Local Government Energy Audit Report

Bey Lea Golf Course and Maintenance Buildings

November 19, 2020

Prepared for:

Toms River Township
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Prepared by:

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Disclaimer

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

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

TRC bases estimated installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. Cost estimates include material and labor pricing associated with installation of primary recommended equipment only. Cost estimates do not include demolition or removal of hazardous waste. We encourage the owner of the facility to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual measures and conditions. TRC and NJBPU do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

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

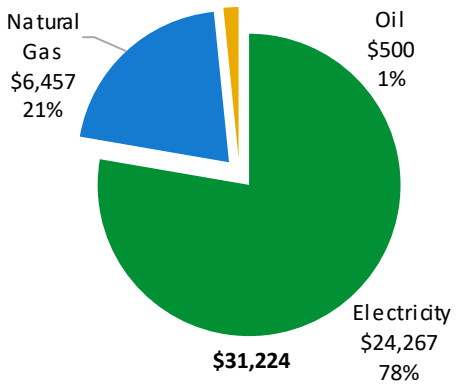
The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state and federal requirements.

Table of Contents

1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) report for Bey Lea Golf Course and Maintenance Buildings. 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: $31,224 Electricity: 179,872 kWh Natural Gas: 4,306 Therms No. 2 Fuel Oil: 153 Gallons	
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.

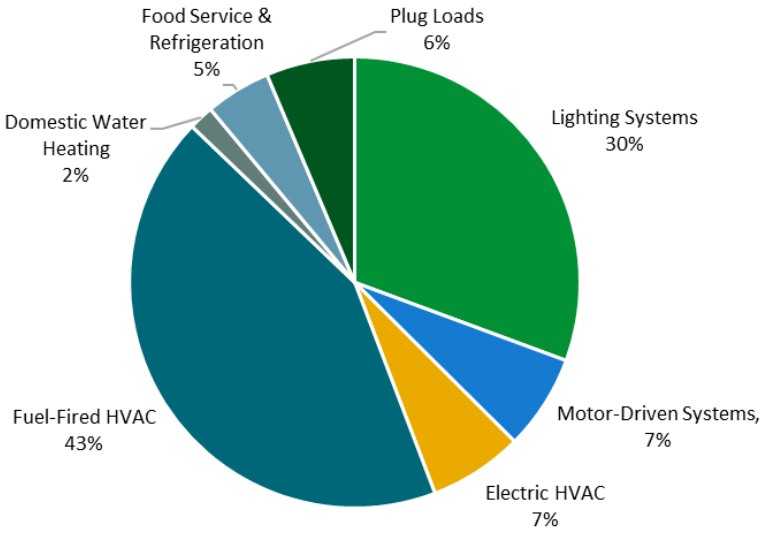


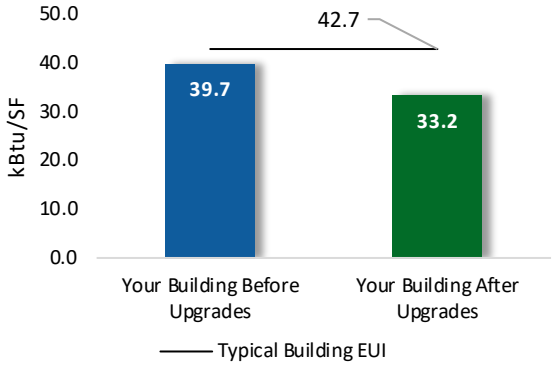
Figure 1 - Energy Use by System

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.

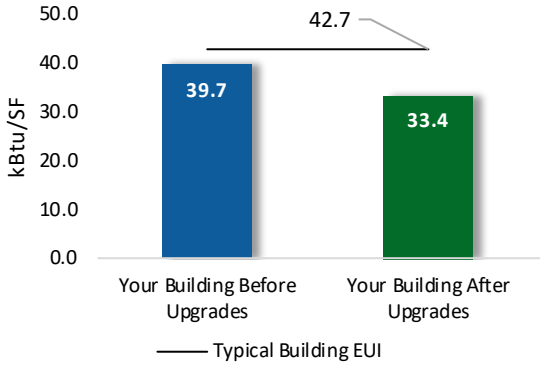
Scenario 1: Full Package (all evaluated measures)

Installation Cost	$34,259
Potential Rebates & Incentives[1]	$6,471
Annual Cost Savings	$7,165
Annual Energy Savings	Electricity: 54,317 kWh
Greenhouse Gas Emission Savings	27 Tons
Simple Payback	3.9 Years
Site Energy Savings (all utilities)	16%



Scenario 2: Cost Effective Package[2]

Installation Cost	$20,336
Potential Rebates & Incentives	$5,604
Annual Cost Savings	$6,914
Annual Energy Savings	Electricity: 52,461 kWh
Greenhouse Gas Emission Savings	26 Tons
Simple Payback	2.1 Years
Site Energy Savings (all utilities)	16%



On-site Generation Potential

Photovoltaic	High
Combined Heat and Power	None

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**38,657**	**4.8**	**-8**	**$5,089**	**$12,147**	**$3,918**	**$8,229**	**1.6**	**37,938**
ECM 1	Install LED Fixtures	Yes	1,927	0.0	0	$260	$2,389	$0	$2,389	9.2	1,941
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	13,322	1.8	-3	$1,751	$3,728	$1,160	$2,568	1.5	13,056
ECM 3	Retrofit Fixtures with LED Lamps	Yes	23,373	3.0	-5	$3,073	$5,885	$2,758	$3,127	1.0	22,907
ECM 4	Install LED Exit Signs	No	35	0.0	0	$5	$145	$0	$145	31.4	34
Lighting Control Measures			**13,098**	**1.6**	**-3**	**$1,722**	**$8,146**	**$1,650**	**$6,496**	**3.8**	**12,838**
ECM 5	Install Occupancy Sensor Lighting Controls	Yes	13,069	1.6	-3	$1,718	$7,946	$1,650	$6,296	3.7	12,808
ECM 6	Install Photocell Controls	No	30	0.0	0	$4	$200	$0	$200	50.0	30
Motor Upgrades			**214**	**0.0**	**0**	**$29**	**$352**	**$0**	**$352**	**12.2**	**216**
ECM 7	Premium Efficiency Motors	Yes	214	0.0	0	$29	$352	$0	$352	12.2	216
Electric Unitary HVAC Measures			**1,162**	**0.4**	**0**	**$157**	**$9,454**	**$767**	**$8,687**	**55.4**	**1,170**
ECM 8	Install High Efficiency Heat Pumps	No	1,162	0.4	0	$157	$9,454	$767	$8,687	55.4	1,170
Domestic Water Heating Upgrade			**556**	**0.0**	**1**	**$83**	**$36**	**$36**	**$0**	**0.0**	**625**
ECM 9	Install Low-Flow DHW Devices	Yes	556	0.0	1	$83	$36	$36	$0	0.0	625
Food Service & Refrigeration Measures			**630**	**0.1**	**0**	**$85**	**$4,124**	**$100**	**$4,024**	**47.4**	**634**
ECM 10	Replace Refrigeration Equipment	No	630	0.1	0	$85	$4,124	$100	$4,024	47.4	634
TOTALS (COST EFFECTIVE MEASURES)			**52,461**	**6.4**	**-11**	**$6,914**	**$20,336**	**$5,604**	**$14,733**	**2.1**	**51,553**
TOTALS (ALL MEASURES)			**54,317**	**6.9**	**-11**	**$7,165**	**$34,259**	**$6,471**	**$27,788**	**3.9**	**53,421**

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

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

Figure 2 – Evaluated Energy Improvements

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

1.1 Planning Your Project

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

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

Pick Your Installation Approach

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

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

Energy Conservation Measure		SmartStart	Direct Install	Pay For Performance
ECM 1	Install LED Fixtures		X	
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	X	X	
ECM 3	Retrofit Fixtures with LED Lamps	X	X	
ECM 4	Install LED Exit Signs		X	
ECM 5	Install Occupancy Sensor Lighting Controls	X	X	
ECM 6	Install Photocell Controls		X	
ECM 7	Premium Efficiency Motors		X	
ECM 8	Install High Efficiency Heat Pumps	X	X	
ECM 9	Install Low-Flow DHW Devices	X	X	
ECM 10	Replace Refrigeration Equipment	X	X	

Figure 3 – Funding Options

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

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

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

Individual Measures with SmartStart

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

Turnkey Installation with Direct Install

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

Whole Building Approach with Pay for Performance

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

More Options from Around the State

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

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

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

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

Ongoing Electric Savings with Demand Response

The Demand Response Energy Aggregator program reduces electric loads at commercial facilities when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. By enabling commercial facilities to reduce 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 Bey Lea Golf Course and Maintenance Buildings. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs. This report also contains valuable information on financial incentives from New Jersey's Clean Energy Program (NJCEP) for implementing ECMs.

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

2.1 Site Overview

On July 7, 2020, TRC performed an energy audit at Bey Lea Golf Course and Maintenance Buildings located in Toms River, New Jersey. TRC met with Craig Ambrosio to review the facility operations and help focus our investigation on specific energy-using systems.

Bey Lea Golf Course and maintenance buildings total 26,850 square feet built from 1968 onwards. The main buildings are the clubhouse and four maintenance buildings. Spaces include clubhouse, large panoramic golf course, lobby, restrooms, locker rooms, golf shop, maintenance buildings, cart storage, cart fuel pump areas, garage, offices, employee lounge, and vehicle workshop.

Recent improvements include: Over the last several years the facility has replaced its existing T12 fluorescent fixtures with T8 fluorescent fixtures in some areas, along with some new LED fixtures. There are still a significant number of fluorescent fixtures present at the facility in need of replacement.

Facility concerns include high electric bills, unusual peak demand in couple billing cycle.

2.2 Building Occupancy

The facility is occupied year-round based on the schedule below. Golf course maintenance activities are performed all year long at the four maintenance facilities and cart storage areas.

Building Name	Weekday/Weekend	Operating Schedule
Bey Lea Golf Course & Maintenance Buildings	Weekday	7:00 AM - Dusk
	Weekend	6:00 AM - Dusk

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

Clubhouse

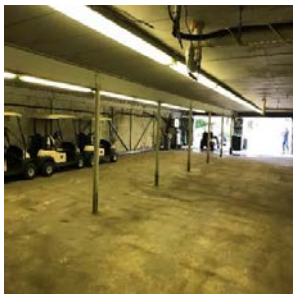
The walls are made of concrete masonry units (CMUs) with a wood and structural steel frame and gypsum drywall interior finish. Steel trusses support a pitched roof with a metal trough and is covered with asphalt shingles. Roof encloses unconditioned space. The thermal barrier is at the roof.

Most of the windows are clear double glazed with low-e glass and have aluminum frames with a thermal break. The glass-to-frame seals are in good condition. The operable window weather seals are in good condition, showing no evidence of excessive wear. Exterior doors have aluminum and glass frames and are in good condition with undamaged door seals.

Maintenance Buildings

Maintenance buildings walls are made of structural steel beams and panels. Flat roofs are supported with steel trusses and a metal deck and finished with an insulated layer and a covering of white membrane.

These buildings have no windows. Exterior doors have aluminum frames and are in good condition with undamaged door seals. Additionally, all four buildings have electrically operated rollup garage doors. Outside air Infiltration at this site is mainly due to open doors.



Carts Storage

New Maintenance Building

Maintenance Building 1

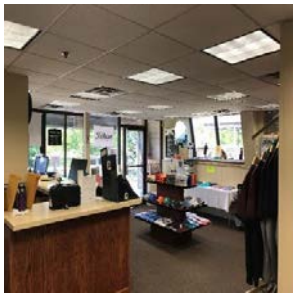
Maintenance Building 3

2.4 Lighting Systems

The primary interior lighting systems at the clubhouse and maintenance buildings 1, 2, and 3 consist of fixtures with 32-Watt linear fluorescent T8 lamps. There are also several 40-Watt T12 fixtures, compact fluorescent (CFL), incandescent, and LED general purpose lamps.

Typically, T8 fluorescent lamps use electronic ballasts and T12 fluorescent lamps use magnetic ballasts. Fixture types include 2-lamp, 3-lamp, and 4-lamp, 4-foot and 8-foot long recessed and surface mounted fixtures, and 2-foot fixtures with U-bend tube lamps. Fixtures at the new maintenance building incorporate 2-lamp, 4-foot long LED linear lamps.

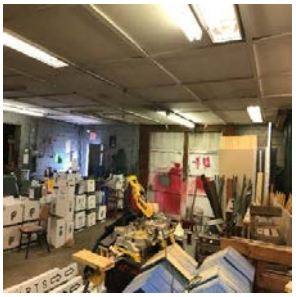
Most fixtures are in good condition. Lighting fixtures in all the buildings are controlled by manual wall switches. All exit signs are LED units with the exception of two fluorescent signs. Interior lighting levels were generally sufficient.



Clubhouse Lighting

New Maintenance Building Lighting

Employee Lounge Lighting



Building 2 Storage Lighting

Exterior fixtures include wall packs, flood lights, and canopy lights with LED lamps ranging in size from 16-Watt to 75-Watt. The pole mounted flood fixtures have 250-Watt high-pressure sodium lamps. Exterior fixtures are photocell controlled.

Fuel Pump Canopy Lighting

Exterior LED Fixtures

Pole Lights

Floodlights

2.5 Air Handling Systems

Electric Heating

Clubhouse office has a 5-kW electric baseboard to provide heating. This baseboard is controlled by a wall mounted thermostat. This system is original to the building and appears to be in fair operating condition.

Packaged Units

Clubhouse and locker rooms are conditioned by two American Standard packaged air-source heat pumps (PHP) with outdoor condensing units, controlled by room thermostats. These vary in cooling capacity between 4 tons and 4.17 tons with heating capacity between 48 MBh to 50 MBh. The units are in good condition. They range in efficiency between 11.47 EER to 12.68 EER. Each unit has a supply fan motor of ½ hp.

Offices in maintenance building 1 are cooled by a 4-ton Goodman split-system air conditioning unit with efficiency of 11 EER.

Refer to Appendix A for detailed information about each unit.

Fuel Based Heating

The main area of maintenance building 1 is heated by two ceiling hung 100 MBh Reznor warm air unit heaters at 80% rated efficiency. Additionally, a 125 MBh capacity Comfortmaker oil-fired furnace is located in warehouse loft.

Maintenance building 2 has an oil-fired furnace with 142 MBh heating capacity located in a storage closet.

Maintenance building 3 has one ceiling hung 160 MBh Reznor warm air unit heater at 80% rated efficiency.

New maintenance building is equipped with four ceiling hung gas-fired unit heaters. These unit heaters vary in capacity between 80 MBh and 185 MBh at 80% rated efficiency.

Air Handling Unit

Outdoor Condensing Unit

Gas Furnace

Unit Heater

2.6 Domestic Hot Water

Hot water for the clubhouse is produced by an 80% efficient, 100-gallon A.O. Smith 250 MBh gas-fired storage water heater located in the kitchen storage. Hot water for maintenance building 1 is produced by a 40-gallon A.O. Smith 4.5 kW electric storage water heater located in the warehouse loft. Hot water for new maintenance building is produced by a 150 MBh tankless gas-fired water heater with an 0.97 energy factor rating. The domestic hot water pipes are insulated, and the insulation is in good condition.

Clubhouse DHW Heater

Building 1 DHW Heater

New Building DHW Heater

DHW Heater Nameplate

2.7 Refrigeration

There is a 600 lb. commercial ice making machine in the basement cart storage area and a 230 lb. ice maker in maintenance building 1. 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.

Maintenance Building 1 Ice Maker

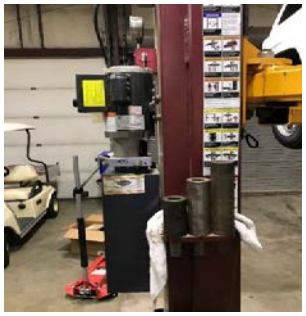
Cart Storage Ice Maker

2.8 Plug Load

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

There are 14 computer workstations throughout the facility. Plug loads throughout the building include general café and office equipment. The maintenance shops include typical workshop loads including bench grinders, drill presses, vehicle lifts, roll-up door motors, and arc welders.

There are several residential-style refrigerators throughout the building that are used to store cold beverages and staff lunches. These vary in condition and efficiency.



Vehicle Lift

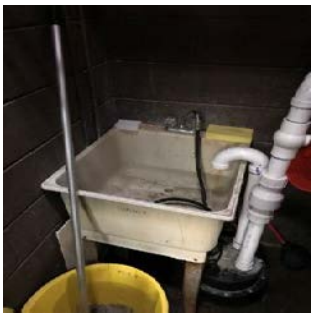
Microwave and Small Fridge

Welding Machines

Drill Press

2.9 Water-Using Systems

There are four restrooms with toilets, urinals, and sinks. Faucet flow rates are at 1.5 gallons per minute (gpm) or higher. Toilets are rated at 1.6 gallons per flush (gpf) and urinals are rated at 1 gpf.



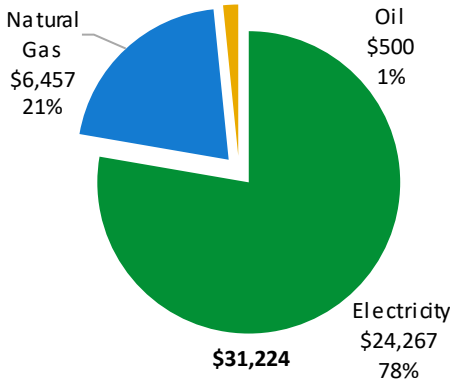
Utility Sink

Restroom Sink and Urinals

3 Energy Use and Costs

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

Utility Summary		
Fuel	**Usage**	**Cost**
Electricity	179,872 kWh	$24,267
Natural Gas	4,306 Therms	$6,457
No. 2 Fuel Oil	153 Gallons	$500
Total		**$31,224**



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.

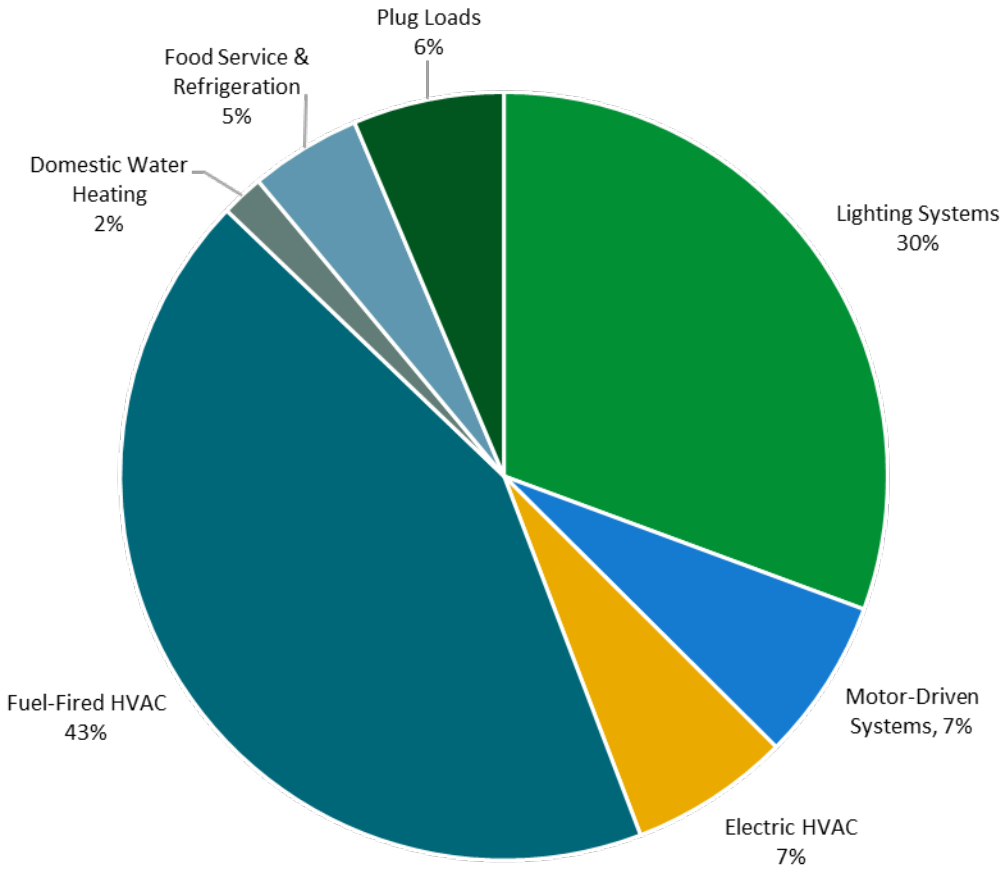
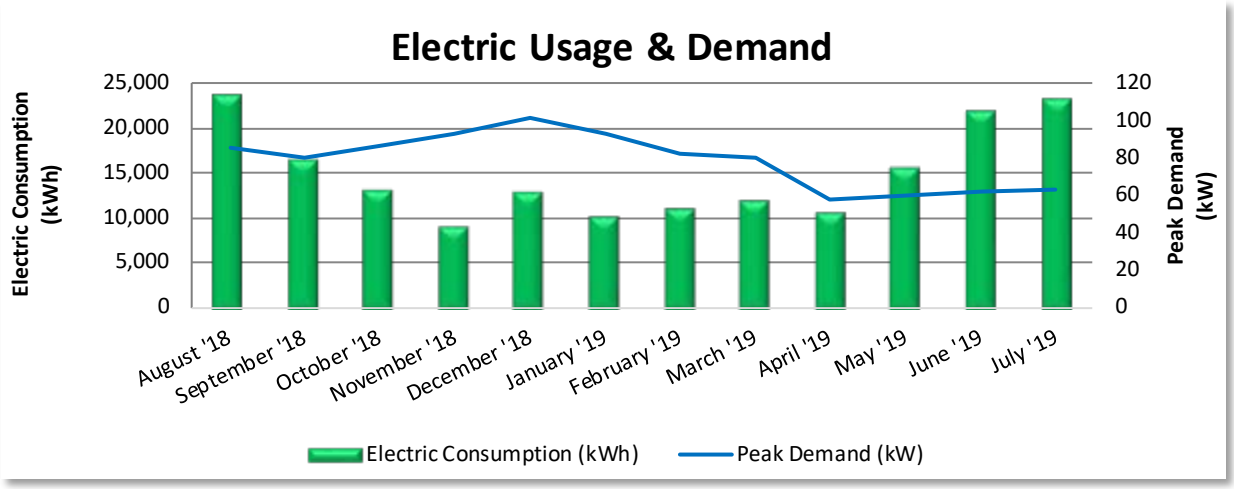


Figure 5 - Energy Balance

3.1 Electricity

JCP&L delivers electricity under rate class General Service Secondary JC_GS3_01D, with electric production provided by South Jersey Energy, a third-party supplier.



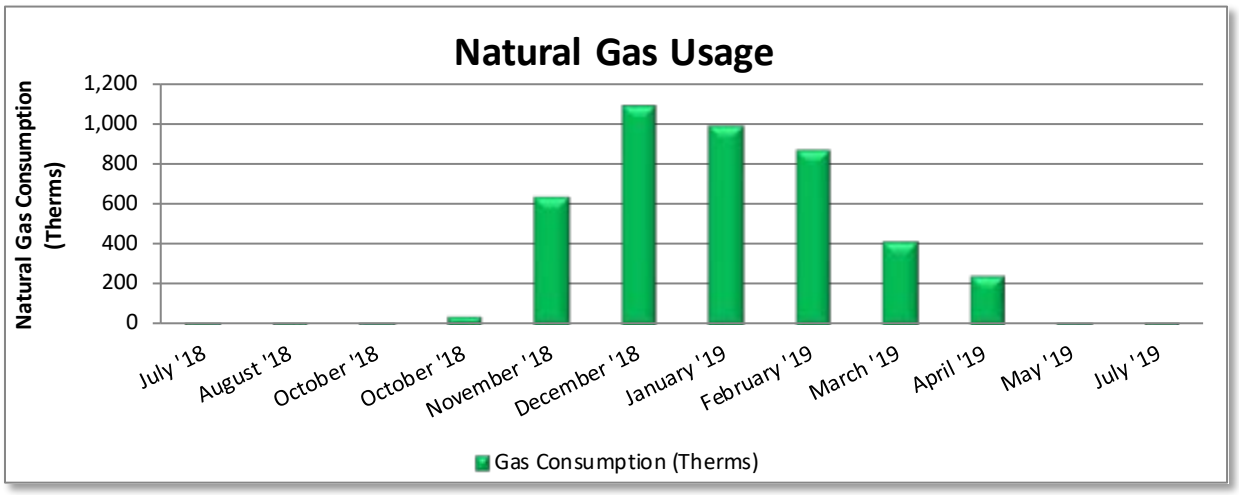
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
9/13/18	31	23,659	85	$41	$2,884
10/12/18	29	16,516	80	$36	$2,188
11/13/18	32	13,056	87	$41	$1,898
12/12/18	29	9,100	93	$42	$1,459
1/15/19	34	12,823	102	$54	$1,805
2/12/19	28	10,240	93	$145	$1,482
3/14/19	30	11,152	82	$88	$1,568
4/12/19	29	12,092	80	$88	$1,675
5/15/19	33	10,609	58	$43	$1,528
6/12/19	28	15,626	60	$21	$2,108
7/12/19	30	21,818	62	$20	$2,759
8/13/19	32	23,181	63	$20	$2,913
Totals	**365**	**179,872**	**102**	**$640**	**$24,267**
Annual	**365**	**179,872**	**102**	**$640**	**$24,267**

Notes:

- All five buildings have their own electric meter to provide electricity.
- Peak demand of 102 kW occurred in December 2018.
- Average demand over the past 12 months was 79 kW.
- The average electric cost over the past 12 months was $0.135/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.

3.2 Natural Gas

NJ Natural Gas delivers natural gas under rate class Monthly 007, 006M.



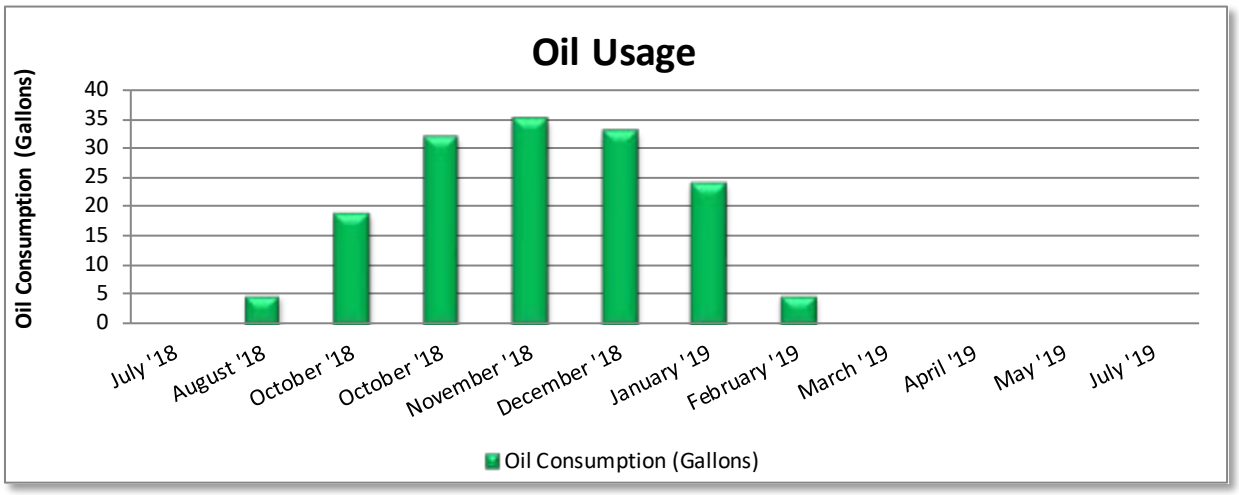
Gas Billing Data			
Period Ending	**Days in Period**	**Natural Gas Usage (Therms)**	**Natural Gas Cost**
8/13/18	25	2	$180
9/14/18	32	2	$190
10/16/18	32	14	$202
11/9/18	24	42	$200
12/13/18	34	636	$822
1/15/19	33	1,086	$1,281
2/12/19	28	988	$1,135
3/14/19	30	861	$988
4/15/19	32	415	$591
5/15/19	30	240	$432
6/14/19	30	13	$202
7/19/19	35	7	$235
Totals	**365**	**4,306**	**$6,457**
Annual	**365**	**4,306**	**$6,457**

Notes:

- New maintenance building, maintenance building 1, 2 and 3 has gas services.
- The average gas cost for the past 12 months is $1.500/therm, which is the blended rate used throughout the analysis.

3.3 No. 2 Fuel Oil

No. 2 fuel oil is delivered to the project site.



No. 2 Fuel Oil Billing Data			
Period Ending	**Days in Period**	**Oil Usage (Gallons)**	**Fuel Cost**
8/13/18	25	0	$0
9/14/18	32	5	$16
10/16/18	32	19	$62
11/9/18	24	32	$105
12/13/18	34	35	$114
1/15/19	33	33	$108
2/12/19	28	24	$78
3/14/19	30	5	$16
4/15/19	32	0	$0
5/15/19	30	0	$0
6/14/19	30	0	$0
7/19/19	35	0	$0
Totals	**365**	**153**	**$500**
Annual	**365**	**153**	**$500**

Notes:

- The average No. 2 fuel oil cost for the past 12 months is $3.270/Gallon, which is the blended rate used throughout the analysis.
- Maintenance building 1 and 2 has oil storage tank and regularly receives oil supply for heating purposes.

3.4 Benchmarking

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

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

Benchmarking Score	**N/A**

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

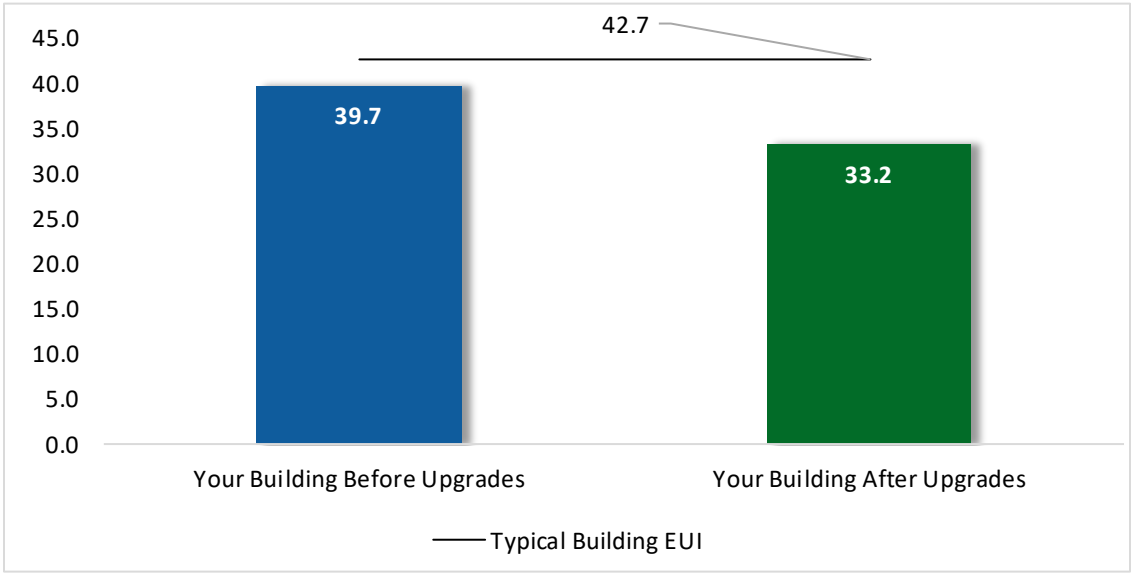


Figure 6 - Energy Use Intensity Comparison[3]

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

[3] Based on all evaluated ECMs

Tracking Your Energy Performance

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

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

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

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

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

4 ENERGY CONSERVATION MEASURES

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

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

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

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

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**38,657**	**4.8**	**-8**	**$5,089**	**$12,147**	**$3,918**	**$8,229**	**1.6**	**37,938**
ECM 1	Install LED Fixtures	Yes	1,927	0.0	0	$260	$2,389	$0	$2,389	9.2	1,941
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	13,322	1.8	-3	$1,751	$3,728	$1,160	$2,568	1.5	13,056
ECM 3	Retrofit Fixtures with LED Lamps	Yes	23,373	3.0	-5	$3,073	$5,885	$2,758	$3,127	1.0	22,907
ECM 4	Install LED Exit Signs	No	35	0.0	0	$5	$145	$0	$145	31.4	34
Lighting Control Measures			**13,098**	**1.6**	**-3**	**$1,722**	**$8,146**	**$1,650**	**$6,496**	**3.8**	**12,838**
ECM 5	Install Occupancy Sensor Lighting Controls	Yes	13,069	1.6	-3	$1,718	$7,946	$1,650	$6,296	3.7	12,808
ECM 6	Install Photocell Controls	No	30	0.0	0	$4	$200	$0	$200	50.0	30
Motor Upgrades			**214**	**0.0**	**0**	**$29**	**$352**	**$0**	**$352**	**12.2**	**216**
ECM 7	Premium Efficiency Motors	Yes	214	0.0	0	$29	$352	$0	$352	12.2	216
Electric Unitary HVAC Measures			**1,162**	**0.4**	**0**	**$157**	**$9,454**	**$767**	**$8,687**	**55.4**	**1,170**
ECM 8	Install High Efficiency Heat Pumps	No	1,162	0.4	0	$157	$9,454	$767	$8,687	55.4	1,170
Domestic Water Heating Upgrade			**556**	**0.0**	**1**	**$83**	**$36**	**$36**	**$0**	**0.0**	**625**
ECM 9	Install Low-Flow DHW Devices	Yes	556	0.0	1	$83	$36	$36	$0	0.0	625
Food Service & Refrigeration Measures			**630**	**0.1**	**0**	**$85**	**$4,124**	**$100**	**$4,024**	**47.4**	**634**
ECM 10	Replace Refrigeration Equipment	No	630	0.1	0	$85	$4,124	$100	$4,024	47.4	634
TOTALS			**54,317**	**6.9**	**-11**	**$7,165**	**$34,259**	**$6,471**	**$27,788**	**3.9**	**53,421**

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

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

Figure 7 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**38,622**	**4.8**	**-8**	**$5,084**	**$12,002**	**$3,918**	**$8,084**	**1.6**	**37,903**
ECM 1	Install LED Fixtures	1,927	0.0	0	$260	$2,389	$0	$2,389	9.2	1,941
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	13,322	1.8	-3	$1,751	$3,728	$1,160	$2,568	1.5	13,056
ECM 3	Retrofit Fixtures with LED Lamps	23,373	3.0	-5	$3,073	$5,885	$2,758	$3,127	1.0	22,907
ECM 4	Install LED Exit Signs	0	0.0	0	$0	$0	$0	$0	0.0	0
Lighting Control Measures		**13,069**	**1.6**	**-3**	**$1,718**	**$7,946**	**$1,650**	**$6,296**	**3.7**	**12,808**
ECM 5	Install Occupancy Sensor Lighting Controls	13,069	1.6	-3	$1,718	$7,946	$1,650	$6,296	3.7	12,808
Motor Upgrades		**214**	**0.0**	**0**	**$29**	**$352**	**$0**	**$352**	**12.2**	**216**
ECM 7	Premium Efficiency Motors	214	0.0	0	$29	$352	$0	$352	12.2	216
Domestic Water Heating Upgrade		**556**	**0.0**	**1**	**$83**	**$36**	**$36**	**$0**	**0.0**	**625**
ECM 9	Install Low-Flow DHW Devices	556	0.0	1	$83	$36	$36	$0	0.0	625
TOTALS		**52,461**	**6.4**	**-11**	**$6,914**	**$20,336**	**$5,604**	**$14,733**	**2.1**	**51,553**

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

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

Figure 8 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**38,657**	**4.8**	**-8**	**$5,089**	**$12,147**	**$3,918**	**$8,229**	**1.6**	**37,938**
ECM 1	Install LED Fixtures	1,927	0.0	0	$260	$2,389	$0	$2,389	9.2	1,941
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	13,322	1.8	-3	$1,751	$3,728	$1,160	$2,568	1.5	13,056
ECM 3	Retrofit Fixtures with LED Lamps	23,373	3.0	-5	$3,073	$5,885	$2,758	$3,127	1.0	22,907
ECM 4	Install LED Exit Signs	35	0.0	0	$5	$145	$0	$145	31.4	34

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

ECM 1: Install LED Fixtures

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

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

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

Affected building areas: exterior pole light fixtures.

ECM 2: Retrofit Fluorescent Fixtures with LED Lamps and Drivers

Retrofit fluorescent fixtures by removing the fluorescent tubes and ballasts and replacing them with LED tubes and LED drivers (if necessary), which are designed to be used in retrofitted fluorescent fixtures.

The measure uses the existing fixture housing but replaces the electric components with more efficient lighting technology which use less power than other lighting technologies but provides equivalent lighting output. Maintenance savings may also be achieved since LED tubes last longer than fluorescent tubes and therefore do not need to be replaced as often.

Affected building areas: all areas with fluorescent fixtures with T12 tubes.

ECM 3: Retrofit Fixtures with LED Lamps

Replace linear fluorescent, CFL, or 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; incandescent lamps and CFLs

ECM 4: Install LED Exit Signs

We evaluated replacing compact fluorescent exit signs with LED exit signs. LED exit signs require virtually no maintenance and have a life expectancy of at least 20 years. This measure saves energy by installing LED fixtures, which use less power than other technologies with an equivalent lighting output. Maintenance savings and improved reliability may also be achieved, as the longer-lasting LED lamps will not need to be replaced as often as the existing lamps. Typically, this measure is cost effective based on energy savings, however, the existing exit signs are very low wattage - which increases the simple payback period.

Affected exit signs: maintenance building three – garage.

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**13,098**	**1.6**	**-3**	**$1,722**	**$8,146**	**$1,650**	**$6,496**	**3.8**	**12,838**
ECM 5	Install Occupancy Sensor Lighting Controls	13,069	1.6	-3	$1,718	$7,946	$1,650	$6,296	3.7	12,808
ECM 6	Install Photocell Controls	30	0.0	0	$4	$200	$0	$200	50.0	30

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 5: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected building areas: clubhouse, offices, copy room, main lobby, locker rooms, garage, employee lounge, and backstage area.

ECM 6: Install Photocell Controls

We evaluated installing photocells to eliminate exterior lighting use during daytime periods.

Photocells or photocell sensors are lighting controls used for dusk to dawn applications to automatically turn the fixtures on or off. Photo controls detect the amount of light outside and once the light level reaches a low point, the fixture will switch on. During the day the photocell will detect higher amounts of light and will turn the fixture off.

Photocells may be fixture mounted or wired externally and connected by line voltage to a single light fixture or to a series of fixtures.

This measure reduces energy use in exterior areas to restrict operation to non-daylight periods. Typically, this measure is cost effective based on energy savings, however, the existing fixture contains a low wattage LED lamp - which increases the simple payback period. The cost basis for this measure is for interrupting the circuit for a wired in-line photocell. You may want to investigate a less costly approach. For instance, for a single fixture, a screw-in photocell receptable would be substantially less expensive.

Affected building areas: clubhouse exterior wall sconce fixture.

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Motor Upgrades		**214**	**0.0**	**0**	**$29**	**$352**	**$0**	**$352**	**12.2**	**216**
ECM 7	Premium Efficiency Motors	214	0.0	0	$29	$352	$0	$352	12.2	216

ECM 7: Premium Efficiency Motors

Replace standard efficiency motors with IHP 2014 efficiency motors. This evaluation assumes that existing motors will be replaced with motors of equivalent size and type. In some cases, additional savings may be possible by downsizing motors to better meet the motor's current load requirements.

Affected motors:

Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Additional Motor Description
Clubhouse Storage	Clubhouse AHU-3	1	Supply Fan	0.5	

Savings are based on the difference between baseline and proposed efficiencies and the assumed annual operating hours. The base case motor energy consumption is estimated using the efficiencies found on nameplates or estimated based on the age of the motor and our best estimates of motor run hours. Efficiencies of proposed motor upgrades are obtained from the current *New Jersey's Clean Energy Program Protocols to Measure Resource Savings*.

4.4 Electric Unitary HVAC

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Electric Unitary HVAC Measures		**1,162**	**0.4**	**0**	**$157**	**$9,454**	**$767**	**$8,687**	**55.4**	**1,170**
ECM 8	Install High Efficiency Heat Pumps	1,162	0.4	0	$157	$9,454	$767	$8,687	55.4	1,170

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

ECM 8: Install High Efficiency Heat Pumps

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

Affected units: clubhouse AHU-3.

4.5 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		**556**	**0.0**	**1**	**$83**	**$36**	**$36**	**$0**	**0.0**	**625**
ECM 9	Install Low-Flow DHW Devices	556	0.0	1	$83	$36	$36	$0	0.0	625

ECM 9: Install Low-Flow DHW Devices

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

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

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

Additional cost savings may result from reduced water usage.

4.6 Food Service & Refrigeration Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Food Service & Refrigeration Measures		**630**	**0.1**	**0**	**$85**	**$4,124**	**$100**	**$4,024**	**47.4**	**634**
ECM 10	Replace Refrigeration Equipment	630	0.1	0	$85	$4,124	$100	$4,024	47.4	634

ECM 10: Replace Refrigeration Equipment

We evaluated replace existing ice makers with new ENERGY STAR® rated equipment. The energy savings associated with this measure come from reduced energy usage, due to more efficient technology, and reduced run times.

5 ENERGY EFFICIENT BEST PRACTICES

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

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.

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.

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.

Furnace Maintenance

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

Label HVAC Equipment

For improved coordination in maintenance practices, we recommend labeling or re-labeling the site HVAC equipment. Maintain continuity in labeling by following labeling conventions as indicated in the facility drawings or EMS building equipment list. Use weatherproof or heatproof labeling or stickers for permanence, but do not cover over original equipment nameplates, which should be kept clean and readable whenever possible. Besides equipment, label piping for service and direction of flow when possible. Ideally, maintain a log of HVAC equipment, including nameplate information, asset tag designation, areas served, installation year, service dates, and other pertinent information.

This investment in your equipment will enhance collaboration and communication between your staff and your contracted service providers and may help you with regulatory compliance.

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.

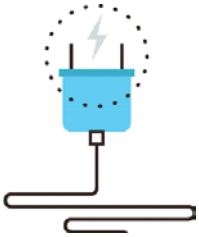
Compressed Air System Maintenance

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.

Computer Monitor Replacement

ENERGY STAR® labeled computer monitors can be up to 25% more efficient than standard monitors. ENERGY STAR® rated monitors have power consumption requirements for different operating modes such as on, idle, and sleep.

Computer Power Management Software

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

Water Conservation

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

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

Water conservation devices that do not reduce hot water consumption will not provide energy savings at the site level, but they may significantly affect your water and sewer usage costs. Any reduction in water use does however ultimately reduce grid-level electricity use since a significant amount of electricity is used to deliver water from reservoirs to end users.

[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.

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.

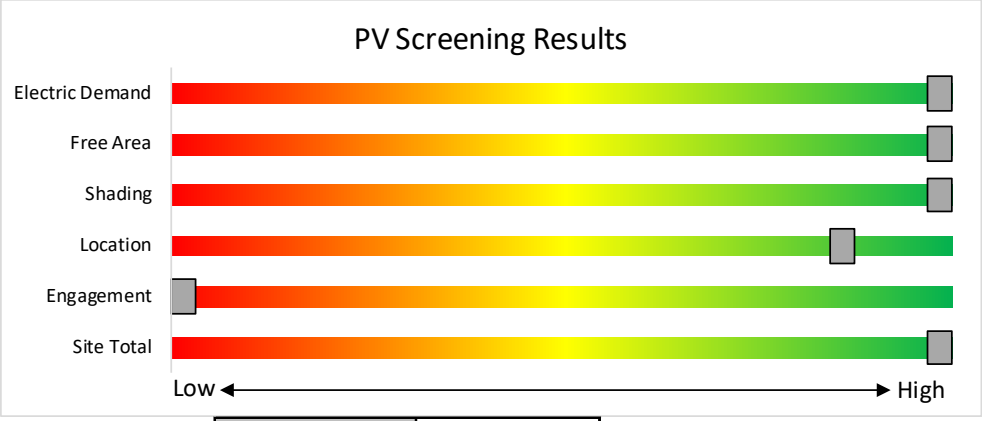
6.1 Solar Photovoltaic

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 (roof), 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	78	kW DC STC
Electric Generation	92,927	kWh/yr
Displaced Cost	$12,540	/yr
Installed Cost	$223,100	

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

6.2 Combined Heat and Power

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

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

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

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

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

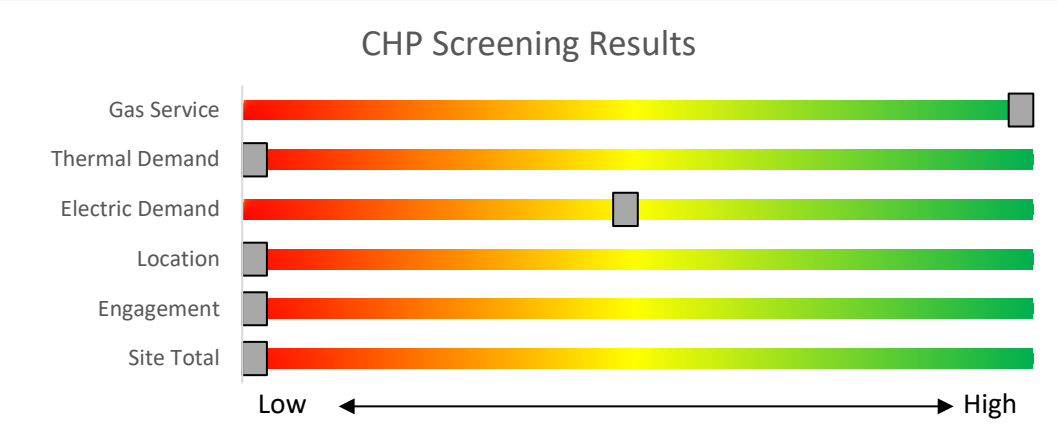


Figure 10 - Combined Heat and Power Screening

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 Clean Energy Programs.

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

7.1 SmartStart

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

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

Equipment with Prescriptive Incentives Currently Available:

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

Incentives

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

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

How to Participate

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

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

7.2 Direct Install

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

Incentives

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

How to Participate

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

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

7.3 Pay for Performance - Existing Buildings

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

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

Based on the site building and utility data provided, the facility does not meet the requirements of the current P4P program.

Incentives

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

How to Participate

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

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

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

7.4 Combined Heat and Power

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

Incentives

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

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

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

How to Participate

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

7.5 Energy Savings Improvement Program

The Energy Savings Improvement Program (ESIP) serves New Jersey's government agencies by financing energy projects. An ESIP is a type of performance contract, whereby school districts, counties, municipalities, housing authorities and other public and state entities enter into 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 description 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 NJ 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 Energy Purchasing and Procurement Strategies

8.1 Retail Electric Supply Options

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

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

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

8.2 Retail Natural Gas Supply Options

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

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

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

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

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

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Clubhouse	18	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	5,803	3, 5	Relamp	Yes	18	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	4,004	0.5	4,098	-1	$539	$1,844	$500	2.5
Clubhouse	2	LED Lamps: BR20 Bulbs	Wall Switch	S	16	5,803	5	None	Yes	2	LED Lamps: BR20 Bulbs	Occupancy Sensor	16	4,004	0.0	58	0	$8	$116	$40	10.0
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	4,004	0.1	859	0	$113	$416	$150	2.4
Copy Room	2	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	4,004	0.1	455	0	$60	$415	$110	5.1
Storage	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,803	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	5,803	0.0	192	0	$25	$37	$20	0.7
Main Lobby	5	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	5,803	3, 5	Relamp	Yes	5	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	4,004	0.3	2,147	0	$282	$635	$200	1.5
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
Women Restroom	3	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	5,803	3, 5	Relamp	Yes	3	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,004	0.1	1,097	0	$144	$434	$160	1.9
Women Restroom Locker	1	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	S	176	5,803	2	Relamp & Reballast	No	1	LED - Linear Tubes: (4) 4' Lamps	Wall Switch	58	5,803	0.1	685	0	$90	$118	$40	0.9
Men Restroom	2	Linear Fluorescent - T12: 4' T12 (40W) - 3L	Wall Switch	S	127	5,803	2, 5	Relamp & Reballast	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,004	0.1	1,126	0	$148	$465	$130	2.3
Men Restroom Locker	13	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,803	3, 5	Relamp	Yes	13	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	4,004	0.4	3,168	-1	$416	$745	$330	1.0
Men Restroom Locker	2	LED - Fixtures: Ceiling Mount	Wall Switch	S	22	5,803	5	None	Yes	2	LED - Fixtures: Ceiling Mount	Occupancy Sensor	22	4,004	0.0	79	0	$10	$270	$70	19.2
Exterior	2	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell		16	4,380		None	No	2	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell	16	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	1	LED - Fixtures: Cove Mount	Photocell		45	4,380		None	No	1	LED - Fixtures: Cove Mount	Photocell	45	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	1	LED - Fixtures: Wall Sconces	Wall Switch		65	4,836	6	None	Yes	1	LED - Fixtures: Wall Sconces	Photocell	65	4,380	0.0	30	0	$4	$200	$0	50.0
Cart Storage	14	Linear Fluorescent - T12: 8' T12 (75W) - 2L	Wall Switch	S	158	4,836	2, 5	Relamp & Reballast	Yes	14	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	3,337	1.1	7,334	-2	$964	$2,342	$700	1.7
Building 3																					
Garage	28	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	4,836	3, 5	Relamp	Yes	28	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,337	0.8	5,686	-1	$747	$1,562	$700	1.2
Garage	2	Exit Signs: Fluorescent	None		8	8,760	4	Fixture Replacement	No	2	LED Exit Signs: 2 W Lamp	None	6	8,760	0.0	35	0	$5	$145	$0	31.4
Garage	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	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		22	4,380		None	No	3	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	22	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		45	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	45	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		55	4,380		None	No	2	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	55	4,380	0.0	0	0	$0	$0	$0	0.0
New Building								None	No	0	0	0	0	0	0.0	0	0	$0	$0	$0	0.0
Garage	30	LED - Linear Tubes: (4) 2' Lamps	Wall Switch	S	34	6,770	5	None	Yes	30	LED - Linear Tubes: (4) 2' Lamps	Occupancy Sensor	34	4,672	0.2	2,141	0	$281	$270	$70	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Garage	4	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	4	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	$0	$0	$0	0.0
Exterior	10	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		45	4,380		None	No	10	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	45	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	2	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell		55	4,380		None	No	2	LED - Fixtures: Architectural Flood/Spot Luminaire	Photocell	55	4,380	0.0	0	0	$0	$0	$0	0.0
Building 1																					
Garage	28	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	5,803	5	None	Yes	28	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,004	0.1	856	0	$113	$270	$70	1.8
Garage	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
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	4,004	0.1	859	0	$113	$416	$150	2.4
Upstairs Loft	2	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	S	72	5,803	5	None	Yes	2	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	4,004	0.0	259	0	$34	$270	$70	5.9
Upstairs Loft	1	Linear Fluorescent - T12: 8' T12 (75W) - 2L	Wall Switch	S	158	5,803	2, 5	Relamp & Reballast	Yes	1	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	4,004	0.1	629	0	$83	$399	$110	3.5
Employee Lounge	6	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	S	114	5,803	3, 5	Relamp	Yes	6	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	4,004	0.3	2,576	-1	$339	$708	$310	1.2
Employee Lounge	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
Men Restroom	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	4,004	0.0	247	0	$32	$335	$24	9.6
Women Restroom	1	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	5,803	3	Relamp	No	1	LED - Linear Tubes: (2) U-Lamp	Wall Switch	33	5,803	0.0	168	0	$22	$72	$20	2.4
Maintenance Office	4	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	5,803	3, 5	Relamp	Yes	4	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,004	0.2	1,462	0	$192	$489	$190	1.6
Maintenance Office	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
Office 1	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,004	0.1	731	0	$96	$380	$130	2.6
Office 2	2	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	S	93	5,803	3, 5	Relamp	Yes	2	LED - Linear Tubes: (3) 4' Lamps	Occupancy Sensor	44	4,004	0.1	731	0	$96	$380	$130	2.6
Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		75	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	75	4,380	0.0	0	0	$0	$0	$0	0.0
Exterior	4	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		50	4,380		None	No	4	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	50	4,380	0.0	0	0	$0	$0	$0	0.0
Building 2																					
Storage	11	Linear Fluorescent - T12: 8' T12 (75W) - 2L	Wall Switch	S	158	5,320	2, 5	Relamp & Reballast	Yes	11	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	3,671	0.8	6,338	-1	$833	$1,686	$440	1.5
Storage Work Area	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,320	3, 5	Relamp	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,671	0.0	223	0	$29	$307	$20	9.8
Storage Work Area	1	Linear Fluorescent - T12: 4' T12 (40W) - 2L	Wall Switch	S	88	5,320	2, 5	Relamp & Reballast	Yes	1	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,671	0.0	362	0	$48	$339	$20	6.7
Storage	1	Linear Fluorescent - T8: 8' T8 (59W) - 2L	Wall Switch	S	110	5,320	3	Relamp	No	1	LED - Linear Tubes: (2) 8' Lamps	Wall Switch	72	5,320	0.0	202	0	$27	$89	$40	1.8
Furnace Room	1	Compact Fluorescent: (1) 26W Plug-In Lamp	Wall Switch	S	26	5,320	3	Relamp	No	1	LED Lamps: Bulb - 1L	Wall Switch	18	5,320	0.0	41	0	$5	$17	$2	2.8

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Storage	1	Incandescent: Bulb - 1L	Wall Switch	S	65	5,320	3	Relamp	No	1	LED Lamps: Bulb - 1L	Wall Switch	10	5,320	0.0	294	0	$39	$17	$2	0.4
Storage	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
Storage	2	Linear Fluorescent - T8: 8' T8 (59W) - 2L	Wall Switch	S	110	5,320	3, 5	Relamp	Yes	2	LED - Linear Tubes: (2) 8' Lamps	Occupancy Sensor	72	3,671	0.1	642	0	$84	$447	$80	4.4
Back Stage	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	5,320	3, 5	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	3,671	0.4	3,127	-1	$411	$1,051	$420	1.5
Back Stage	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
Back Stage	3	Linear Fluorescent - T8: 4' T8 (32W) - 4L	None		114	5,320	3	Relamp	No	3	LED - Linear Tubes: (4) 4' Lamps	None	58	5,320	0.1	894	0	$117	$219	$120	0.8
Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell		45	4,380		None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Photocell	45	4,380	0.0	0	0	$0	$0	$0	0.0
Pole Lights	2	High-Pressure Sodium: (1) 250W Lamp	Photocell		295	4,380	1	Fixture Replacement	No	2	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell	75	4,380	0.0	1,927	0	$260	$2,389	$0	9.2
Pole Lights	1	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell		65	4,380		None	No	1	LED - Fixtures: Large Pole/Arm-Mounted Area/Roadway Fixture	Photocell	65	4,380	0.0	0	0	$0	$0	$0	0.0
Fuel Pump	8	LED - Fixtures: Fuel Pump Canopy	Photocell		55	4,380		None	No	8	LED - Fixtures: Fuel Pump Canopy	Photocell	55	4,380	0.0	0	0	$0	$0	$0	0.0

Motor Inventory & Recommendations

		Existing Conditions							Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Clubhouse Attic/Outside	Clubhouse Locker Room	1	Supply Fan	0.5	69.5%	No	W	5,110		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Clubhouse Storage	Clubhouse AHU-3	1	Supply Fan	0.5	70.0%	No	B	5,110	7	Yes	78.2%	No		0.0	214	0	$29	$352	$0	12.2
Basement Cart Storage	Cart Storage	1	Exhaust Fan	0.1	69.5%	No	B	5,110		No	69.5%	No		0.0	0	0	$0	$0	$0	0.0
Building 1 Warehouse	Rolling Doors	2	Other	0.5	70.0%	No	W	520		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Building 1 Warehouse	Vehicle Lift	2	Other	4.0	86.5%	No	W	520		No	86.5%	No		0.0	0	0	$0	$0	$0	0.0
Building 1	Warehosue Loft	1	Supply Fan	0.2	62.5%	No	W	5,110		No	62.5%	No		0.0	0	0	$0	$0	$0	0.0
Building 1	Warehosue Loft	1	Ventilation Fan	0.2	62.5%	No	W	2,745		No	62.5%	No		0.0	0	0	$0	$0	$0	0.0
Building 3 Warehouse	Rolling Doors	2	Other	0.5	70.0%	No	W	2,745		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
Building 3 Warehouse	Air Compressor	1	Air Compressor	3.2	77.0%	No	W	2,190		No	77.0%	No		0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Rolling Doors	2	Other	0.5	70.0%	No	W	520		No	70.0%	No		0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Air Compressor	1	Air Compressor	2.0	77.0%	No	W	2,190		No	77.0%	No		0.0	0	0	$0	$0	$0	0.0
Building 1	Outdoor Condensing Unit	1	Supply Fan	0.3	77.0%	No	W	5,110		No	77.0%	No		0.0	0	0	$0	$0	$0	0.0

Electric HVAC Inventory & Recommendations

		Existing Conditions					Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Clubhouse Storage	Clubhouse AHU-3	1	Packaged Air-Source HP	4.17	50.00	B	8	Yes	1	Packaged Air-Source HP	4.17	50.00	14.00	3.80	0.4	1,162	0	$157	$9,454	$767	55.4
Clubhouse Office	Office Baseboard	1	Electric Resistance Heat		17.06	W		No							0.0	0	0	$0	$0	$0	0.0
Clubhouse Attic/Outside	Clubhouse Locker Room	1	Packaged Air-Source HP	4.00	48.00	W		No							0.0	0	0	$0	$0	$0	0.0
Building 1	Outdoor Condensing Unit	1	Split-System AC	4.00		W		No							0.0	0	0	$0	$0	$0	0.0

Fuel Heating Inventory & Recommendations

		Existing Conditions				Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Building 1	Warehouse	2	Warm Air Unit Heater	100	W		No						0.0	0	0	$0	$0	$0	0.0
Building 1	Warehouse Loft	1	Furnace	125	W		No						0.0	0	0	$0	$0	$0	0.0
Building 2	Storage	1	Furnace	142	W		No						0.0	0	0	$0	$0	$0	0.0
Building 3	Warehouse	1	Warm Air Unit Heater	160	W		No						0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Warehouse	1	Warm Air Unit Heater	185	W		No						0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Warehouse	1	Warm Air Unit Heater	100	W		No						0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Warehouse	2	Warm Air Unit Heater	80	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	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Storage	Clubhouse	1	Storage Tank Water Heater (> 50 Gal)	W		No						0.0	0	0	$0	$0	$0	0.0
Building 1	Warehouse Loft	1	Storage Tank Water Heater (≤ 50 Gal)	W		No						0.0	0	0	$0	$0	$0	0.0
New Maintenance Building	Warehouse	1	Tankless Water Heater	W		No						0.0	0	0	$0	$0	$0	0.0

Low-Flow Device Recommendations

	Recommedation Inputs					Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Clubhouse Restrooms	9	1	Faucet Aerator (Lavatory)	1.50	0.50	0.0	0	1	$8	$7	$7	0.0
Maintenance Buildings Restrooms	9	4	Faucet Aerator (Lavatory)	2.20	0.50	0.0	556	0	$75	$29	$29	0.0

Commercial Ice Maker Inventory & Recommendations

	Existing Conditions			Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Ice Maker Type	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Basement Cart Storage	1	Remote Condensing Unit (<1,000 lbs/day), Continuous	Yes		No	0.0	0	0	$0	$0	$0	0.0
Building 1	1	Ice Making Head (<450 lbs/day), Continuous	No	10	Yes	0.1	630	0	$85	$4,124	$100	47.4

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Club House and Building 1 Offices	14	Computers	145	Yes
Club House and Building 1 Offices	3	Small Printer	20	Yes
Club House and Building 1 Offices	2	Copy Machine	200	Yes
Building 1 Offices	2	Paper Shredder	200	Yes
Building 1 Offices	4	Microwave	900	Yes
Building 1 Offices	3	Small Refrigerator	40	Yes
Building 1 Offices	2	Large Refrigerator	200	No
Building 1 Offices	1	Coffee Machine	400	Yes
Club House	1	LED Tv - 50"	100	Yes
Club House and Building 1 Offices	2	Water Cooler	500	No
Building 1 Warehouse	1	Portable Fan	996	Yes
Building 1 Warehouse	1	8" Bench Grinder	560	Yes
Building 1 Warehouse	1	Automatic Rotary Grinder	1,752	Yes
Building 1 Warehouse	1	20" Drill Press	1,119	Yes
Building 1 Warehouse	1	Abrasive Blast System	1,119	Yes
Building 1 Warehouse	1	Bench Lathe Machine	1,119	Yes
Building 1 Warehouse	1	Automatic Rotary Grinder	2,400	Yes
Building 1 Warehouse	1	Wire Welder	5,600	Yes
Building 1 Warehouse	1	Arc Welder	9,875	Yes
Building 1 Warehouse	1	Rim Clamp Tire Changer	746	Yes
Building 1 Warehouse	1	Wheel Balancer	1,150	Yes
Building 3 Warehouse	1	High Pressure Washer	148	Yes

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]

Bey Lea Golf Course

Primary Property Type: Other - Services
Gross Floor Area (ft²): 26,850
Built: 1968

For Year Ending: June 30, 2019
Date Generated: August 11, 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
Bey Lea Golf Course 1536 N. Bay Avenue Toms River, New Jersey 08753	Township of Toms River 33 Washington Street Toms River, NJ 08753 (742) 341-1000	Donald Guardian 33 Washington Street Toms River, NJ 08753 (742) 341-1000 dguardian@tomsrivertownship.com

Property ID: 10864938

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
55.6 kBtu/ft²

Source EUI
126.1 kBtu/ft²

Annual Energy by Fuel	
Fuel Oil (No. 2) (kBtu)	21,100 (1%)
Natural Gas (kBtu)	430,408 (29%)
Electric - Grid (kBtu)	1,040,279 (70%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	42.7
National Median Source EUI (kBtu/ft²)	96.9
% Diff from National Median Source EUI	30%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	130

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.