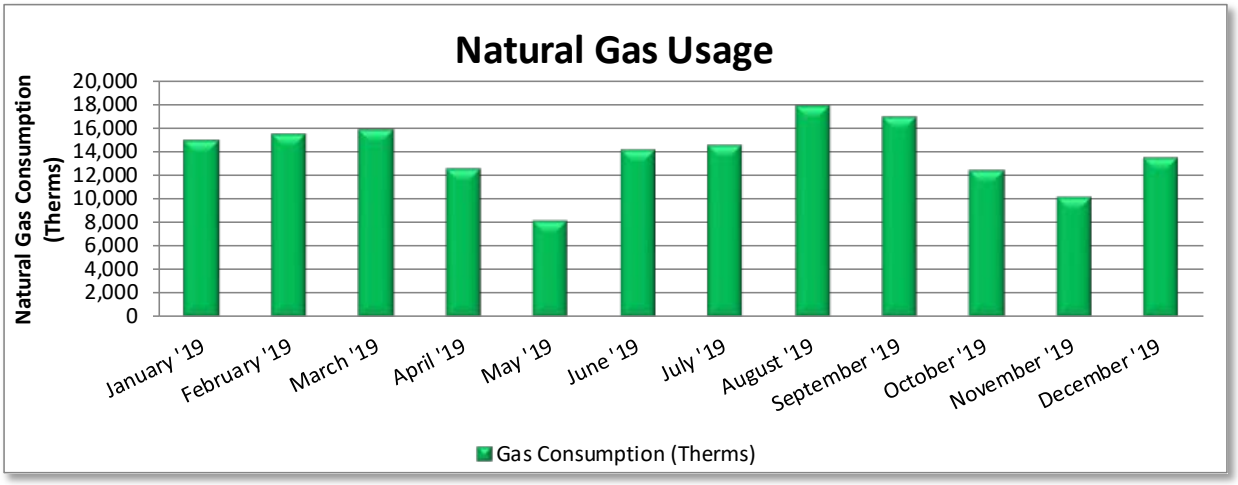
Electric Billing Data						
Period Ending	**Days in Period**	**Electric Usage (kWh)**	**Demand (kW)**	**Demand Cost**	**Total Electric Cost**	**TRC Estimated Usage?**
1/31/19	31	117,338	0	$0	$2,561	Yes
2/28/19	28	132,435	0	$0	$3,258	Yes
3/31/19	31	137,002	0	$0	$2,978	Yes
4/30/19	30	143,942	0	$0	$3,240	Yes
5/31/19	31	158,085	0	$0	$5,829	Yes
6/30/19	30	142,842	0	$0	$4,539	Yes
7/31/19	31	172,465	0	$0	$6,217	Yes
8/31/19	31	153,187	0	$0	$4,349	Yes
9/30/19	30	153,105	0	$0	$4,762	Yes
10/31/19	31	147,953	0	$0	$4,106	Yes
11/30/19	30	146,548	0	$0	$3,541	Yes
12/31/19	31	156,876	0	$0	$4,810	Yes
Totals	**365**	**1,761,778**	**0**	**$0**	**$50,191**	
Annual	**365**	**1,761,778**	**0**	**$0**	**$50,191**	

Notes:

- Electric data has been estimated based on a campus wide approach and utilization of sub metered data. Please refer to the Power House/Cogen Building report for details regarding utility baseline and campus building utility desegregation.
- The peak demand for this facility was unavailable because the building is served with electricity from the master meter.
- The average purchased electric cost over the past 12 months was $0.147/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.
- Effectively all of the electricity generated on-site is used on-site.

3.2 Natural Gas

PSE&G delivers natural gas for the main boiler meter under rate class TSGNF.



Gas Billing Data				
Period Ending	**Days in Period**	**Natural Gas Usage (Therms)**	**Natural Gas Cost**	**TRC Estimated Usage?**
1/31/19	31	14,818	$5,559	Yes
2/28/19	28	15,406	$7,331	Yes
3/31/19	31	15,785	$7,085	Yes
4/30/19	30	12,465	$5,218	Yes
5/31/19	31	8,020	$3,469	Yes
6/30/19	30	14,084	$6,075	Yes
7/31/19	31	14,505	$5,864	Yes
8/31/19	31	17,844	$6,988	Yes
9/30/19	30	16,926	$6,776	Yes
10/31/19	31	12,368	$5,281	Yes
11/30/19	30	10,126	$4,457	Yes
12/31/19	31	13,401	$6,026	Yes
Totals	**365**	**165,748**	**$70,129**	
Annual	**365**	**165,748**	**$70,129**	

Notes:

- Natural gas data has been estimated based on a campus wide approach. Please refer to the Power House/Cogen Building report for details regarding the utility baseline and campus building utility desegregation analysis.
- The average gas cost for the past 12 months is $0.423/therm, which is the blended rate used throughout the analysis.

3.3 Benchmarking

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

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

Benchmarking Score	N/A

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

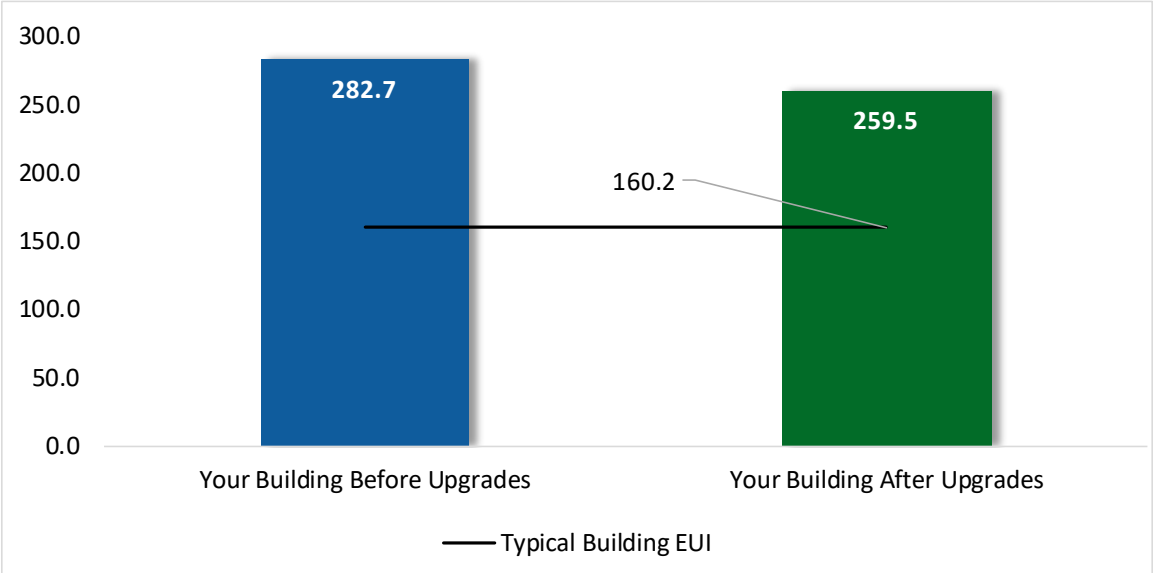


Figure 6 - Energy Use Intensity Comparison[3]

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

Benchmarking is provided for The College of New Jersey's campus. Please refer to the Power House/Cogen report for additional details regarding the benchmarking approach within Portfolio Manager®.

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

For more information on ENERGY STAR® and Portfolio Manager®, visit their website[4].

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

4 ENERGY CONSERVATION MEASURES

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

Calculations of energy use and savings are based on the current version of the *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*, which is approved by the NJBPU. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances.

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**157,818**	**15.9**	**-35**	**$23,069**	**$44,081**	**$8,094**	**$35,987**	**1.6**	**154,794**
ECM 1	Retrofit Fixtures with LED Lamps	Yes	157,818	15.9	-35	$23,069	$44,081	$8,094	$35,987	1.6	154,794
Lighting Control Measures			**40,285**	**3.3**	**-8**	**$5,891**	**$33,808**	**$15,965**	**$17,843**	**3.0**	**39,576**
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	19,942	1.9	-5	$2,914	$17,608	$2,480	$15,128	5.2	19,544
ECM 3	Install High/Low Lighting Controls	Yes	20,343	1.4	-4	$2,976	$16,200	$13,485	$2,715	0.9	20,031
Variable Frequency Drive (VFD) Measures			**14,165**	**1.0**	**0**	**$2,084**	**$7,974**	**$1,800**	**$6,174**	**3.0**	**14,264**
ECM 4	Install VFDs on Water Supply Pump	Yes	14,165	1.0	0	$2,084	$7,974	$1,800	$6,174	3.0	14,264
Food Service & Refrigeration Measures			**3,224**	**0.4**	**0**	**$474**	**$460**	**$100**	**$360**	**0.8**	**3,246**
ECM 5	Vending Machine Control	Yes	3,224	0.4	0	$474	$460	$100	$360	0.8	3,246
Custom Measures			**194,542**	**0.0**	**497**	**$30,723**	**$49,518**	**$0**	**$49,518**	**1.6**	**254,112**
ECM 6	Retro-Commissioning Study	Yes	19,726	0.0	331	$4,304	$23,966	$0	$23,966	5.6	58,670
ECM 7	Sub Metering	Yes	0	0.0	166	$701	$16,400	$0	$16,400	23.4	0
ECM 8	Install Heat Pump Water Heaters	Yes	174,816	0.0	0	$25,718	$9,152	$0	$9,152	0.4	176,038
TOTALS			**410,034**	**20.5**	**453**	**$62,241**	**$135,841**	**$25,959**	**$109,882**	**1.8**	**465,993**

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

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

Figure 7 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**157,818**	**15.9**	**-35**	**$23,069**	**$44,081**	**$8,094**	**$35,987**	**1.6**	**154,794**
ECM 1	Retrofit Fixtures with LED Lamps	157,818	15.9	-35	$23,069	$44,081	$8,094	$35,987	1.6	154,794
Lighting Control Measures		**40,285**	**3.3**	**-8**	**$5,891**	**$33,808**	**$15,965**	**$17,843**	**3.0**	**39,576**
ECM 2	Install Occupancy Sensor Lighting Controls	19,942	1.9	-5	$2,914	$17,608	$2,480	$15,128	5.2	19,544
ECM 3	Install High/Low Lighting Controls	20,343	1.4	-4	$2,976	$16,200	$13,485	$2,715	0.9	20,031
Variable Frequency Drive (VFD) Measures		**14,165**	**1.0**	**0**	**$2,084**	**$7,974**	**$1,800**	**$6,174**	**3.0**	**14,264**
ECM 4	Install VFDs on Water Supply Pump	14,165	1.0	0	$2,084	$7,974	$1,800	$6,174	3.0	14,264
Food Service & Refrigeration Measures		**3,224**	**0.4**	**0**	**$474**	**$460**	**$100**	**$360**	**0.8**	**3,246**
ECM 5	Vending Machine Control	3,224	0.4	0	$474	$460	$100	$360	0.8	3,246
Custom Measures		**194,542**	**0.0**	**497**	**$30,723**	**$49,518**	**$0**	**$49,518**	**1.6**	**254,112**
ECM 6	Retro-Commissioning Study	19,726	0.0	331	$4,304	$23,966	$0	$23,966	5.6	58,670
ECM 7	Sub Metering	0	0.0	166	$701	$16,400	$0	$16,400	23.4	0
ECM 8	Install Heat Pump Water Heaters	174,816	0.0	0	$25,718	$9,152	$0	$9,152	0.4	176,038
TOTALS		**410,034**	**20.5**	**453**	**$62,241**	**$135,841**	**$25,959**	**$109,882**	**1.8**	**465,993**

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

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

Figure 8 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**157,818**	**15.9**	**-35**	**$23,069**	**$44,081**	**$8,094**	**$35,987**	**1.6**	**154,794**
ECM 1	Retrofit Fixtures with LED Lamps	157,818	15.9	-35	$23,069	$44,081	$8,094	$35,987	1.6	154,794

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

ECM 1: Retrofit Fixtures with LED Lamps

Replace fluorescent T5 and T8, CFL and incandescent lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies.

This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space. Maintenance savings may also be available, as longer-lasting LEDs lamps will not need to be replaced as often as the existing lamps.

Affected building areas: All areas with fluorescent fixtures with T8 tubes, CFL and incandescent lamps.

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**40,285**	**3.3**	**-8**	**$5,891**	**$33,808**	**$15,965**	**$17,843**	**3.0**	**39,576**
ECM 2	Install Occupancy Sensor Lighting Controls	19,942	1.9	-5	$2,914	$17,608	$2,480	$15,128	5.2	19,544
ECM 3	Install High/Low Lighting Controls	20,343	1.4	-4	$2,976	$16,200	$13,485	$2,715	0.9	20,031

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

ECM 2: Install Occupancy Sensor Lighting Controls

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

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

A vacancy sensor turns the lights off when the space is not occupied but differs slightly from an occupancy sensor in that it does not automatically turn the lights on when the space is reoccupied. It requires a manual button press by the occupant to engage the lighting systems. Vacancy sensing maximizes the energy savings from the sensor because it's not always necessary to turn lights on when you walk into a room. Vacancy sensors should be used in cases where occupants are less likely to turn the lights on when temporarily entering a space, when adequate day light is available, or when lighting from adjacent spaces or emergency systems is adequate for the task at hand. Application examples for vacancy sensors may include dorm residential spaces and common areas such as conference rooms.

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

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

Affected building areas: offices, conference rooms, and storage rooms.

ECM 3: Install High/Low Lighting Controls

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

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

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

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

Affected building areas: hallways and stairs.

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

4.3 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**14,165**	**1.0**	**0**	**$2,084**	**$7,974**	**$1,800**	**$6,174**	**3.0**	**14,264**
ECM 4	Install VFDs on Water Supply Pump	14,165	1.0	0	$2,084	$7,974	$1,800	$6,174	3.0	14,264

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

ECM 4: Install VFDs on Water Supply Pump

Install VFDs to control water supply pumps. Since water supply systems become an open system whenever and end-use valve or fixture is opened the VFD will need to be controlled to maintain sufficient pressure in the distribution system to deliver water to the furthest point in the system.

Energy savings result from reducing the pump speed during low demand periods. Ensure that your control system includes the sensors and inputs required to optimize water flow in your water supply.

4.4 Food Service & Refrigeration Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Food Service & Refrigeration Measures		**3,224**	**0.4**	**0**	**$474**	**$460**	**$100**	**$360**	**0.8**	**3,246**
ECM 5	Vending Machine Control	3,224	0.4	0	$474	$460	$100	$360	0.8	3,246

ECM 5: Vending Machine Control

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

4.5 Custom Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated M&L Cost ($)	Estimated Incentive ($)*	Estimated Net M&L Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Custom Measures		**194,542**	**0.0**	**497**	**$30,723**	**$49,518**	**$0**	**$49,518**	**1.6**	**254,112**
ECM 6	Retro-Commissioning Study	19,726	0.0	331	$4,304	$23,966	$0	$23,966	5.6	58,670
ECM 7	Sub Metering	0	0.0	166	$701	$16,400	$0	$16,400	23.4	0
ECM 8	Install Heat Pump Water Heaters	174,816	0.0	0	$25,718	$9,152	$0	$9,152	0.4	176,038

ECM 6: Retro-Commissioning Study

Due to the complexity of today's HVAC systems and controls a thorough analysis and rebalance of heating, ventilation, and cooling systems should periodically be conducted. There are indications that systems may be not be operating correctly or as efficiently as they could be. One important tool available to building operators to ensure proper system operation is retro-commissioning.

Retro-commissioning is a common practice recommended by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to be implemented every few years. We recommend that you contact a reputable engineering firm that specializes in energy control systems and retro-commissioning. Ask them to propose a scope of work and an outline of the procedures and processes to be implemented, including a schedule and the roles of all responsible parties.

Once goals and responsibilities are established, the objective of the investigation process is to understand how the building is currently operating, identify the issues, and determine the most cost-effective way to improve performance. The retro-commissioning agent will review building documentation, interview building occupants, and inspect and test the equipment. Information is then compiled into a report and shared with facility staff, who will select which recommendations to implement after reviewing the findings.

The implementation phase puts the selected processes into place. Typical measures may include sensor calibration, equipment schedule changes, damper linkage repair and similar relatively low-cost adjustments -- although more expensive sophisticated programming and building control system upgrades may be warranted. Approved measures may be implemented by the agent, the building staff, or by subcontractors. Typically, a combination of these individuals makes up the retro-commissioning team.

After the approved measures are implemented, the team will verify that the changes are working as expected. Baseline and post-case measurements will allow building staff to monitor equipment and ensure that the benefits are maintained.

A high-level evaluation of potential savings and costs is provided for demonstration purposes only. It is a screening evaluation for the potential in HVAC Control Improvements. Based on industry standards and previous project experience, the potential energy savings may be up to 15% of existing HVAC energy use. The average cost of retro-commissioning studies and control improvements is $0.30 per square foot. Actual savings and costs will need to be outlined by the specific contractor engaged to perform the study. For the purposes of this report, we have conservatively estimated savings to be 2% of the total HVAC energy consumption baseline.

ECM 7: Sub Metering

Facility staff expressed interest in utility sub metering key buildings which are currently served by a master meter and the central plant. Utility submeters alone do not save energy, but they are a useful tool under the right circumstances. Utility sub-meters can provide facility staff with real-time energy use data for specific buildings, information that enhances the potential for greater energy management activities. Revenue grade submeters are a tool that allow owners to bill tenants or departments for the energy consumed in the spaces they occupy. Better resolution on building system performance can lead to occupant behavioral changes which often result in reduced energy use.

A high-level evaluation of potential savings and costs is provided for demonstration purposes only. Based on industry standards and case studies, the potential energy savings may be up to 5% of existing energy usage. For the purposes of this report, a conservative assumed savings of 1% was applied to building allocated natural gas consumption of the sub metered buildings based on the premise of occupant behavioral changes. For this building the following submeters are proposed: steam flow meter, and chilled water flow meter. Meter costs for the evaluation are based on average building use across the campus: smart electric meter $2,400, steam flow meter $6,700, chilled water flow meter $9,700. The actual scope of work and implementation costs must be provided by a contractor in the future. This measure is recommended for implementation based on the initial energy and economic results but primarily for enhancing the potential for greater energy management activities.

ECM 8: Install Heat Pump Water Heaters

A typical electric water heater uses electric resistance coils to heat water at a coefficient of performance (COP) of 1. Heat pump water heaters (HPWH) use a refrigeration cycle to transfer heat from the air to the domestic water. The typical average COP for a HPWH is about 2.5 so they require significantly less electricity to produce the same amount of hot water as a traditional electric water heater. HPWH also reject cold air. As such, they need to be in an unconditioned space with good ventilation. Ideal locations are garages or large enclosed, unconditioned storage areas.

Most HPHW operate effectively down to an air temperature of 40 °F. Below that temperature, an electric resistance booster heater is typically required to achieve full heating capacity. It is critical that the HPWH controls are set up so that the electric resistance heat only engages when the air temperature is too cold for the HPWH to extract heat from it.

HPWH operate most effectively when the temperature difference between the incoming and outgoing water is high. Generally, this means that cold make-up water should be piped to the bottom of the tank and return water should be piped to the top of the tank in order to maintain stratification within the storage tank. Water should be drawn from the bottom of the tank to be heated. If there is a DHW recirculation pump, it should only be operated during high hot water demand periods.

5 ENERGY EFFICIENT BEST PRACTICES

A whole building maintenance plan will extend equipment life; improve occupant comfort, health, and safety; and reduce energy and maintenance costs.

Operation and maintenance (O&M) plans enhance the operational efficiency of HVAC and other energy intensive systems and could save between 5 to 20 percent of the energy usage in your building without substantial capital investment. A successful plan includes your records of energy usage trends and costs, building equipment lists, current maintenance practices, planned capital upgrades, and incorporates your ideas for improved building operation. Your plan will address goals for energy-efficient operation, provide detail on how to reach the goals, and will outline procedures for measuring and reporting whether goals have been achieved.

You may already be doing some of these things— see our list below for potential additions to your maintenance plan. Be sure to consult with qualified equipment specialists for details on proper maintenance and system operation.

Energy Tracking with ENERGY STAR® Portfolio Manager®

You've heard it before - you can't manage what you don't measure. ENERGY STAR® Portfolio Manager® is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions[5] . Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Doors and Windows

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

Lighting Maintenance

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

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

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

Lighting Controls

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

Motor Maintenance

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

Economizer Maintenance

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

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

Chiller Maintenance

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

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

Duct maintenance has two primary goals: keep the ducts clean to avoid air quality problems and seal leaks to save energy. Check for cleanliness, obstructions that block airflow, water damage, and leaks. Ducts should be inspected at least every two years.

The biggest symptoms of clogged air ducts are differing temperatures throughout the building and areas with limited airflow from supply registers. If a particular air duct is clogged, then air flow will only be cut off to some rooms in the building - not all of them. The reduced airflow will make it more difficult for those areas to reach the temperature setpoint which will cause the HVAC system to run longer to cool or heat that area properly. If you suspect clogged air ducts, ensure that all areas in front of supply registers are clear of items that may block or restrict air flow, and check for fire dampers or balancing dampers that have failed closed.

Duct leakage in commercial buildings can account for 5% to 25% of the supply airflow. In the case of rooftop air handlers, duct leakage can occur to the outside of the building wasting conditioned air. Check ductwork for leakage. Eliminating duct leaks can improve ventilation system performance and reduce heating and cooling system operation.

Distribution system losses are dependent on air system temperature, the size of the distribution system, and the level of insulation of the ductwork. Significant energy savings can be achieved when insulation has not been well maintained. When the insulation is missing or worn, the system efficiency can be significantly reduced. This measure saves energy by reducing heat transfer in the distribution system.

Steam Trap Repair and Replacement

Steam traps are a crucial part of delivering heat from the boiler to the space heating units. Steam traps are automatic valves that remove condensate from the system. If the traps fail closed, condensate can build up in the steam supply side of the trap which reduces the flow in the steam lines and thermal capacity of the radiators. Or they may fail open, allowing steam into the condensate return lines resulting in wasted energy, water and hammering. Losses can be significantly reduced by testing and replacing equipment as they start to fail. Repair or replace traps that are blocked or allowing steam to pass. Inspect steam traps as part of a regular steam system maintenance plan.

Water Heater Maintenance

The lower the supply water temperature that is used for hand washing sinks, the less energy is needed to heat the water. Reducing the temperature results in energy savings and the change is often unnoticeable to users. Be sure to review the domestic water temperature requirements for sterilizers and dishwashers as you investigate reducing the supply water temperature.

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

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

- For water heaters more than three years old, have a technician inspect the sacrificial anode annually.

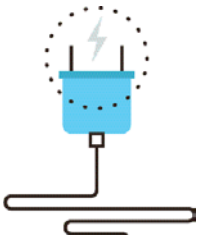
Compressed Air System Maintenance

Compressed air systems require periodic maintenance to operate at peak efficiency. A maintenance plan for compressed air systems should include:

- Inspection, cleaning, and replacement of inlet filter cartridges
- Cleaning of drain traps
- Daily inspection of lubricant levels to reduce unwanted friction
- Inspection of belt condition and tension
- Check for leaks and adjust loose connections
- Overall system cleaning

Contact a qualified technician for help with setting up periodic maintenance schedule.

Plug Load Controls



Reducing plug loads is a common way to decrease your electrical use. Limiting the energy use of plug loads can include increasing occupant awareness, removing under-used equipment, installing hardware controls, and using software controls. Consider enabling the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips[6]. Your local utility may offer incentives or rebates for this equipment.

Water Conservation

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

For more information regarding water conservation go to the EPA's WaterSense® website[7] or download a copy of EPA's "WaterSense® at Work: Best Management Practices for Commercial and Institutional Facilities"[8] to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

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

use does however ultimately reduce grid-level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users.

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

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

Procurement Strategies

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

6 On-site Generation

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

Preliminary screenings were performed to determine if an on-site generation measure could be a cost-effective solution for your facility. Before deciding to install an on-site generation system, we recommend conducting a feasibility study to analyze existing energy profiles, siting, interconnection, and the costs associated with the generation project including interconnection costs, departing load charges, and any additional special facilities charges.

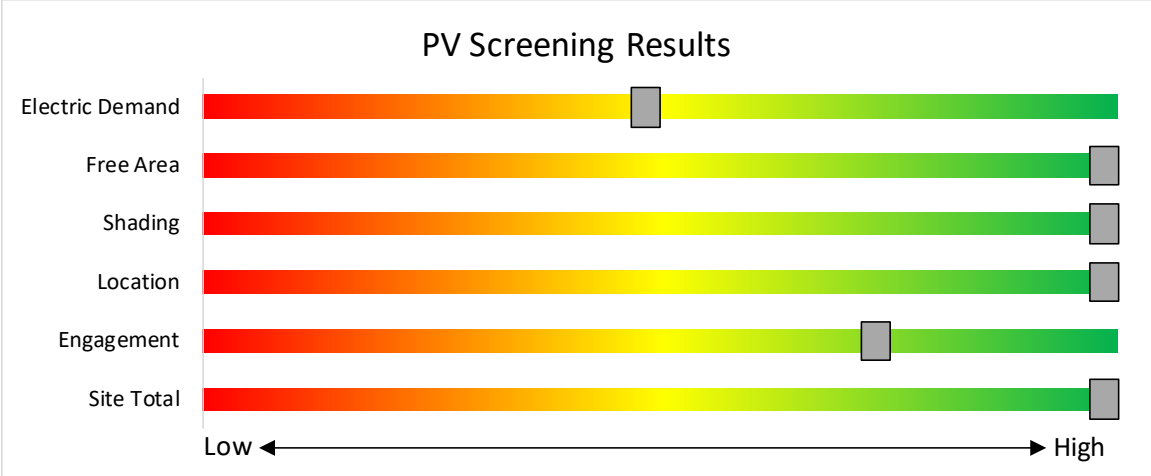
6.1 Solar Photovoltaic

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

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

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

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



Potential	High	
System Potential	322	kW DC STC
Electric Generation	383,621	kWh/yr
Displaced Cost	$56,440	/yr
Installed Cost	$837,200	

Figure 9 - Photovoltaic Screening

Transition Incentive (TI) Program

The TI program is a bridge between the Legacy SREC Program and a to-be determined Successor Incentive Program. The program is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects *must* register their projects prior to the start of construction to establish the project's eligibility to earn TRECs (Transition Incentive Renewable Energy Certificates). The Transition Incentive is structured as a factorized renewable energy certificate. The factors allow the TI Program to provide differentiated financial incentives for different types of solar installation.

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

Transition Incentive (TI) Program: https://www.njcleanenergy.com/renewable-energy/programs/transition-incentive-program

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

6.2 Combined Heat and Power

Combined heat and power (CHP) generates electricity at the facility and puts waste heat energy to good use. Common types of CHP systems are reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines.

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

The key criteria used for screening is the amount of time that the CHP system would operate at full load and the facility's ability to use the recovered heat. Facilities with a continuous need for large quantities of waste heat are the best candidates for CHP.

A preliminary screening based on heating and electrical demand, siting, and interconnection shows that the facility has no potential for installing a cost-effective CHP system.

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

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

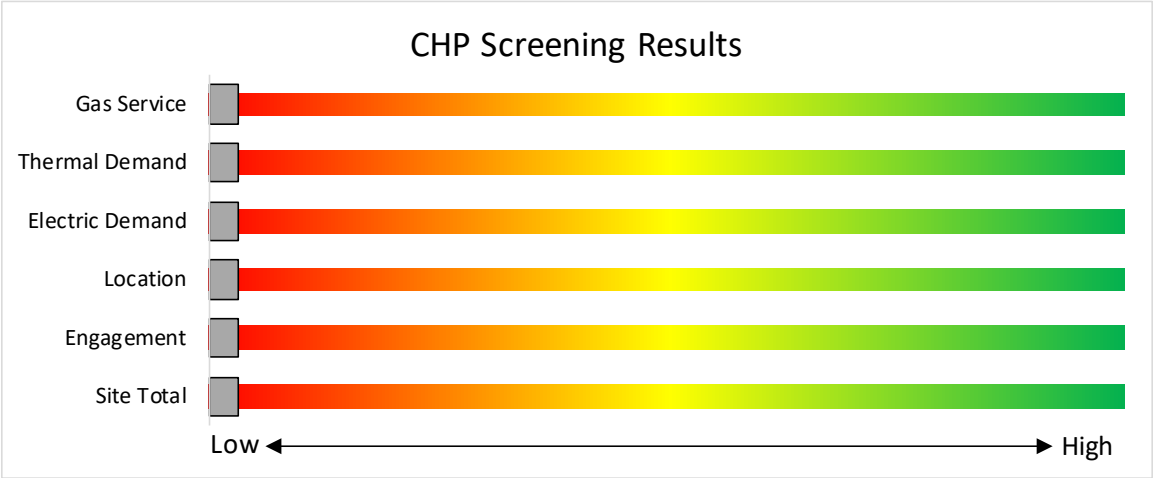


Figure 10 - Combined Heat and Power Screening

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

7 PROJECT FUNDING AND INCENTIVES

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

	SmartStart *Flexibility to install at your own pace*	**Direct Install** *Turnkey installation*	**Pay for Performance** *Whole building upgrades*
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to $125,000 per project. You pay the remaining 30% directly to the contractor.	Incentives are paid out in three installments. The first installment is meant to help offset the costs of the initial engineering study. The subsequent incentives are paid based on the level of energy savings up to 50% of the total project cost. See Section 7.3 for all incentive details.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.
Take the next step by visiting **www.njcleanenergy.com** for program details, applications, and to contact a qualified contractor.			

7.1 SmartStart

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

SmartStart routinely adds, removes, or modifies incentives from year-to-year for various energy efficient equipment based on market trends and new technologies.

Equipment with Prescriptive Incentives Currently Available:

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

Incentives

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

SmartStart Custom provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives. Custom incentives are calculated at $0.16/kWh and $1.60/therm based on estimated annual savings. Incentives are capped at 50% of the total installed incremental project cost, or a project cost buy down to a one-year payback (whichever is less). Program incentives are capped at $500,000 per electric account and $500,000 per natural gas account, per fiscal year.

How to Participate

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

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

7.2 Direct Install

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

Based on the site building and utility data provided, the facility does not meet the requirements of the current Direct Install program.

Incentives

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

How to Participate

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

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

7.3 Pay for Performance - Existing Buildings

Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures that results in at least 15 percent source energy savings, and lighting cannot make up the majority of the savings.

P4P is a generally a good option for medium-to-large sized facilities looking to implement as many measures as possible under a single project to achieve deep energy savings. This program has an added benefit of addressing measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program loan also use this program.

For master metered campuses, such as The College of New Jersey, P4P eligibility is evaluated at the campus level. For the purposes of reporting P4P eligibility is being presented at all of the buildings. Final eligibility will be assessed once all of the reports are completed and will be addressed at the Exit Meeting. If the campus does not meet the 15% savings threshold based on measures identified during the LGEA Program process it is possible that additional measures could be identified at a later point in time, for example through further evaluation or the Energy Savings Improvement Program process.

Incentives

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

How to Participate

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

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

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

7.4 Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

7.5 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) serves New Jersey's government agencies by financing energy projects. An ESIP is a type of performance contract, whereby school districts, counties, municipalities, housing authorities and other public and state entities enter in to contracts to help finance building energy upgrades. Annual payments are lower than the savings projected from the ECMs, ensuring that ESIP projects are cash flow positive for the life of the contract.

ESIP provides government agencies in New Jersey with a flexible tool to improve and reduce energy usage with minimal expenditure of new financial resources. NJCEP incentive programs described above can also be used to help further reduce the total project cost of eligible measures.

How to Participate

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

(1) Use an energy services company or "ESCO."

(2) Use independent engineers and other specialists, or your own qualified staff, to provide and manage the requirements of the program through bonds or lease obligations.

(3) Use a hybrid approach of the two options described above where the ESCO is used for some services and independent engineers, or other specialists or qualified staff, are used to deliver other requirements of the program.

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

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

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

7.6 Transition Incentive (TI) Program

The TI program is a bridge between the Legacy SREC Program and a to-be determined Successor Incentive Program. The program is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects *must* register their projects prior to the start of construction to establish the project's eligibility to earn TRECs (Transition Incentive Renewable Energy Certificates). The Transition Incentive is structured as a factorized renewable energy certificate. The factors allow the TI Program to provide differentiated financial incentives for different types of solar installations. NJBPU calculates the value of a Transition Renewable Energy Certificate (TREC) by multiplying the base compensation rate ($152/MWh) by the project's assigned factor (i.e. $152 x 0.85 = $129.20/MWh). The TREC factors are defined based on the chart below:

Project Type	Factor
Subsection (t): landfill, brownfield, areas of historic fill	1.00
Grid supply (Subsection (r)) rooftop	1.00
Net metered non-residential rooftop and carport	1.00
Community solar	0.85
Grid supply (Subsection (r)) ground mount	0.60
Net metered residential ground mount	0.60
Net metered residential rooftop and carport	0.60
Net metered non-residential ground mount	0.60

After the registration is accepted, construction is complete, and final paperwork has been submitted and is deemed complete, the project is issued a New Jersey certification number, which enables it to generate New Jersey TRECs.

Eligible projects may generate TRECs for 15 years following the commencement of commercial operations (also referred to as the "Transition Incentive Qualification Life"). After 15 years, projects may be eligible for a New Jersey Class I REC.

TRECs will be used by the identified compliance entities to satisfy a compliance obligation tied to a new Transition Incentive Renewable Portfolio Standard ("TI-RPS"), which will exist in parallel with, and completely separate from, the existing Solar RPS for Legacy SRECs. The TI-RPS is a carve-out of the current Class I RPS requirement. The creation of TRECs is based upon metered generation supplied to PJM-EIS General Attribute Tracking System ("GATS") by the owners of eligible facilities or their agents. GATS would create one TREC for each MWh of energy produced from a qualified facility.

TRECs will be purchased monthly by a TREC Administrator who will allocate the TRECs to the Load Serving Entities (BGS Providers and Third-Party Suppliers) annually based on their market share of retail electricity sold during the relevant Energy Year.

Solar projects help the State of New Jersey reach renewable energy goals outlined in the state's Energy Master Plan. The Transition Incentive Program online portal is now open to new applications effective May 1, 2020. There are instructions on "How and When to Transfer my SRP Registration to the Transition Incentive Program". If you are considering installing solar photovoltaics on your building, visit the following link for more information:

https://www.njcleanenergy.com/renewable-energy/programs/transition-incentive-program

8 PROJECT DEVELOPMENT

Energy conservation measures (ECMs) have been identified for your site and their energy and economic analyses are provided within this LGEA report. The next steps with project development are to set goals and create a comprehensive project plan. The graphic below provides an overview of the process flow for a typical energy efficiency or renewable energy project. We recommend implementing as many ECMs as possible prior to undertaking a feasibility study for a renewable project. The cyclical nature of this process flow demonstrates the ongoing work required to continually improve building energy efficiency over time. If your building(s) scope of work is relatively simple to implement or small in scope, the measurement and verification (M&V) step may not be required. It should be noted through a typical project cycle, there will be changes in costs based on specific scopes of work, contractor selections, design considerations, construction, etc. The estimated costs provided throughout this LGEA report demonstrate the unburdened turn-key material and labor cost only. There will be contingencies and additional costs at the time of implementation. We recommend comprehensive project planning includes the review of multiple bids for project work, incorporate potential operational & maintenance (O&M) cost savings and maximize your incentive potential.

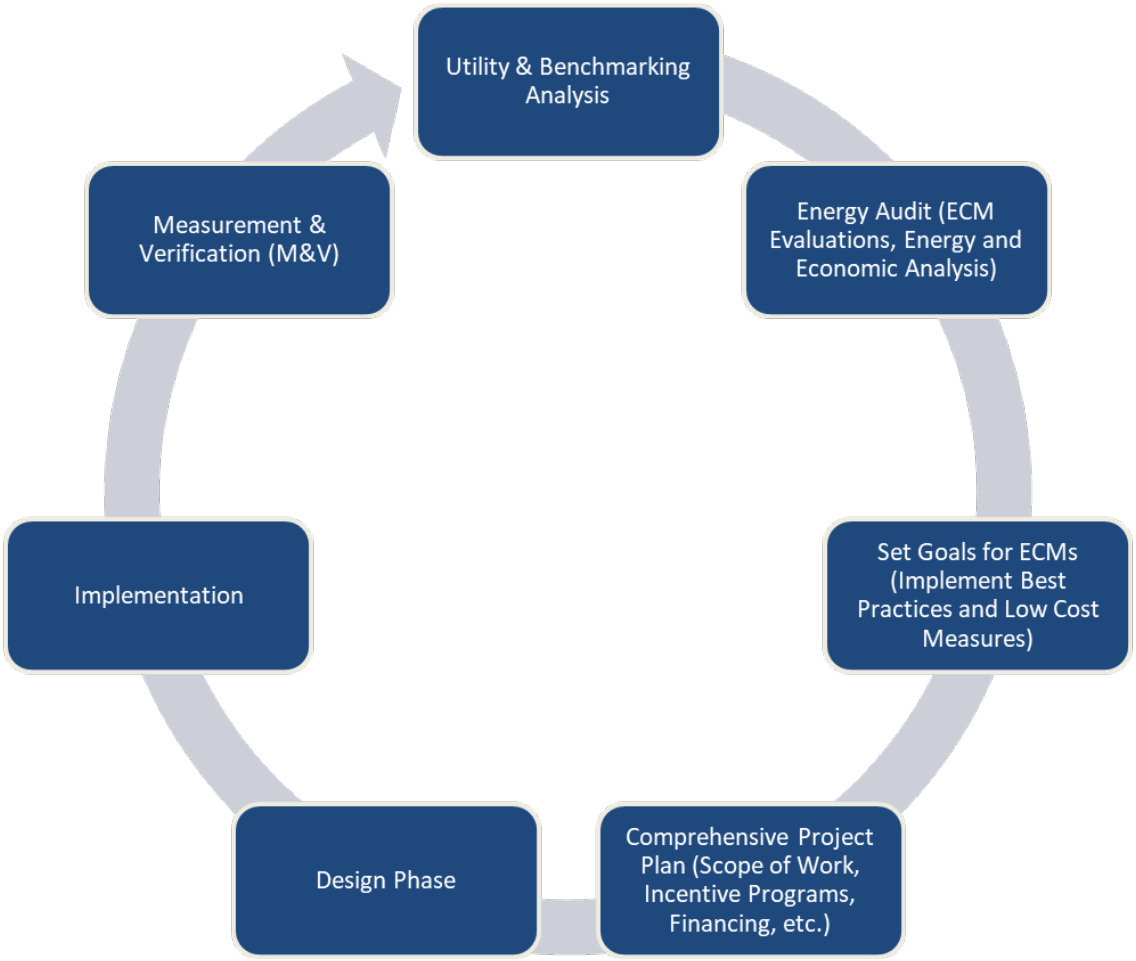


Figure 11 – Project Development Cycle

9 Energy Purchasing and Procurement Strategies

9.1 Retail Electric Supply Options

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

If your facility is not purchasing electricity from a third-party supplier, consider shopping for a reduced rate from third-party electric suppliers. If your facility already buys electricity from a third-party supplier, review and compare prices at the end of each contract year.

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

9.2 Retail Natural Gas Supply Options

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

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

If your facility does not already purchase natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility already purchases natural gas from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party natural gas suppliers is available at the NJBPU website[10].

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

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Stairs 3B	1	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	6,205	1	Relamp	No	1	LED Lamps: G25 Lamps	Wall Switch	67	6,205	0.0	179	0	$26	$101	$8	3.6
Stairs 3B	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	6,205	1, 3	Relamp	Yes	6	LED Lamps: G25 Lamps	High/Low Control	18	4,281	0.0	500	0	$73	$376	$222	2.1
Stairs 3B	4	LED Fixture: Downlight Recessed	Wall Switch	S	9	6,205	3	None	Yes	4	LED Fixture: Downlight Recessed	High/Low Control	9	4,281	0.0	69	0	$10	$225	$140	8.4
2nd Floor Lobby	5	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.1	1,445	0	$211	$729	$215	2.4
2nd Floor Lobby	37	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	37	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.2	2,897	-1	$423	$1,608	$749	2.0
2nd Floor Lobby	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
2nd Floor Lobby	4	LED Fixture: Downlight Recessed	Wall Switch	S	9	5,824	3	None	Yes	4	LED Fixture: Downlight Recessed	High/Low Control	9	4,019	0.0	65	0	$9	$0	$0	0.0
4th Floor Mezzanine	3	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	3	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	39	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,824	1, 2	Relamp	Yes	39	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,019	0.8	9,537	-2	$1,394	$2,234	$495	1.2
Break Room	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 2	Relamp	Yes	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,019	0.0	157	0	$23	$166	$24	6.2
Building Services 1st Floor	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,360	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,360	0.0	111	0	$16	$37	$10	1.6
Building Services 2nd Floor	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,360	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,360	0.0	111	0	$16	$37	$10	1.6
Building Services 3rd Floor	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,360	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,360	0.0	111	0	$16	$37	$10	1.6
Caffe	4	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,600	1, 2	Relamp	Yes	4	LED Lamps: G25 Lamps	Occupancy Sensor	67	3,864	0.1	1,112	0	$162	$674	$67	3.7
Caffe	35	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,600	1, 2	Relamp	Yes	35	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,864	0.2	2,635	-1	$385	$1,693	$175	3.9
Caffe	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Caffe	6	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.1	739	0	$108	$380	$65	2.9
Classroom 101	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	94	0	$14	$76	$6	5.1
Classroom 101	22	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	22	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,540	0	$225	$402	$110	1.3
Classroom 103	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1
Classroom 103	19	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	19	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,330	0	$194	$347	$95	1.3
Classroom 105	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1
Classroom 105	29	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	29	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.3	2,030	0	$297	$529	$145	1.3
Classroom 107	29	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	29	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.3	2,030	0	$297	$529	$145	1.3
Classroom 109	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 109	24	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	24	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,680	0	$246	$438	$120	1.3
Classroom 110	19	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	19	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,330	0	$194	$347	$95	1.3
Classroom 111	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1
Classroom 111	11	Compact Fluorescent: (3) 26W G25 Screw-In Lamps	Occupancy Sensor	S	78	4,000	1	Relamp	No	11	LED Lamps: G25 Lamps	Occupancy Sensor	55	4,000	0.1	1,030	0	$150	$832	$66	5.1
Classroom 111	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Classroom 111	20	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	20	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,400	0	$205	$365	$100	1.3
Classroom 112	24	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	24	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,680	0	$246	$438	$120	1.3
Classroom 113	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Classroom 113	30	Halogen Incandescent: Recessed Halogen Lamp	Occupancy Sensor	S	70	4,000	1	Relamp	No	30	LED Lamps: A21 Lamps	Occupancy Sensor	11	4,000	0.9	7,140	-2	$1,043	$1,055	$30	1.0
Classroom 203A	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	280	0	$41	$73	$20	1.3
Classroom 203B	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	280	0	$41	$73	$20	1.3
Classroom 203C	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	280	0	$41	$73	$20	1.3
Classroom 204	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 205	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	94	0	$14	$76	$6	5.1
Classroom 205	20	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	20	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,400	0	$205	$365	$100	1.3
Classroom 205A	6	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.1	420	0	$61	$110	$30	1.3
Classroom 206	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 207	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	94	0	$14	$76	$6	5.1
Classroom 207	20	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	20	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,400	0	$205	$365	$100	1.3
Classroom 208	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1
Classroom 208	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 209	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	62	0	$9	$50	$4	5.1
Classroom 209	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 211	20	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	20	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,400	0	$205	$365	$100	1.3
Classroom 213	24	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	24	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,680	0	$246	$438	$120	1.3

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 306	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 308	23	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	23	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,610	0	$235	$420	$115	1.3
Classroom 309	18	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	18	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.2	1,260	0	$184	$329	$90	1.3
Copy Room	2	Compact Fluorescent: (2) 40W Biax Lamps	Occupancy Sensor	S	80	4,000	1	Relamp	No	2	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	56	4,000	0.0	192	0	$28	$54	$4	1.8
Copy Room	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	4,480	1, 2	Relamp	Yes	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,091	0.0	120	0	$18	$166	$24	8.1
Corridor	14	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	6,205	1, 3	Relamp	Yes	14	LED Lamps: G25 Lamps	High/Low Control	18	4,281	0.1	1,168	0	$171	$1,028	$518	3.0
Corridor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor	38	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	6,205	1, 3	Relamp	Yes	38	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,281	0.4	5,186	-1	$758	$1,819	$1,315	0.7
Corridor	17	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	6,205	1, 3	Relamp	Yes	17	LED Lamps: G25 Lamps	High/Low Control	18	4,281	0.1	1,418	0	$207	$1,104	$629	2.3
Corridor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor	38	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	6,205	1, 3	Relamp	Yes	38	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,281	0.4	5,186	-1	$758	$1,819	$1,315	0.7
Corridor Classroom 205	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	2	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	157	0	$23	$50	$4	2.0
Corridor Classroom 205	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor Classroom 205	10	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,824	1, 3	Relamp	Yes	10	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,019	0.1	1,281	0	$187	$633	$400	1.2
Corridor Office 201G	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 2	Relamp	Yes	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,019	0.0	235	0	$34	$192	$26	4.8
Corridor Office 201J	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 2	Relamp	Yes	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,019	0.0	235	0	$34	$192	$26	4.8
Corridor Office 201J	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor Offices 202	8	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	8	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.1	626	0	$92	$427	$241	2.0
Corridor Offices 202	26	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,824	1, 3	Relamp	Yes	26	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,019	0.3	3,331	-1	$487	$1,150	$805	0.7
Corridor Room 302D	8	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	8	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.1	626	0	$92	$427	$241	2.0
Corridor Room 302D	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Corridor Room 302D	18	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,824	1, 3	Relamp	Yes	18	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	4,019	0.2	2,306	-1	$337	$1,004	$720	0.8
Dean Office Room 102	9	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,600	1, 2	Relamp	Yes	9	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,864	0.1	677	0	$99	$497	$53	4.5
Dean Office Room 102	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Dean Office Room 102	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.0	246	0	$36	$37	$10	0.7

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Dining Area Order	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,600	1, 2	Relamp	Yes	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,864	0.0	226	0	$33	$76	$6	2.1
Dining Area Order	10	LED Fixture: Decorative Pendant	Wall Switch	S	9	5,600	2	None	Yes	10	LED Fixture: Decorative Pendant	Occupancy Sensor	9	3,864	0.0	156	0	$23	$540	$70	20.6
Electrical Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Electrical Room 001	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Electrical Room 010	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Electrical Room 010	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1, 2	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,739	0.2	847	0	$124	$562	$115	3.6
Elevator Room1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Elevator Room2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Entrance Exit2	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	4	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	313	0	$46	$326	$148	3.9
Entrance Exit7	1	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1	Relamp	No	1	LED Lamps: G25 Lamps	Wall Switch	67	5,824	0.0	168	0	$25	$101	$8	3.8
Entrance Exit7	5	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	391	0	$57	$351	$185	2.9
Entrance Exit7	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Exterior Back Recessed	4	Halogen Incandescent: Recessed Halogen Lamp	Timeclock		70	4,380	1	Relamp	No	4	LED Lamps: A21 Lamps	Timeclock	11	4,380	0.0	1,042	0	$153	$141	$4	0.9
Exterior Front	2	Compact Fluorescent: (3) 24W Double Biaxial Plug-In Lamps	Timeclock		72	4,380	1	Relamp	No	2	LED Lamps: PL-L (Biax) Lamps	Timeclock	50	4,380	0.0	189	0	$28	$81	$6	2.7
Exterior Front Recessed	4	Halogen Incandescent: Recessed Halogen Lamp	Timeclock		70	4,380	1	Relamp	No	4	LED Lamps: A21 Lamps	Timeclock	11	4,380	0.0	1,042	0	$153	$141	$4	0.9
Exterior Walkway Pole Lights	29	LED Fixture: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		30	4,380		None	No	29	LED Fixture: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	30	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior Recessed Exit 7	6	Halogen Incandescent: Recessed Halogen Lamp	Timeclock		70	4,380	1	Relamp	No	6	LED Lamps: A21 Lamps	Timeclock	11	4,380	0.0	1,564	0	$230	$211	$6	0.9
Exterior Wall Pack	2	Compact Fluorescent: (2) 24W G25 Screw-In Lamps	Timeclock		48	4,380	1	Relamp	No	2	LED Lamps: G25 Lamps	Timeclock	34	4,380	0.0	126	0	$19	$101	$8	5.0
Exterior Wall Pack	4	LED Fixture: Outdoor Wall-Mounted Area Fixture	Photocell		13	4,380		None	No	4	LED Fixture: Outdoor Wall-Mounted Area Fixture	Photocell	13	4,380	0.0	0	0	$0	$0	$0	0.0
Hallway - North Basement	6	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	6	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway - North Basement	17	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	6,205	1, 3	Relamp	Yes	17	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	4,281	0.4	4,429	-1	$647	$1,296	$765	0.8
Hallway 1st Floor	5	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	6,205	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	67	4,281	0.1	1,540	0	$225	$729	$215	2.3
Hallway 1st Floor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway 1st Floor	8	Linear Fluorescent - T5: 4' T5 (28W) - 1L	Wall Switch	S	30	6,205	1, 3	Relamp	Yes	8	LED - Linear Tubes: (1) 4' T5 (14.5W) Lamp	High/Low Control	15	4,281	0.1	975	0	$143	$488	$265	1.6
Hallway 2nd Floor	4	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	6,205	1, 3	Relamp	Yes	4	LED Lamps: G25 Lamps	High/Low Control	67	4,281	0.1	1,232	0	$180	$629	$172	2.5

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Hallway 2nd Floor	20	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	6,205	1, 3	Relamp	Yes	20	LED Lamps: G25 Lamps	High/Low Control	18	4,281	0.1	1,668	0	$244	$954	$490	1.9
Hallway 2nd Floor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway 2nd Floor	8	Linear Fluorescent - T5: 4' T5 (28W) - 1L	Wall Switch	S	30	6,205	1, 3	Relamp	Yes	8	LED - Linear Tubes: (1) 4' T5 (14.5W) Lamp	High/Low Control	15	4,281	0.1	975	0	$143	$488	$265	1.6
Hallway 3rd Floor	4	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	6,205	1, 3	Relamp	Yes	4	LED Lamps: G25 Lamps	High/Low Control	67	4,281	0.1	1,232	0	$180	$629	$172	2.5
Hallway 3rd Floor	5	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	6,205	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	18	4,281	0.0	417	0	$61	$351	$185	2.7
Hallway 3rd Floor	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Hallway 3rd Floor	8	Linear Fluorescent - T5: 4' T5 (28W) - 1L	Wall Switch	S	30	6,205	1, 3	Relamp	Yes	8	LED - Linear Tubes: (1) 4' T5 (14.5W) Lamp	High/Low Control	15	4,281	0.1	975	0	$143	$488	$265	1.6
Kitchen Room 210	8	Compact Fluorescent: (2) 40W Biax Lamps	Wall Switch	S	80	3,360	1, 2	Relamp	Yes	8	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	56	2,318	0.2	1,112	0	$162	$486	$51	2.7
Kitchen Room 210	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Kitchenette	2	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	3,360	1, 2	Relamp	Yes	2	LED Lamps: G25 Lamps	Occupancy Sensor	18	2,318	0.0	90	0	$13	$166	$24	10.8
Lobby 3rd Floor	5	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.1	1,445	0	$211	$729	$215	2.4
Lobby 3rd Floor	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	6	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	470	0	$69	$376	$222	2.2
Lobby 3rd Floor	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Lobby 3rd Floor	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,824	1, 3	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	4,019	0.1	978	0	$143	$371	$180	1.3
Lobby 4th Floor	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Lobby 4th Floor	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,824	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,824	0.0	384	0	$56	$73	$20	0.9
Lobby Basement	2	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	2	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.0	578	0	$84	$427	$86	4.0
Lobby Basement	7	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	7	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	548	0	$80	$402	$239	2.0
Lobby Basement	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Lobby Elevator 1st Floor	2	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	2	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.0	578	0	$84	$427	$86	4.0
Lobby Elevator 1st Floor	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	6	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	470	0	$69	$376	$222	2.2
Lobby Elevator 1st Floor	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Lobby Elevator 2nd Floor	2	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	2	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.0	578	0	$84	$427	$86	4.0
Lobby Elevator 2nd Floor	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	6	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	470	0	$69	$376	$222	2.2
Lobby Elevator 2nd Floor	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Lobby Elevator 3rd Floor	2	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	2	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.0	578	0	$84	$427	$86	4.0
Lobby Elevator 3rd Floor	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	6	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.0	470	0	$69	$376	$222	2.2
Lobby Elevator 3rd Floor	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Main Entrance	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 2	Relamp	Yes	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,019	0.0	313	0	$46	$371	$43	7.2
Main Lobby	3	Compact Fluorescent: (4) 24W G25 Screw-In Lamps	Wall Switch	S	96	5,824	1, 3	Relamp	Yes	3	LED Lamps: G25 Lamps	High/Low Control	67	4,019	0.1	867	0	$127	$528	$129	3.1
Main Lobby	25	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,824	1, 3	Relamp	Yes	25	LED Lamps: G25 Lamps	High/Low Control	18	4,019	0.2	1,957	0	$286	$1,756	$925	2.9
Main Lobby	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.1	416	0	$61	$183	$50	2.2
Mechanical Room 008	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Mechanical Room 008	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	5	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.1	416	0	$61	$183	$50	2.2
Multipurpose 212	20	Compact Fluorescent: (3) 26W G25 Screw-In Lamps	Wall Switch	S	78	5,600	1, 2	Relamp	Yes	20	LED Lamps: G25 Lamps	Occupancy Sensor	55	3,864	0.4	4,517	-1	$660	$2,053	$190	2.8
Multipurpose 212	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Multipurpose 212	6	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	6	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.1	739	0	$108	$380	$65	2.9
Multipurpose 212	16	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	5,600	1, 2	Relamp	Yes	16	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	3,864	0.5	5,643	-1	$825	$1,416	$310	1.3
Office - 201	5	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,600	1, 2	Relamp	Yes	5	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,864	0.0	376	0	$55	$126	$10	2.1
Office - 201	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Office - 201	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.2	1,881	0	$275	$562	$115	1.6
Office - 202	5	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,600	1, 2	Relamp	Yes	5	LED Lamps: G25 Lamps	Occupancy Sensor	18	3,864	0.0	376	0	$55	$126	$10	2.1
Office - 202	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Office - 202	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.2	1,881	0	$275	$562	$115	1.6
Office - Open 300	3	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	3	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	94	0	$14	$76	$6	5.1
Office - Open 300	5	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	5	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	350	0	$51	$91	$25	1.3
Office - Open 300	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Office - Open Plan	14	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	14	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.2	1,724	0	$252	$526	$105	1.7

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Office - Room 108	11	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	11	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	343	0	$50	$277	$22	5.1
Parking lot	6	LED Fixture: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock		80	4,380		None	No	6	LED Fixture: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Timeclock	80	4,380	0.0	0	0	$0	$0	$0	0.0
Parking lot	6	Compact Fluorescent: (1) 75W Screw-In Lamp	Timeclock		75	4,380	1	Relamp	No	6	LED Lamps: <Enter Manually> Lamps	Timeclock	53	4,380	0.0	591	0	$87	$211	$6	2.4
Restroom - All Gender	1	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	1	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	31	0	$5	$25	$2	5.1
Restroom - All Gender	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	140	0	$20	$37	$10	1.3
Restroom - Female	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Female	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Restroom - Female 3rd Floor	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Female 3rd Floor	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Restroom - Female 2nd Floor	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Female 2nd Floor	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Restroom - Male	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Male	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Restroom - Male 3rd Floor	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Male 3rd Floor	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Restroom - Male 2nd Floor	4	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	4	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	125	0	$18	$101	$8	5.1
Restroom - Male 2nd Floor	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	210	0	$31	$55	$15	1.3
Room 008A Fire Pump	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Room 008A Fire Pump	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1, 2	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,091	0.1	1,129	0	$165	$489	$95	2.4
Room 011 MDF	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 102A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 102B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 102C Conf Room	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	6	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	187	0	$27	$151	$12	5.1
Room 102C Conf Room	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	396	0	$58	$110	$30	1.4
Room 102D	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Room 102E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 102F	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 104	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.0	370	0	$54	$171	$35	2.5
Room 105A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 105B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 106	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.0	493	0	$72	$343	$40	4.2
Room 106A	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	3,864	0.0	246	0	$36	$153	$30	3.4
Room 108A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 108B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 108C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 108D	2	Compact Fluorescent: (2) 40W Biax Lamps	Occupancy Sensor	S	80	4,000	1	Relamp	No	2	LED Lamps: G25 Lamps	Occupancy Sensor	56	4,000	0.0	192	0	$28	$101	$8	3.3
Room 111A	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	280	0	$41	$73	$20	1.3
Room 115 Audio	30	Halogen Incandescent: Recessed Halogen Lamp	Occupancy Sensor	S	70	4,000	1	Relamp	No	30	LED Lamps: A21 Lamps	Occupancy Sensor	11	4,000	0.9	7,140	-2	$1,043	$1,055	$30	1.0
Room 14 Receiving	16	Compact Fluorescent: (2) 40W Biax Lamps	Wall Switch	S	80	5,600	1, 2	Relamp	Yes	16	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	56	3,864	0.3	3,706	-1	$542	$972	$102	1.6
Room 14 Receiving	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Room 14A	1	Compact Fluorescent: (2) 40W Biax Lamps	Occupancy Sensor	S	80	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	56	4,000	0.0	96	0	$14	$27	$2	1.8
Room 14B	1	Compact Fluorescent: (2) 40W Biax Lamps	Occupancy Sensor	S	80	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	56	4,000	0.0	96	0	$14	$27	$2	1.8
Room 2 - AV1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,480	0.0	148	0	$22	$37	$10	1.2
Room 2 - T1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,091	0.0	376	0	$55	$189	$40	2.7
Room 2- E1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,480	0.0	148	0	$22	$37	$10	1.2
Room 2- E2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,480	0.0	148	0	$22	$37	$10	1.2
Room 200	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Room 201 File Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,360	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,360	0.0	111	0	$16	$37	$10	1.6
Room 201A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Room 201C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201E	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	132	0	$19	$37	$10	1.4
Room 201F	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	132	0	$19	$37	$10	1.4
Room 201G	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201H	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201I	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 201J	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Occupancy Sensor	S	62	4,000	1	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,000	0.0	264	0	$39	$73	$20	1.4
Room 202A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202F	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Room 202G	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202H	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202I	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202J	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202K	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202L	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202M	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 202N	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 3 - E2	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,480	0.0	148	0	$22	$37	$10	1.2
Room 3 - T1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,091	0.0	376	0	$55	$189	$40	2.7
Room 300A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Room 300B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 300C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 300D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 300E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301 File Room	1	Compact Fluorescent: (2) 31W Double Biaxial Plug-In Lamps	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	43	4,000	0.0	74	0	$11	$27	$2	2.3
Room 301A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301F	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301G	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301H	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301J	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301K	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301L	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 301M	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302F	6	Compact Fluorescent: (1) 26W Plug-In Lamp	Occupancy Sensor	S	26	4,000	1	Relamp	No	6	LED Lamps: G25 Lamps	Occupancy Sensor	18	4,000	0.0	187	0	$27	$151	$12	5.1
Room 302F	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 302G	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Room 303	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Room 304	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Room 305	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 307	8	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	8	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.1	560	0	$82	$146	$40	1.3
Room 310	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.1	941	0	$137	$416	$75	2.5
Room 312	1	Compact Fluorescent: (2) 31W Double Biaxial Plug-In Lamps	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	43	4,000	0.0	74	0	$11	$27	$2	2.3
Room 312 File Room	1	Compact Fluorescent: (2) 31W Double Biaxial Plug-In Lamps	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	43	4,000	0.0	74	0	$11	$27	$2	2.3
Room 312A	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312B	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312C	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312D	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312E	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312F	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312G	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312H	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312I	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312J	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312K	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room 312L	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,864	0.0	470	0	$69	$189	$40	2.2
Room I - E1	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,480	0.0	148	0	$22	$37	$10	1.2
Room I - T1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,480	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,091	0.0	376	0	$55	$189	$40	2.7
Security Room 003	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,600	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,600	0.0	185	0	$27	$37	$10	1.0
Stairs 1	7	Compact Fluorescent: (2) 26W Plug-In Lamps	Wall Switch	S	52	6,205	1, 3	Relamp	Yes	7	LED Lamps: G25 Lamps	High/Low Control	36	4,281	0.1	1,168	0	$171	$803	$273	3.1
Stairs 1	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Stairs 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	6,205	1, 3	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	4,281	0.0	521	0	$76	$73	$20	0.7

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Stairs Main Lobby	5	Compact Fluorescent: (2) 26W Plug-In Lamps	Wall Switch	S	52	6,205	1, 3	Relamp	Yes	5	LED Lamps: G25 Lamps	High/Low Control	36	4,281	0.1	834	0	$122	$477	$195	2.3
Stairs Main Lobby	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Stairs Main Lobby	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	6,205	1, 3	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	4,281	0.0	261	0	$38	$37	$10	0.7
Stairs Parking Garage	3	LED Fixture: Downlight Recessed	Timeclock		9	4,380		None	No	3	LED Fixture: Downlight Recessed	Timeclock	9	4,380	0.0	0	0	$0	$0	$0	0.0
Storage	1	Compact Fluorescent: (2) 31W Double Biaxial Plug-In Lamps	Occupancy Sensor	S	62	4,000	1	Relamp	No	1	LED Lamps: PL-L (Biax) Lamps	Occupancy Sensor	43	4,000	0.0	74	0	$11	$27	$2	2.3
Storage 003	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Storage 004	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,739	0.1	423	0	$62	$416	$40	6.1
Storage 005	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	2,520	0.0	83	0	$12	$37	$10	2.2
Storage 009	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1, 2	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,739	0.0	212	0	$31	$189	$20	5.5
Storage 013	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,739	0.1	423	0	$62	$416	$40	6.1
Storage 013A	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	2,520	1, 2	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,739	0.1	423	0	$62	$416	$40	6.1
Storage Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Occupancy Sensor	S	32	4,000	1	Relamp	No	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	4,000	0.0	280	0	$41	$73	$20	1.3
Lower Level Parking Lot	32	LED - Fixtures: Parking Garage Fixture	None		40	8,760	3	None	Yes	32	LED - Fixtures: Parking Garage Fixture	High/Low Control	40	6,044	0.0	3,476	0	$511	$1,350	$1,120	0.4

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?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Roof	Kitchen	1	Exhaust Fan	0.5	70.0%	No			W	2,827		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Roof	Science Classrroms	2	Exhaust Fan	0.5	70.0%	No			W	6,782		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Stairs	Stairs (Unit Ventilator)	2	Supply Fan	0.3	60.0%	No			W	8,760		No	60.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	Chilled Water System	1	Chilled Water Pump	7.5	91.0%	Yes			W	3,391		No	91.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	Chilled Water System	2	Chilled Water Pump	20.0	93.0%	Yes			W	3,391		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 008	Chilled Water P1P2 - DOAS	2	Chilled Water Pump	15.0	93.0%	Yes			W	3,391		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 008	Heating Hot Water Pump	2	Heating Hot Water Pump	15.0	93.0%	Yes			W	2,543		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Heat Wheel - DOAS-1	1	Other	0.5	70.0%	No			W	4,118		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Heat Wheel - DOAS-2	1	Other	0.5	70.0%	No			W	4,118		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Elevator Room1	Elevator 1	1	Other	15.0	88.5%	No			W	525		No	88.5%	No		0.0	0	0	$0	$0	$0	0.0
Elevator Room2	Elevator 2	1	Other	15.0	88.5%	No			W	525		No	88.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	Sump Pump	2	Other	1.5	84.0%	No			W	1,098		No	84.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Supply Fan - DOAS-1	2	Supply Fan	20.0	93.0%	Yes			W	6,782		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Return Fan - DOAS-1	2	Return Fan	15.0	93.0%	Yes			W	6,782		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Supply Fan - DOAS-2	2	Supply Fan	20.0	93.0%	Yes			W	6,782		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Return Fan - DOAS-2	2	Return Fan	15.0	93.0%	Yes			W	6,782		No	93.0%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Supply Fan - HVU-3	1	Supply Fan	7.5	89.5%	Yes			W	6,782		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
4th Floor Mezzanine	Supply Fan AHU-1	1	Supply Fan	7.5	89.5%	Yes			W	6,782		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	Supply Fan - HVU-1	1	Supply Fan	5.0	89.5%	Yes			W	6,782		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0
Mechanical Room 006	Supply Fan - HVU-2	1	Supply Fan	5.0	89.5%	Yes			W	6,782		No	89.5%	No		0.0	0	0	$0	$0	$0	0.0

		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?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Room 006	Cold Water Pump	2	Water Supply Pump	5.0	86.5%	No			W	4,380	4	No	86.5%	Yes	2	1.0	14,165	0	$2,084	$7,974	$1,800	3.0

Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/ EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/ EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Basement	ACCU-2 IT Rooms	1	Ductless Mini-Split AC	2.50		17.60		Sanyo	CLM3172	W		No							0.0	0	0	$0	$0	$0	0.0
basement - Parking Garage	ACCU-3 Elevator Room	1	Split-System	1.50		20.00		Sanyo	CL1872	W		No							0.0	0	0	$0	$0	$0	0.0
basement - Parking Garage	ACCU-4 Elevator Room	1	Split-System	1.50		20.00		Sanyo	CL1872	W		No							0.0	0	0	$0	$0	$0	0.0
basement - Parking Garage	ACCU-1 IT Room	1	Split-System	1.50		20.00		Sanyo	CL1872	W		No							0.0	0	0	$0	$0	$0	0.0

Electric Chiller Inventory & Recommendations

		Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/ Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Ground Floor	Building Chilled Water Plant	1	Air-Cooled Scroll Chiller	127.30	York	YLAA0135E46XCA	B		No							0.0	0	0	$0	$0	$0	0.0
Central Plant	Central Utility Plant Chilled Water System	1	Water-Cooled Centrifugal Chiller	335.00	Central Plant	Proxy Chiller	W		No							0.0	0	0	$0	$0	$0	0.0

Space Heating Boiler 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)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Central Plant	Building Space Heating	1	Forced Draft Steam Boiler	4,216	Central Plant	Proxy Boiler	W		No						0.0	0	0	$0	$0	$0	0.0
Central Plant	Building Chilled Water	1	Other	4,020	Central Plant	Proxy Steam Chiller	W		No						0.0	0	0	$0	$0	$0	0.0

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
4th Floor Mezzanine	Education Building	2	Storage Tank Water Heater (> 50 Gal)	Rheem	E120A-45-GS	W		No						0.0	0	0	$0	$0	$0	0.0

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Dining Area	3	Refrigerator Chest			No		No	0.0	0	0	$0	$0	$0	0.0
Dining Area	1	Freezer Chest			No		No	0.0	0	0	$0	$0	$0	0.0
2nd Floor Lobby	1	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)			No		No	0.0	0	0	$0	$0	$0	0.0
Caffe	1	Stand-Up Refrigerator, Glass Door (31 - 50 cu. ft.)			Yes		No	0.0	0	0	$0	$0	$0	0.0
Kitchen Room 210	1	Stand-Up Refrigerator, Solid Door (16 - 30 cu. ft.)	True	T-23G	No		No	0.0	0	0	$0	$0	$0	0.0
Kitchen Room 210	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Victory	VR-2	No		No	0.0	0	0	$0	$0	$0	0.0
Room 14B	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Victory	VR-2	No		No	0.0	0	0	$0	$0	$0	0.0

Commercial Ice Maker Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen Room 210	1	Self-Contained Unit (≥175 lbs/day), Continuous	Hishizaki	KML-500MAJ	Yes		No	0.0	0	0	$0	$0	$0	0.0

Cooking Equipment Inventory & Recommendations

	Existing Conditions					Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	Manufacturer	Model	High Efficiency Equipement?	ECM #	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Insulated Food Holding Cabinet (Full Size)	Metro	C5 # Series	Yes		No	0.0	0	0	$0	$0	$0	0.0

Dishwasher Inventory & Recommendations

	Existing Conditions							Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Dishwasher Type	Manufacturer	Model	Water Heater Fuel Type	Booster Heater Fuel Type	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Payback w/ Incentives in Years
Kitchen	1	Single Tank Conveyor (High Temp)	Champion	76066L	Electric	Electric	Yes		No	0.0	0	0	$0	$0	$0	0.0

Plug Load Inventory

	Existing Conditions					
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Education Building	3	Coffee Machine	400	No		
Education Building	152	Desktop Computer	120	Yes		
Education Building	2	Fan (Ceiling)	110	No		
Education Building	8	Microwave	1,000	No		
Education Building	4	Paper Shredder	200	No		
Education Building	1	Turbochef Oven	5,000	No		
Education Building	47	Printer (Medium/Small)	180	Yes		
Education Building	14	Printer/Copier (Large)	600	Yes		
Education Building	23	Projector	240	Yes		
Education Building	3	Residential Refrigerator	800	Yes		
Education Building	4	Refrigerator (Mini)	350	Yes		
Education Building	5	Television	220	Yes		
Education Building	4	Toaster	1,200	No		
Education Building	5	Water Cooler	192	Yes		
Education Building	4	Server Closets	1,000	No		

Vending Machine Inventory & Recommendations

	Existing Conditions		Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Vending Machine Type	ECM #	Install Controls?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost ($)	Total Incentives	Simple Payback w/ Incentives in Years
Hallway 2nd Floor	2	Refrigerated	5	Yes	0.4	3,224	0	$474	$460	$100	0.8
Hallway 2nd Floor	1	Non-Refrigerated	N/A	No	0.0	0	0	$0	$0	$0	0.0

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

EUI is presented in terms of *site energy* and *source energy*. Site energy is the amount of fuel and electricity consumed by a building as reflected in utility bills. Source energy includes fuel consumed to generate electricity consumed at the site, factoring in electric production and distribution losses for the region.

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ENERGY STAR® Statement of Energy Performance

N/A

ENERGY STAR® Score[1]

The College of New Jersey

Primary Property Type: College/University
Gross Floor Area (ft²): 2,830,421
Built: 1855

For Year Ending: January 31, 2020
Date Generated: December 13, 2020

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
The College of New Jersey 2000 Pennington Road Ewing, New Jersey 08628	The College of New Jersey 2000 Pennington Rd Ewing, NJ 08628 609-771-2874	David Matlack 2000 Pennington Road Ewing, NJ 08628 609-771-2874 sstewart@trccompanies.com

Property ID: 5984875

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
229 kBtu/ft²

Source EUI
258.3 kBtu/ft²

Annual Energy by Fuel	
Natural Gas (kBtu)	619,522,872 (96%)
Electric - Grid (kBtu)	28,774,949 (4%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	160.2
National Median Source EUI (kBtu/ft²)	180.6
% Diff from National Median Source EUI	43%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	35,660

Signature & Stamp of Verifying Professional

I _____ (Name) verify that the above information is true and correct to the best of my knowledge.

LP Signature: _____ Date: _____

Licensed Professional

___ _____
.
(___)___-_____
_____

Professional Engineer or Registered Architect Stamp (if applicable)

APPENDIX C: GLOSSARY

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

gpm	*Gallon per minute*
HID	*High intensity discharge:* high-output lighting lamps such as high-pressure sodium, metal halide, and mercury vapor.
hp	*Horsepower*
HPS	*High-pressure sodium*: a type of HID lamp
HSPF	*Heating seasonal performance factor:* a measure of efficiency typically applied to heat pumps. Heating energy provided divided by seasonal energy input.
HVAC	*Heating, ventilating, and air conditioning*
IHP 2014	US DOE Integral Horsepower rule. The current ruling regarding required electric motor efficiency.
IPLV	*Integrated part load value:* a measure of the part load efficiency usually applied to chillers.
kBtu	One thousand British thermal units
kW	*Kilowatt*: equal to 1,000 Watts.
kWh	*Kilowatt-hour*: 1,000 Watts of power expended over one hour.
LED	*Light emitting diode*: a high-efficiency source of light with a long lamp life.
LGEA	*Local Government Energy Audit*
Load	The total power a building or system is using at any given time.
Measure	A single activity, or installation of a single type of equipment, that is implemented in a building system to reduce total energy consumption.
MH	*Metal halide*: a type of HID lamp
MBh	*Thousand Btu per hour*
MBtu	*One thousand British thermal units*
MMBtu	*One million British thermal units*
MV	*Mercury Vapor:* a type of HID lamp
NJBPU	*New Jersey Board of Public Utilities*
NJCEP	*New Jersey's Clean Energy Program:* NJCEP is a statewide program that offers financial incentives, programs and services for New Jersey residents, business owners and local governments to help them save energy, money and the environment.
psig	Pounds per square inch gauge
Plug Load	Refers to the amount of power used in a space by products that are powered by means of an ordinary AC plug.
PV	*Photovoltaic:* refers to an electronic device capable of converting incident light directly into electricity (direct current).

SEER	*Seasonal energy efficiency ratio:* a measure of efficiency in terms of annual cooling energy provided divided by total electric input.
SEP	*Statement of energy performance:* a summary document from the ENERGY STAR® Portfolio Manager®.
Simple Payback	The amount of time needed to recoup the funds expended in an investment or to reach the break-even point between investment and savings.
SREC	*Solar renewable energy credit*: a credit you can earn from the state for energy produced from a photovoltaic array.
TREC	*Transition Incentive Renewable Energy Certificate:* a factorized renewable energy certificate you can earn from the state for energy produced from a photovoltaic array.
T5, T8, T12	A reference to a linear lamp diameter. The number represents increments of 1/8th of an inch.
Temperature Setpoint	The temperature at which a temperature regulating device (thermostat, for example) has been set.
therm	100,000 Btu. Typically used as a measure of natural gas consumption.
tons	A unit of cooling capacity equal to 12,000 Btu/hr.
Turnkey	Provision of a complete product or service that is ready for immediate use
VAV	*Variable air volume*
VFD	*Variable frequency drive*: a controller used to vary the speed of an electric motor.
WaterSense®	The symbol for water efficiency. The WaterSense® program is managed by the EPA.
Watt (W)	Unit of power commonly used to measure electricity use.