



Local Government Energy Audit Report

Bug Lab

June 28, 2023

Prepared for:

State of New Jersey

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Disclaimer

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

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

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

Incentive values provided in this report are estimated based on previously run state efficiency programs. Incentive levels are not guaranteed. The NJBPU reserves the right to extend, modify, or terminate programs without prior notice. Please review all available utility program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

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

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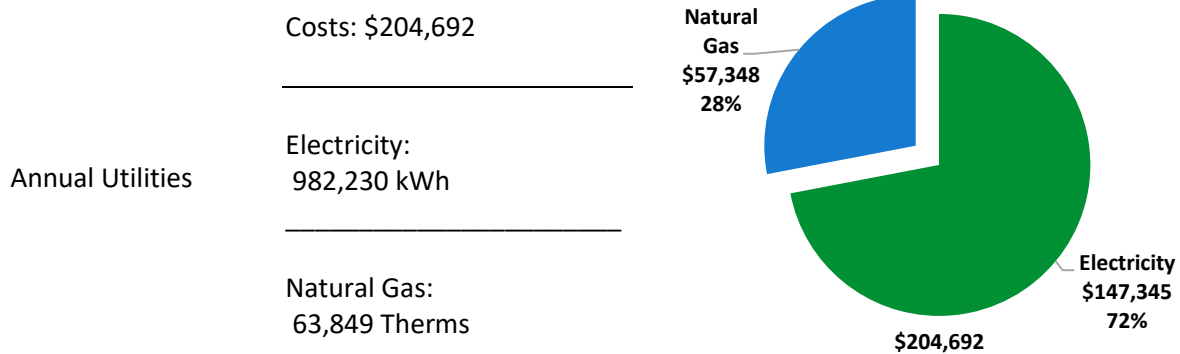
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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPB) has sponsored this Local Government Energy Audit (LGEA) report for Bug Lab. 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



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.

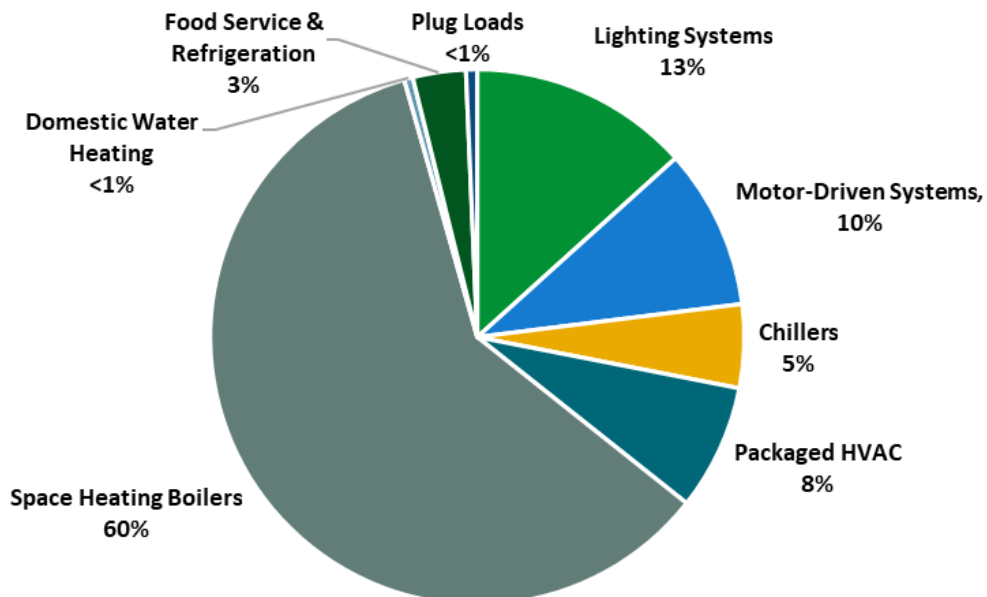


Figure 1 - Energy Use by System

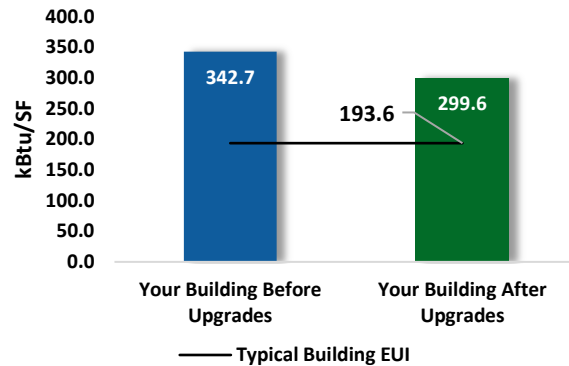
POTENTIAL IMPROVEMENTS



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.

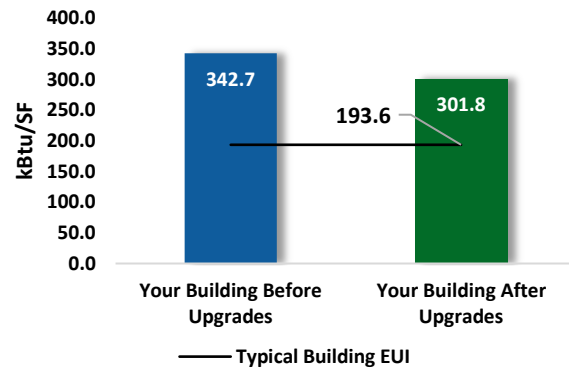
Scenario 1: Full Package (All Evaluated Measures)

Installation Cost	\$178,811
Potential Rebates & Incentives ¹	\$14,762
Annual Cost Savings	\$54,582
Annual Energy Savings	Electricity: 365,273 kWh Natural Gas: -236 Therms
Greenhouse Gas Emission Savings	183 Tons
Simple Payback	3.0 Years
Site Energy Savings (All Utilities)	13%



Scenario 2: Cost Effective Package²

Installation Cost	\$138,798
Potential Rebates & Incentives	\$13,362
Annual Cost Savings	\$52,905
Annual Energy Savings	Electricity: 355,905 kWh Natural Gas: -540 Therms
Greenhouse Gas Emission Savings	176 Tons
Simple Payback	2.4 Years
Site Energy Savings (all utilities)	12%



On-site Generation Potential

Photovoltaic	High
Combined Heat and Power	None

¹ Incentives are based on previously run state rebate programs. Contact your utility provider for current program incentives that may apply.

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			276,149	42.1	-56	\$40,924	\$61,800	\$3,911	\$57,889	1.4	271,541
ECM 1	Install LED Fixtures	Yes	224,902	30.8	-45	\$33,332	\$43,013	\$650	\$42,363	1.3	221,192
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	1,988	0.4	0	\$294	\$598	\$80	\$518	1.8	1,952
ECM 3	Retrofit Fixtures with LED Lamps	Yes	49,259	10.9	-10	\$7,297	\$18,189	\$3,181	\$15,008	2.1	48,397
Lighting Control Measures			15,317	3.3	-3	\$2,268	\$23,605	\$5,000	\$18,605	8.2	15,042
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	13,180	2.8	-3	\$1,952	\$19,195	\$2,060	\$17,135	8.8	12,944
ECM 5	Install High/Low Lighting Controls	Yes	2,136	0.4	0	\$316	\$4,410	\$2,940	\$1,470	4.6	2,098
Motor Upgrades			645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650
ECM 6	Premium Efficiency Motors	No	645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650
Variable Frequency Drive (VFD) Measures			60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
ECM 7	Install VFDs on Constant Volume (CV) Fans	Yes	60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
Gas Heating (HVAC/Process) Replacement			0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555
ECM 8	Install High Efficiency Unit Heaters	No	0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555
HVAC System Improvements			0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
ECM 9	Install Pipe Insulation	Yes	0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
Domestic Water Heating Upgrade			0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
ECM 10	Install Low-Flow DHW Devices	Yes	0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
Food Service & Refrigeration Measures			12,649	1.1	0	\$1,897	\$33,319	\$2,000	\$31,319	16.5	12,737
ECM 11	Refrigerator/Freezer Case Electrically Commutated Motors	Yes	3,927	0.5	0	\$589	\$5,605	\$600	\$5,005	8.5	3,954
ECM 12	Refrigeration Controls	No	5,049	0.2	0	\$757	\$12,373	\$450	\$11,923	15.7	5,084
ECM 13	Replace Refrigeration Equipment	No	3,673	0.4	0	\$551	\$15,341	\$950	\$14,391	26.1	3,699
TOTALS (COST EFFECTIVE MEASURES)			355,905	59.5	-54	\$52,905	\$138,798	\$13,362	\$125,436	2.4	352,071
TOTALS (ALL MEASURES)			365,273	60.2	-24	\$54,582	\$178,811	\$14,762	\$164,049	3.0	365,059

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

** - 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

Utility-run energy efficiency programs and 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.

Options from Your Utility Company

Prescriptive and Custom Rebates

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 Prescriptive and Custom Rebates 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 may be required for some incentives. Contact your utility company for more details prior to project installation.

Direct Install

The Direct Install program provides turnkey installation of multiple measures through an authorized contractor. This program can provide incentives up to 70% or 80% of the cost of selected measures. A Direct Install contractor will assess and verify individual measure eligibility and perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

Engineered Solutions

The Engineered Solutions program provides tailored energy-efficiency assistance and turnkey engineering services to municipalities, universities, schools, hospitals, and healthcare facilities (MUSH), non-profit entities, and multifamily buildings. The program provides all professional services from audit, design, construction administration, to commissioning and measurement and verification for custom whole-building energy-efficiency projects. Engineered Solutions 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.

For more details on these programs please contact your utility provider.

Options from New Jersey's Clean Energy Program

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 and Power (CHP)

The CHP program provides incentives for combined heat and power (i.e., 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.

Successor Solar Incentive Program (SuSI)

New Jersey is committed to supporting solar energy. Solar projects help the state reach the renewable goals outlined in the state's Energy Master Plan. The SuSI program is used to register and certify solar projects in New Jersey. Rebates are not available, but certified solar projects are able to earn one SREC II (Solar Renewable Energy Certificates II) for each megawatt-hour of solar electricity produced from a qualifying solar facility.

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.

Large Energy User Program (LEUP)

LEUP is designed to promote self-investment in energy efficiency. It incentivizes owners/users of buildings to upgrade or install energy conserving measures in existing buildings to help offset the capital costs associated with the project. The efficiency upgrades are customized to meet the requirements of the customers' existing facilities, while advancing the State's energy efficiency, conservation, and greenhouse gas reduction goals.

For more details on these programs please visit [New Jersey's Clean Energy Program website](#) .



2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBPUB) has sponsored this Local Government Energy Audit (LGEA) report for Bug Lab. 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.

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 March 9, 2023, TRC performed an energy audit at the Phillip Alampi Laboratory (Bug Lab) located in Ewing, New Jersey. TRC met with Joe Blusnavage and Anthony Faraca to review the facility operations and help focus our investigation on specific energy-using systems.

Bug Lab is comprised of four separate buildings built in 1984, with building areas provided in the table below. The buildings share utility meters for gas and electricity. Spaces include offices, conference rooms, greenhouses, laboratories, lounges, corridors, stairwells, restrooms, storage rooms, electrical and mechanical space.

Lighting for the facility is provided mainly by linear fluorescent T8 fixtures in the main building, metal halide fixtures in the equipment storage garage, and high-pressure sodium fixtures in the greenhouse buildings. Two chillers and four boilers provide cooling and heating to the main building, while gas-fired heaters are used in the equipment storage garage and greenhouse #1. Hot water from the main building is used by greenhouse #2 for heating. The facility has one diesel generator to provide emergency backup electricity to the main building.

Building Name	Size of Building (Square Feet)
Main Building	21,000
Equipment Storage Garage	3,198
Greenhouse #1	3,115
Greenhouse #2	1,100

2.2 Building Occupancy

The facility is occupied year-round on weekdays with a typical occupancy of 13 staff. The facility has limited use on the weekends and closes at 5:00 PM on weekdays.

Building Name	Weekday/Weekend	Operating Schedule
Bug Lab	Weekday	7:00 AM - 5:00 PM
	Weekend	Limited Use

Figure 3 - Building Occupancy Schedule

2.3 Building Envelope

The main building walls are concrete block over structural steel with a cementitious or glazed tile facade. The equipment storage garage is a steel framed structure with steel siding and roofing and insulated with FSK vinyl clad rolled fiberglass insulation. The greenhouse walls are acrylic panels with steel frames.

The main building roof is flat, covered with a gray membrane, and in good condition. The greenhouses each have a pitched acrylic roof, with greenhouse #1 in poor condition and greenhouse #2 recently repaneled and in good condition.

The main building windows are double glazed and have aluminum frames with thermal breaks. The glass-to-frame seals are in good condition. The operable window weather seals are in good condition, showing little evidence of excessive wear. Exterior doors have metal frames and are in fair condition with some doors having worn door seals. Degraded window and door seals increase drafts and outside air infiltration. Overall, the building envelopes appear in good condition.



Bug Lab - Main Building



Bug Lab - Equipment Storage Garage



Bug Lab - Greenhouse #1



Bug Lab - Greenhouse #2

2.4 Lighting Systems

The primary interior lighting system for the main building uses 32-Watt fluorescent T8 lamps. Fixture types include 1-lamp and 2-lamp, 2-foot and 4-foot long recessed, surface mounted, and pendant fixtures with linear and U-bend tube lamps.

Additionally, incandescent, metal halide (MH), high-pressure sodium (HPS), fluorescent T5HO, fluorescent T12, and LED lamps are also used in some spaces. Typically, incandescent lamps at this facility require 60-Watts to 100-Watts, MH & HPS lamps draw 400-Watts, fluorescent T5HO lamps use 54-Watts, and fluorescent T12 lamps use 40-Watts. Typically, T8 fluorescent lamps use electronic ballasts and T12 fluorescent lamps use inefficient magnetic ballasts. Garage high-bay fixtures use a mix of manually controlled LED and MH lamps. Greenhouse fixtures use timeclock controlled HPS lamps. Exit signs use LED sources.

Interior light fixtures are primarily controlled by manual wall switches, with the greenhouse fixtures using timeclocks. All light fixtures are in good condition. Interior lighting levels were generally sufficient. Exterior fixtures use incandescent, HPS, and LED lamps. Exterior fixtures use a mix of timeclocks and manual controls.



Fluorescent T8 Fixtures



HPS Lamp



MH Lamp



Exterior LED Fixture



HPS Fixture

2.5 Air Handling Systems

Unitary Electric HVAC Equipment

Areas of the main building are cooled using three portable air conditioning (AC) units and six split systems. The portable AC units each have a 1.1-ton cooling capacity, while the split systems each have a 4-ton cooling capacity. The units have efficiency ratings of 10 EER. The units are in good condition.



Split Systems

Unitary Heating Equipment

Greenhouse #1 is heated using four Modine gas-fired unit heaters, each with a heating capacity of 80.9 MBh. The restrooms within the main building are heated using two, 1.5 kW electric resistance heaters. Equipment is thermostatically controlled. The units are in fair condition, and the unit heaters have been recommended for replacement.



Unit Heaters

Infrared Heating

The equipment storage garage is heated using two gas-fired infrared heaters, each with a heating capacity of 64 MBh. The units are thermostatically controlled and in fair condition.



Infrared Heater

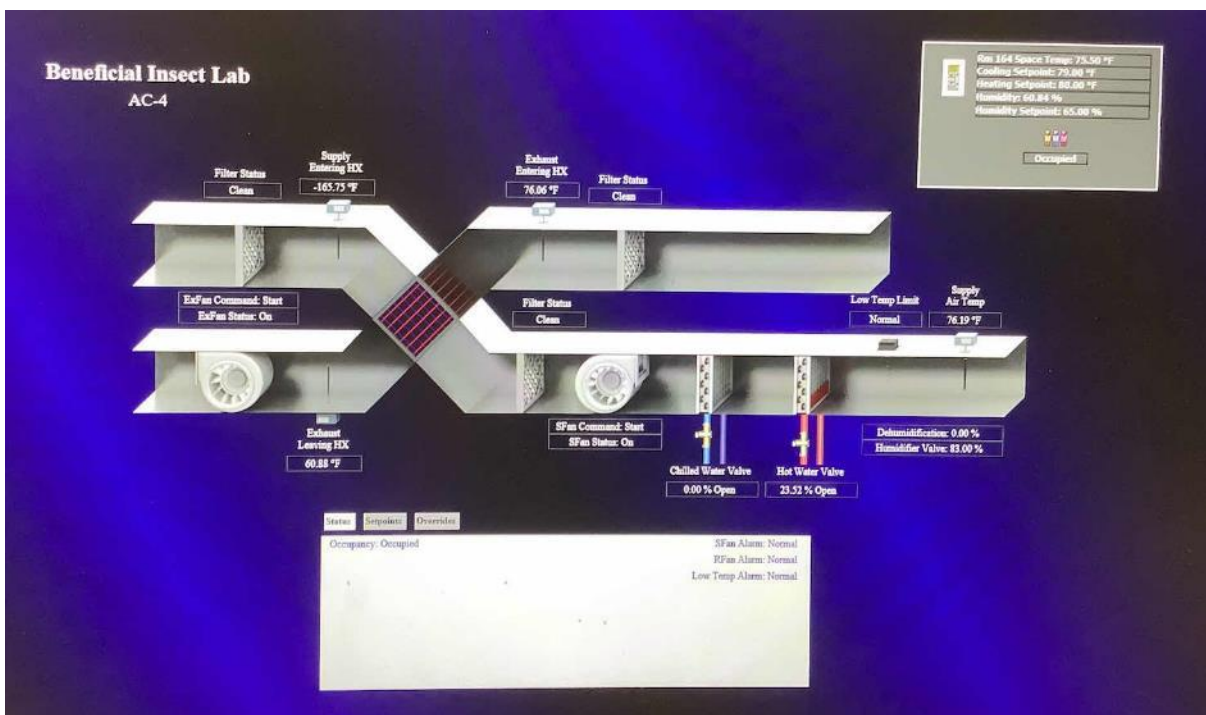
Air Handling Units (AHUs)

The main building is served by a total of four air handling units (AHUs). The units provide heating and cooling to spaces as noted below. All of the units are equipped with chilled water-cooled coils, with three of the units using either hot water or steam heating coils. AC-4 is equipped with an air-to-air heat exchanger. Fans are driven by constant speed motors. The units are controlled and monitored by the onsite BAS and in fair condition. Refer to Appendix A for detailed information about each unit.

Unit	Area Served	Heating System	Cooling System	Supply Fan (hp)	Return Fan (hp)
AC-1	Office Area	N/A	Chilled Water	5	3
AC-2	Quarantine Area	Hot Water	Chilled Water	3/4	1/3
AC-3	Rearing Rooms	Steam	Chilled Water	25	10
AC-4	Large Quarantine Area	Hot Water	Chilled Water	1	1/2



Air Handling Unit



Air Handling Unit EMS Diagram View

2.6 Heating Hot Water & Steam Systems

The hot water heating system consists of two Lochinvar gas-fired condensing boilers, each with an output capacity of 941 MBh and nominal efficiency of 94.1%. The burners are fully modulating. The boilers are manually controlled and configured in a lead-lag control scheme. Both boilers are required under high load conditions. Installed in 2010, the boilers are in good condition. There is a service contract in place.

The steam heating system consists of two Weil McLain gas-fired steam boilers, each with an output capacity of 1,126 MBh. The burners are fully modulating with a nominal efficiency of 80%. The boilers are configured in a lead-lag control scheme. Both boilers are required under high load conditions. Installed in 2010, the boilers are in good condition. There is a service contract in place.

The hot water boilers are configured in a constant flow primary distribution with two, 1.5 constant speed hot water pump connected to each boiler (BP-1 through BP-4), two, 2 hp VFD controlled hot water pumps (HWP-1 to HWP-2), and four fractional hp constant speed hot water pumps operating with a lead-lag control scheme. There are two fractional hp boiler feed water pumps and one fractional hp condensate pump. The boilers provide hot water and steam to the air handling units and radiators within the main building and provide hot water to unit heaters within greenhouse #2.



Hot Water Boilers



Steam Boilers



Heating Hot Water Pumps and VFDs

2.7 Chilled Water Systems

The chiller plant consists of two, 100-ton Trane variable speed, water-cooled screw chillers serving the main building. The chillers are configured in a primary distribution loop with two, 7.5 hp VFD controlled chilled water pumps (CHWP-3 and CHWP-4) operating with a lead-lag control scheme.

The condenser water system consists of two, two-cell cooling towers (CT-1 and CT-2). Each cooling tower is equipped with two, 3 hp VFD controlled fans, with one fan per cell. Condenser water is supplied to the chillers by two, 5 hp constant speed pumps (CWP-5 and CWP-6).

The chillers supply chilled water to the air handling units throughout the main building. The chilled water temperatures and chiller operating schedules are controlled by the onsite BAS. Installed in 2019, the chillers are in good condition.



Water-cooled Chiller



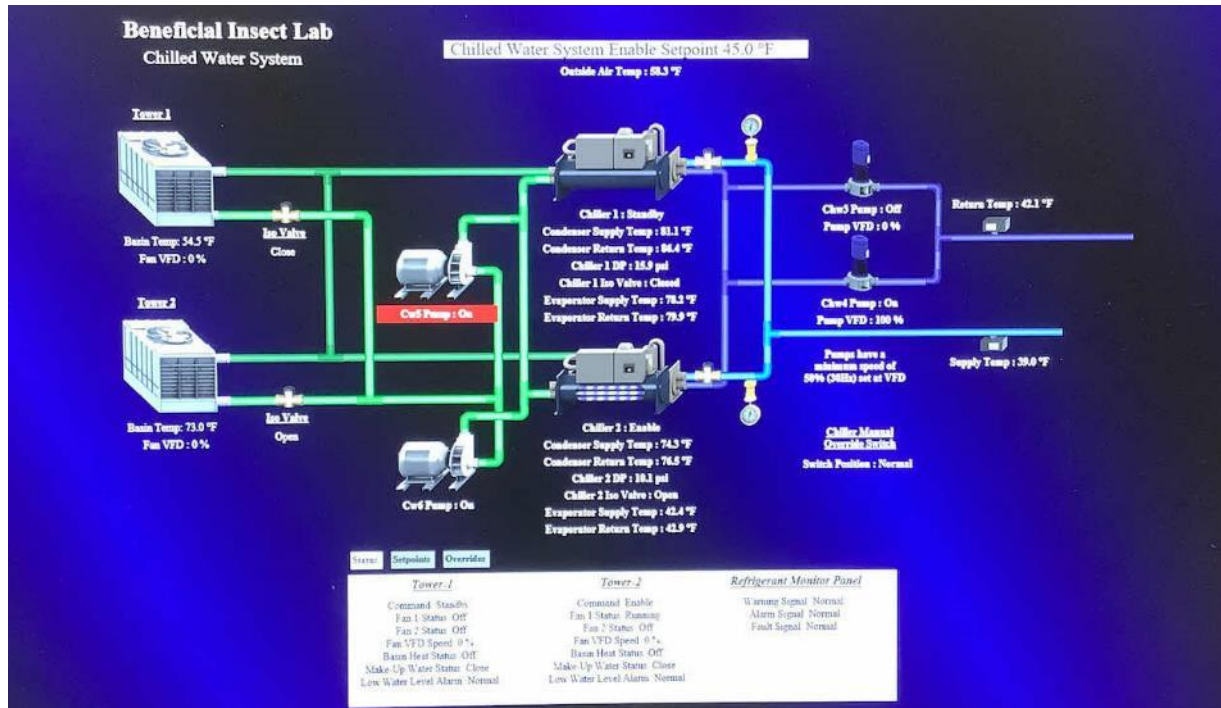
Chilled Water Pumps



VFD



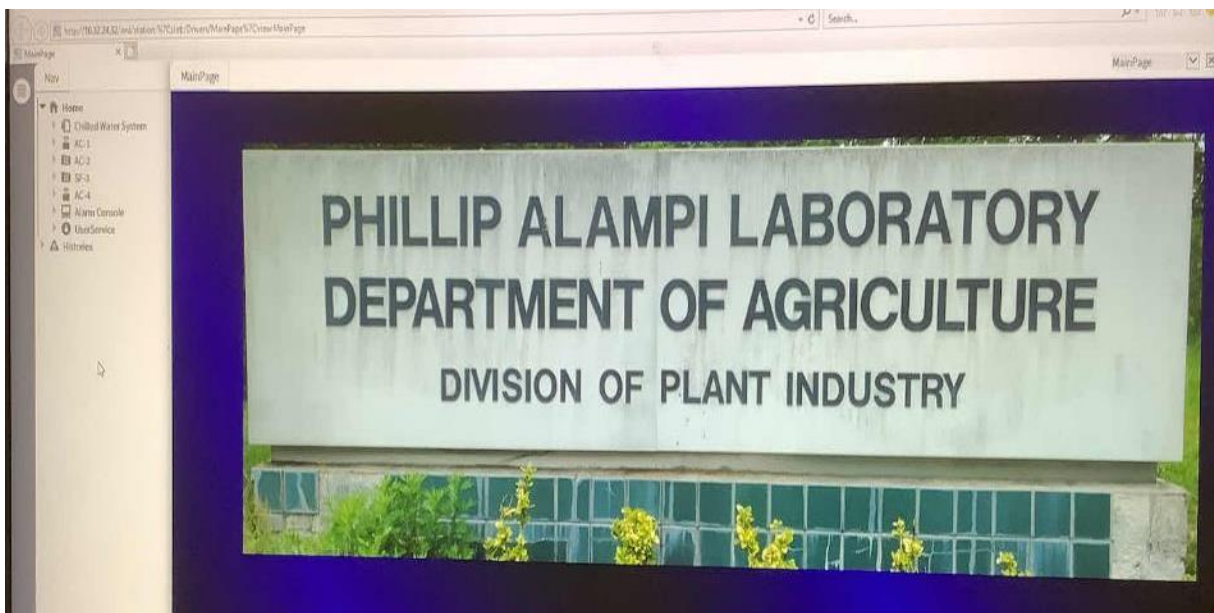
Cooling Towers



Chilled Water System EMS Diagram View

2.8 Building Automation System (BAS)

A BAS controls the HVAC equipment, chillers, air handlers, and cooling towers. The BAS provides equipment scheduling control and monitors and controls space temperatures, supply air temperatures, and humidity, and chilled water loop temperatures.



Building Energy Management System for Bug Lab

2.9 Domestic Hot Water

Hot water for the main building is produced by one, 199 MBh gas-fired storage water heater with a 100-gallon capacity, and hot water for the equipment storage garage is produced by one, 2.5 kW storage water heater with a 20-gallon capacity. The units are in fair condition. The domestic hot water pipes are partially insulated, and the insulation is in fair condition.



Water Heaters

2.10 Refrigeration

The facility has several stand-up refrigerators and freezers with solid doors, and one freezer chest. Only the freezer chest is marked as being energy efficient, and all are in good condition.

There are six walk-in refrigerators throughout the facility, each with an estimated 0.75-ton compressor located above the ceiling. Each unit is equipped with one to three evaporator fans. The compressors were inaccessible during the site visit.

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



Stand-up Refrigerators

2.11 Plug Load and Vending Machines

The location is doing a great job managing the electrical plug loads. This report makes additional suggestions for ECMs in this area as well as energy efficient best practices.

There are 10 computer workstations throughout the facility. Plug loads throughout the building include general cafe and office equipment. There are typical office loads such as copiers, printers, microwaves, televisions, and mini fridges. There is one residential-style refrigerator in the building that is used to store food and drinks. These vary in condition and efficiency.



Copier Machine



Residential-Style Refrigerator

2.12 Water-Using Systems

There are two restrooms with toilets, urinals, and sinks. Faucet flow rates are at 2.2 gallons per minute (gpm) or higher.

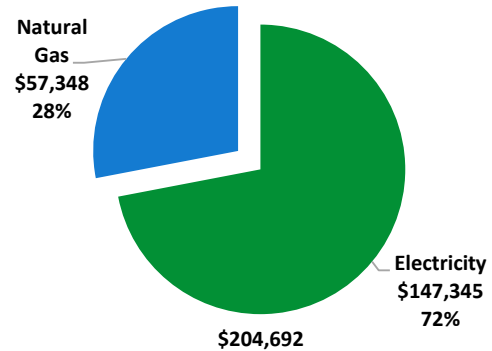


Typical Restroom Sinks

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	982,230 kWh	\$147,345
Natural Gas	63,849 Therms	\$57,348
Total		\$204,692



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.

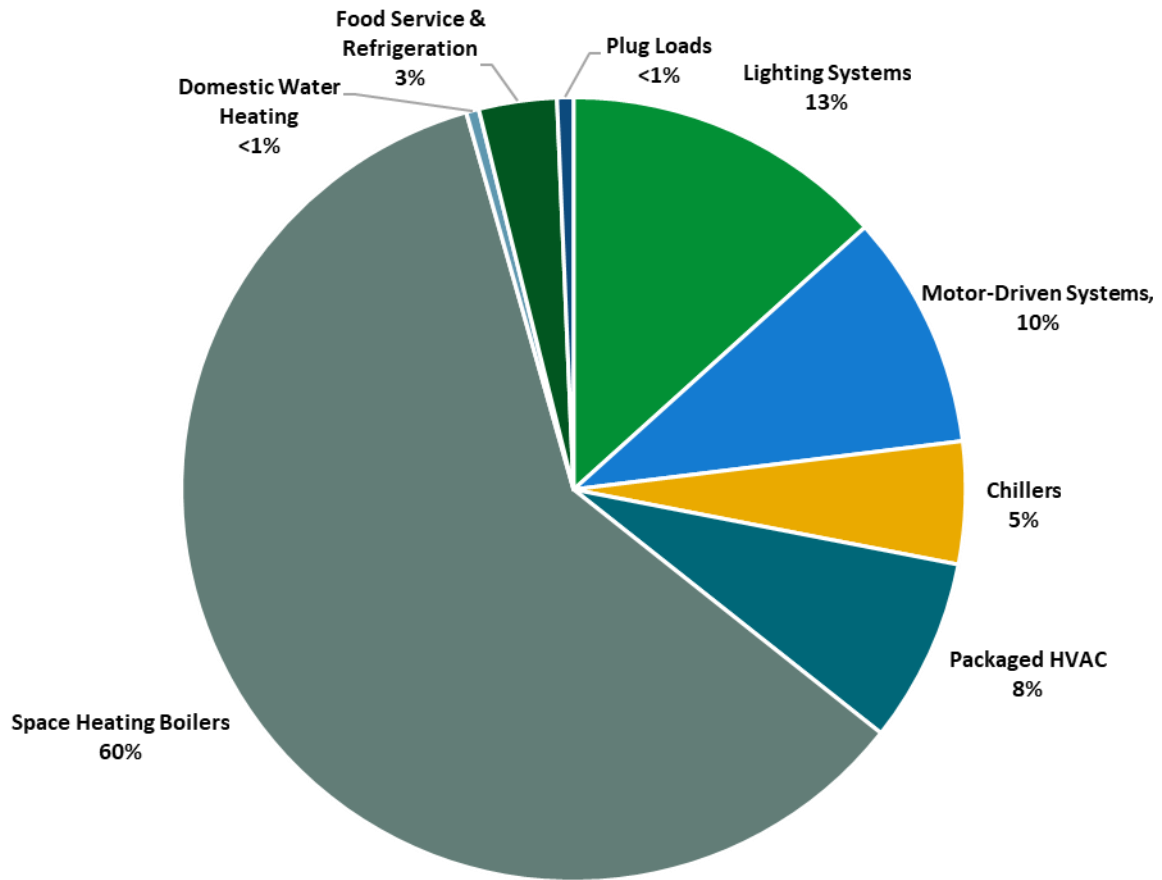
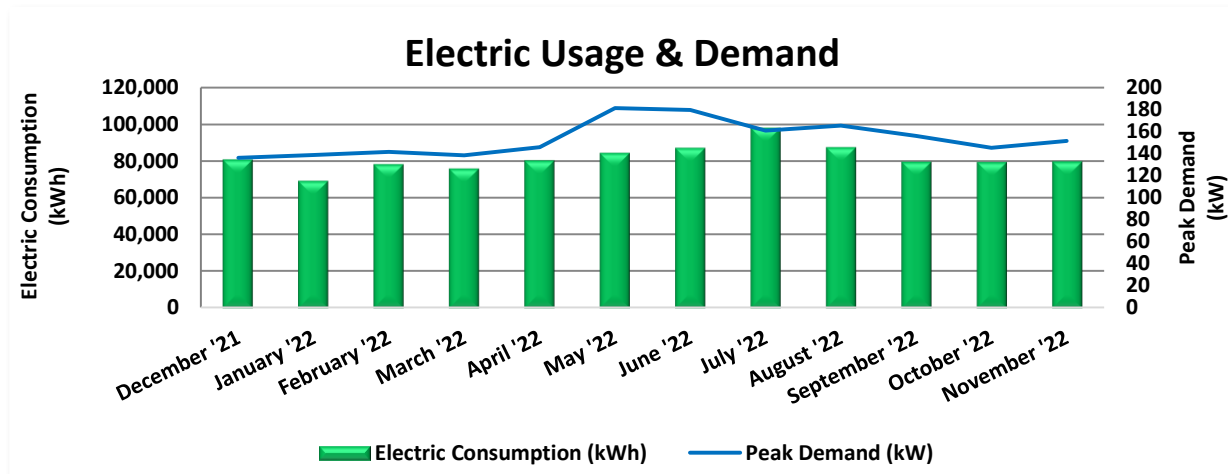


Figure 4 - Energy Balance

3.1 Electricity

PSE&G delivers electricity under rate class Large Power & Lighting Secondary (LPLS), with electric production provided by Direct Energy, a third-party supplier.



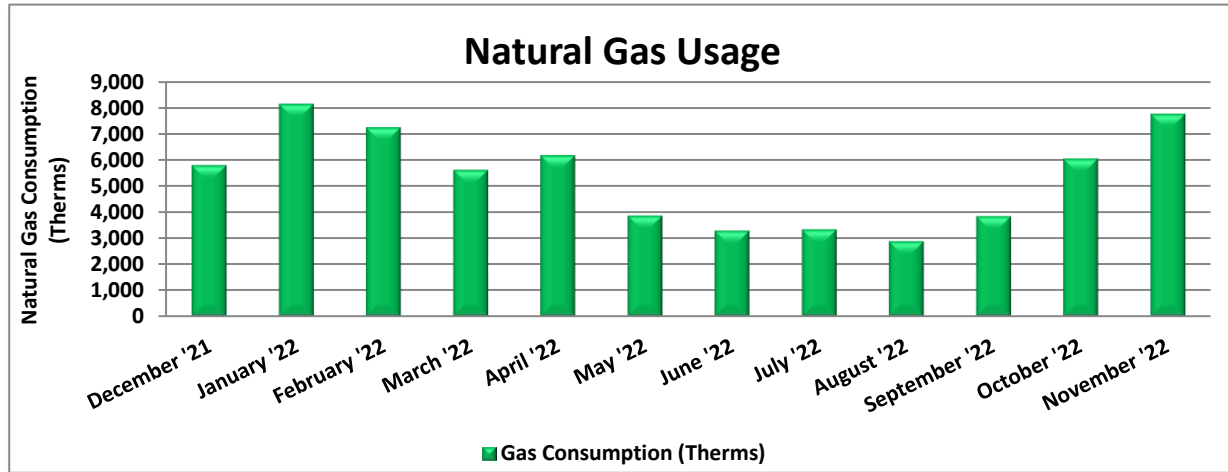
Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
1/3/22	33	80,919	136	\$516	\$11,504
2/1/22	29	69,339	139	\$525	\$9,994
3/3/22	30	78,498	142	\$537	\$11,204
4/1/22	29	76,089	139	\$525	\$10,876
5/3/22	32	80,470	146	\$553	\$11,479
6/2/22	30	84,559	181	\$687	\$12,155
7/1/22	29	87,231	180	\$2,388	\$14,237
8/2/22	32	98,240	161	\$2,180	\$15,503
8/31/22	29	87,666	166	\$2,244	\$14,173
9/30/22	30	79,719	156	\$2,116	\$12,998
10/31/22	31	79,583	145	\$649	\$11,576
12/1/22	31	79,917	152	\$677	\$11,647
Totals	365	982,230	181	\$13,596	\$147,345
Annual	365	982,230	181	\$13,596	\$147,345

Notes:

- Peak demand of 181 kW occurred in May '22.
- Average demand over the past 12 months was 154 kW.
- The average electric cost over the past 12 months was \$0.150/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

PSE&G delivers natural gas under rate class Large Volume Gas (LVG), with natural gas supply provided by Direct Energy, a third-party supplier.



Gas Billing Data			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
12/31/21	31	5,794	\$4,627
1/31/22	31	8,159	\$7,979
3/3/22	31	7,249	\$7,200
4/1/22	29	5,616	\$5,826
5/3/22	32	6,181	\$5,111
6/2/22	30	3,865	\$3,153
7/1/22	29	3,282	\$2,680
8/2/22	32	3,341	\$2,602
8/30/22	28	2,882	\$2,380
9/30/22	31	3,842	\$3,120
10/31/22	31	6,047	\$5,069
12/1/22	31	7,766	\$7,757
Totals	366	64,024	\$57,505
Annual	365	63,849	\$57,348

Notes:

- The average gas cost for the past 12 months is \$0.898/therm, which is the blended rate used throughout the analysis.
- Summer gas consumption can be attributed to domestic hot water usage, and use of the boilers for humidity.

3.3 Benchmarking

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

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

Benchmarking Score

N/A

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

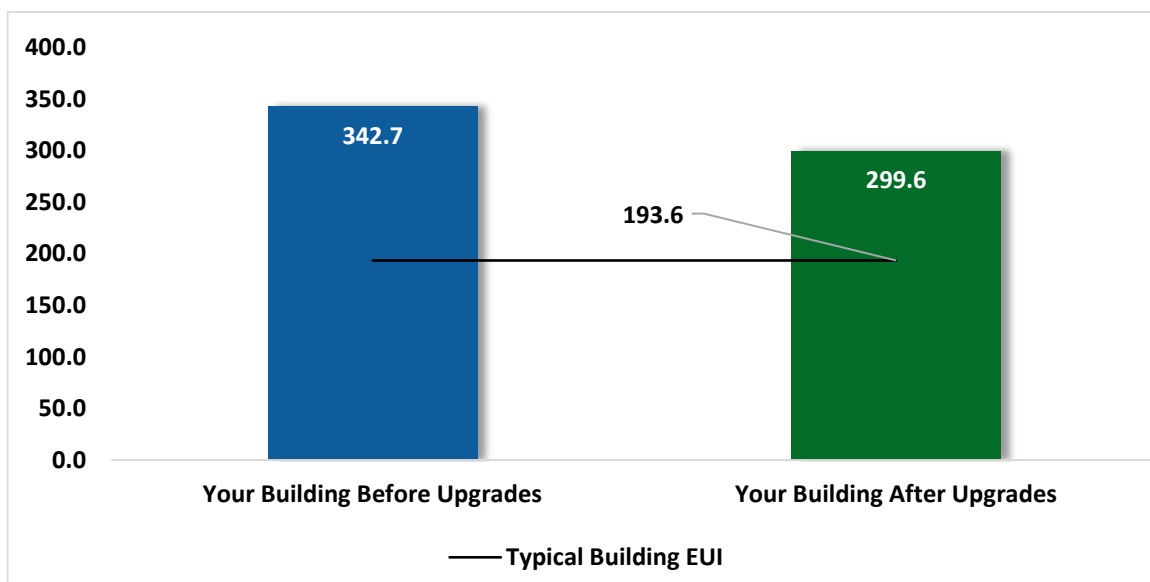


Figure 5 - Energy Use Intensity Comparison³

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. Several factors can cause a building to vary from 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 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 ENERGY CONSERVATION MEASURES

The goal of this audit report is to identify and evaluate potential energy efficiency improvements and provide information about the cost effectiveness of those improvements. Most energy conservation measures have received preliminary analysis of feasibility, which identifies expected ranges of savings. 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 in this report are based on the previously run state rebate program SmartStart, which has been retired. Now, all investor-owned gas and electric utility companies are offering complementary energy efficiency programs directly to their customers. Some measures and proposed upgrades may be eligible for higher incentives than those shown below. The incentives in the summary tables should be used for high-level planning purposes. To verify incentives, reach out to your utility provider or visit the [NJCEP website](#) for more information.

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

#	Energy Conservation Measure	Cost Effective?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades			276,149	42.1	-56	\$40,924	\$61,800	\$3,911	\$57,889	1.4	271,541
ECM 1	Install LED Fixtures	Yes	224,902	30.8	-45	\$33,332	\$43,013	\$650	\$42,363	1.3	221,192
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	Yes	1,988	0.4	0	\$294	\$598	\$80	\$518	1.8	1,952
ECM 3	Retrofit Fixtures with LED Lamps	Yes	49,259	10.9	-10	\$7,297	\$18,189	\$3,181	\$15,008	2.1	48,397
Lighting Control Measures			15,317	3.3	-3	\$2,268	\$23,605	\$5,000	\$18,605	8.2	15,042
ECM 4	Install Occupancy Sensor Lighting Controls	Yes	13,180	2.8	-3	\$1,952	\$19,195	\$2,060	\$17,135	8.8	12,944
ECM 5	Install High/Low Lighting Controls	Yes	2,136	0.4	0	\$316	\$4,410	\$2,940	\$1,470	4.6	2,098
Motor Upgrades			645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650
ECM 6	Premium Efficiency Motors	No	645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650
Variable Frequency Drive (VFD) Measures			60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
ECM 7	Install VFDs on Constant Volume (CV) Fans	Yes	60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
Gas Heating (HVAC/Process) Replacement			0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555
ECM 8	Install High Efficiency Unit Heaters	No	0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555
HVAC System Improvements			0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
ECM 9	Install Pipe Insulation	Yes	0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
Domestic Water Heating Upgrade			0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
ECM 10	Install Low-Flow DHW Devices	Yes	0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
Food Service & Refrigeration Measures			12,649	1.1	0	\$1,897	\$33,319	\$2,000	\$31,319	16.5	12,737
ECM 11	Refrigerator/Freezer Case Electrically Commutated Motors	Yes	3,927	0.5	0	\$589	\$5,605	\$600	\$5,005	8.5	3,954
ECM 12	Refrigeration Controls	No	5,049	0.2	0	\$757	\$12,373	\$450	\$11,923	15.7	5,084
ECM 13	Replace Refrigeration Equipment	No	3,673	0.4	0	\$551	\$15,341	\$950	\$14,391	26.1	3,699
TOTALS			365,273	60.2	-24	\$54,582	\$178,811	\$14,762	\$164,049	3.0	365,059

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

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

Figure 6 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		276,149	42.1	-56	\$40,924	\$61,800	\$3,911	\$57,889	1.4	271,541
ECM 1	Install LED Fixtures	224,902	30.8	-45	\$33,332	\$43,013	\$650	\$42,363	1.3	221,192
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,988	0.4	0	\$294	\$598	\$80	\$518	1.8	1,952
ECM 3	Retrofit Fixtures with LED Lamps	49,259	10.9	-10	\$7,297	\$18,189	\$3,181	\$15,008	2.1	48,397
Lighting Control Measures		15,317	3.3	-3	\$2,268	\$23,605	\$5,000	\$18,605	8.2	15,042
ECM 4	Install Occupancy Sensor Lighting Controls	13,180	2.8	-3	\$1,952	\$19,195	\$2,060	\$17,135	8.8	12,944
ECM 5	Install High/Low Lighting Controls	2,136	0.4	0	\$316	\$4,410	\$2,940	\$1,470	4.6	2,098
Variable Frequency Drive (VFD) Measures		60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
ECM 7	Install VFDs on Constant Volume (CV) Fans	60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
HVAC System Improvements		0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
ECM 9	Install Pipe Insulation	0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
Domestic Water Heating Upgrade		0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
ECM 10	Install Low-Flow DHW Devices	0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
Food Service & Refrigeration Measures		3,927	0.5	0	\$589	\$5,605	\$600	\$5,005	8.5	3,954
ECM 11	Refrigerator/Freezer Case Electrically Commutated Motors	3,927	0.5	0	\$589	\$5,605	\$600	\$5,005	8.5	3,954
TOTALS		355,905	59.5	-54	\$52,905	\$138,798	\$13,362	\$125,436	2.4	352,071

* - All incentives presented in this table are included as placeholders for planning purposes and are based on previously run state rebate programs. Contact your utility provider for details on current programs.

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

Figure 7 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		276,149	42.1	-56	\$40,924	\$61,800	\$3,911	\$57,889	1.4	271,541
ECM 1	Install LED Fixtures	224,902	30.8	-45	\$33,332	\$43,013	\$650	\$42,363	1.3	221,192
ECM 2	Retrofit Fluorescent Fixtures with LED Lamps and Drivers	1,988	0.4	0	\$294	\$598	\$80	\$518	1.8	1,952
ECM 3	Retrofit Fixtures with LED Lamps	49,259	10.9	-10	\$7,297	\$18,189	\$3,181	\$15,008	2.1	48,397

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 is 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-intensity discharge (HID) lamps with new LED light fixtures. This measure saves energy by installing LEDs, which use less power than other technologies with a comparable light output.

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

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: fluorescent fixtures with T12 tubes in room 133

ECM 3: Retrofit Fixtures with LED Lamps

Replace fluorescent and incandescent lamps with LED lamps. Many LED tubes are direct replacements for existing fluorescent tubes and can be installed while leaving the fluorescent fixture ballast in place. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies. Be sure to specify replacement lamps that are compatible with existing dimming controls, where applicable. In some circumstances, you may need to upgrade your dimming system for optimum performance.

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 T5 and T8 tubes or incandescent lamps

4.2 Lighting Controls

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures		15,317	3.3	-3	\$2,268	\$23,605	\$5,000	\$18,605	8.2	15,042
ECM 4	Install Occupancy Sensor Lighting Controls	13,180	2.8	-3	\$1,952	\$19,195	\$2,060	\$17,135	8.8	12,944
ECM 5	Install High/Low Lighting Controls	2,136	0.4	0	\$316	\$4,410	\$2,940	\$1,470	4.6	2,098

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

ECM 4: Install Occupancy Sensor Lighting Controls

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

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

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

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

Affected Building Areas: offices, conference rooms, garage, laboratory rooms, restrooms, and storage rooms

ECM 5: Install High/Low Lighting Controls

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

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

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

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

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

Affected Building Areas: hallways and lobbies

4.3 Motors

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Motor Upgrades		645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650
ECM 6	Premium Efficiency Motors	645	0.1	0	\$97	\$2,613	\$0	\$2,613	27.0	650

ECM 6: Premium Efficiency Motors

We evaluated replacing 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
Mechanical 179 - Main Building	Cooling System - Main Building	2	Condenser Water Pump	5.0	CWP-5 & CWP-6
Laboratory - 164 - Main Building	Condensate System - Main Building	1	Condensate Pump	0.3	Condensate Pump

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 Variable Frequency Drives (VFD)

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936
ECM 7	Install VFDs on Constant Volume (CV) Fans	60,513	13.6	0	\$9,078	\$47,678	\$3,825	\$43,853	4.8	60,936

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

ECM 7: Install VFDs on Constant Volume (CV) Fans

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

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

VAV system controls should not raise the supply air temperature at the expense of the fan power. A common mistake is to reset the supply air temperature to achieve chiller energy savings, which can lead to additional air flow requirements. Supply air temperature should be kept low (e.g., 55°F) until the minimum fan speed (typically about 50%) is met. At this point, it is efficient to raise the supply air temperature as the load decreases, but not such that additional air flow and thus fan energy is required.

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

Affected Air Handlers: supply and return fans for AC-1 to AC-4

4.5 Gas-Fired Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Gas Heating (HVAC/Process) Replacement		0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555
ECM 8	Install High Efficiency Unit Heaters	0	0.0	30	\$273	\$9,686	\$0	\$9,686	35.5	3,555

ECM 8: Install High Efficiency Unit Heaters

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

Note: these units produce acidic condensate that require proper drainage.

A heating upgrade option that might work in some circumstances would be to replace forced air heating equipment with low-intensity infrared heating units with an enclosed flame, rather than an open flame on a ceramic or metal surface. The most optimal installed system would include modulating high-efficiency infrared heaters, designed for the space and with appropriate controls to vary the capacity based on the space heating needs.

Forced air furnaces heat all of the air in the space served, which is inefficient for large volume spaces with relatively few occupants, areas with high ceilings, or areas with high outside air infiltration. Infrared heaters heat objects and surfaces directly, including the occupants of the space, rather than heating large volumes of air. Infrared heaters also heat the floor, which then re-radiates the heat. As a result, infrared heaters are more effective and efficient at maintaining occupant comfort at significantly lower cost for certain space types.

4.6 HVAC Improvements

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
HVAC System Improvements		0	0.0	3	\$29	\$76	\$10	\$66	2.3	376
ECM 9	Install Pipe Insulation	0	0.0	3	\$29	\$76	\$10	\$66	2.3	376

ECM 9: Install Pipe Insulation

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

Affected Systems: domestic hot water piping around the water heater

4.7 Domestic Water Heating

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Domestic Water Heating Upgrade		0	0.0	2	\$17	\$34	\$16	\$18	1.0	222
ECM 10	Install Low-Flow DHW Devices	0	0.0	2	\$17	\$34	\$16	\$18	1.0	222

ECM 10: 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.

4.8 Food Service & Refrigeration Measures

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated M&L Cost (\$)	Estimated Incentive (\$)*	Estimated Net M&L Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Food Service & Refrigeration Measures		12,649	1.1	0	\$1,897	\$33,319	\$2,000	\$31,319	16.5	12,737
ECM 11	Refrigerator/Freezer Case Electrically Commutated Motors	3,927	0.5	0	\$589	\$5,605	\$600	\$5,005	8.5	3,954
ECM 12	Refrigeration Controls	5,049	0.2	0	\$757	\$12,373	\$450	\$11,923	15.7	5,084
ECM 13	Replace Refrigeration Equipment	3,673	0.4	0	\$551	\$15,341	\$950	\$14,391	26.1	3,699

ECM 11: Refrigerator/Freezer Case Electrically Commutated Motors

Replace shaded pole or permanent split capacitor (PSC) motors with electronically commutated (EC) motors in walk-in coolers. Fractional horsepower EC motors are significantly more efficient than mechanically commutated, brushed motors, particularly at low speeds or partial load. By using variable-speed technology, EC motors can optimize fan usage. Because these motors are brushless and use DC power, losses due to friction and phase shifting are eliminated.

Savings for this measure consider both the increased efficiency of the motor as well as the reduction in refrigeration load due to motor heat loss.

ECM 12: Refrigeration Controls

We evaluated installing additional controls to optimize the operation of the walk-in coolers. Many walk-in coolers have evaporator fans that run continuously. The measure adds a control system feature to automatically shut off evaporator fans when not needed.

Energy savings for each of the control measures account for reduction in compressor and fan operating hours as well as reduction in the refrigeration heat load as appropriate.

ECM 13: Replace Refrigeration Equipment

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

5 ENERGY EFFICIENT BEST PRACTICES

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

Operation and maintenance (O&M) plans enhance the operational efficiency of HVAC and other energy intensive systems and could save 5%–20% 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, and planned capital upgrades, and it 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 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 cannot manage what you do not 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 emissions⁴. Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Weatherization

Caulk or weather strip leaky doors and windows to reduce drafts and loss of heated or cooled air. Sealing cracks and openings can reduce heating and cooling costs, improve building durability, and create a healthier indoor environment. Materials used may include caulk, polyurethane foam, and other weather-stripping materials. There is an energy savings opportunity by reducing the uncontrolled air exchange between the outside and inside of the building. Blower door assisted comprehensive building air sealing will reduce the amount of air exchange, which will in turn reduce the load on the buildings heating and cooling equipment, providing energy savings and increased occupant comfort.

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 can lead to increased occupant comfort as well as heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

⁴ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>.

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.

Lighting Controls

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

Motor Maintenance

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

Fans to Reduce Cooling Load

Install ceiling fans to supplement your cooling system. Thermostat settings can typically be increased by 4°F with no change in overall occupant comfort due to the wind chill effect of moving air.

Thermostat Schedules and Temperature Resets



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

Economizer Maintenance

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

Periodic inspection and maintenance will keep economizers working in sync with the heating and cooling system. This maintenance should be part of annual system maintenance, and it should include proper

setting of the outdoor thermostat/enthalpy control, inspection of control and damper operation, lubrication of damper connections, and adjustment of minimum damper position.

Chiller Maintenance

Service chillers regularly to keep them operating properly. Chillers are responsible for a substantial portion of a commercial building's overall energy usage, and when they do not work well, there is usually a noticeable increase in energy bills and increased occupant complaints. Regular diagnostics and service can save 5% to 10% of the cost of operating your chiller. If you already have a maintenance contract in place, your existing service company should be able to provide these services.

AC System Evaporator/Condenser Coil Cleaning

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

HVAC Filter Cleaning and Replacement

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

Ductwork Maintenance

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

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

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

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

Steam Trap Repair and Replacement

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

Boiler Maintenance

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

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.

Optimize HVAC Equipment Schedules

Energy management systems (BAS) typically provide advanced controls for building HVAC systems, including chillers, boilers, air handling units, rooftop units and exhaust fans. The BAS monitors and reports operational status, schedules equipment start and stop times, locks out equipment operation based on outside air or space temperature, and often optimizes damper and valve operation based on complex algorithms. These BAS features, when in proper adjustment, can improve comfort for building occupants and save substantial energy.

Know your BAS scheduling capabilities. Regularly monitor HVAC equipment operating schedules and match them to building operating hours in order to eliminate unnecessary equipment operation and save energy. Monitoring should be performed often at sites with frequently changing usage patterns – daily in some cases. We recommend using the *optimal start* feature of the BAS (if available) to optimize the building warmup sequence. Most BAS scheduling programs provide for holiday schedules, which can be used during reduced use or shutdown periods. Finally, many systems are equipped with a one-time override function, which can be used to provide additional space conditioning due to a one-time, special event. When available this override feature should be used rather than changing the base operating schedule.

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.
- Reduce pressure setting to minimum needed for air operated equipment.
- Turn off compressor if not routinely needed.
- Use low pressure blower air rather than high pressure compressed air.

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

Refrigeration Equipment Maintenance

Preventative maintenance keeps commercial refrigeration equipment running reliably and efficiently. Commercial refrigerators and freezers are mission-critical equipment that can cost a fortune when they go down. Even when they appear to be working properly, refrigeration units can be consuming too much energy. Have walk-in refrigeration and freezer and other commercial systems serviced at least annually. This practice will allow systems to perform to their highest capabilities and will help identify system issues if they exist.

Maintaining your commercial refrigeration equipment can save between 5% and 10% on energy costs. When condenser coils are dirty, your commercial refrigerators and freezers work harder to maintain the temperature inside. Worn gaskets, hinges, door handles, or faulty seals cause cold air to leak from the unit, forcing the unit to run longer and use more electricity.

Regular cleaning and maintenance also help your commercial refrigeration equipment to last longer.

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 website⁵ or download a copy of EPA's "WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities"⁶ to get ideas for creating a water management plan and best practices for a wide range of water using systems.

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

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

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

Procurement Strategies

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

⁵ <https://www.epa.gov/watersense>.

⁶ <https://www.epa.gov/watersense/watersense-work-0>.

6 ON-SITE GENERATION

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

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

6.1 Solar Photovoltaic

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

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

Methodology

Helioscope software was used to develop a conceptual PV design and Energy Toolbase software was used to develop the annual energy usage and project cost and savings. For this analysis we considered the rooftop areas only as the parking lot has shading from trees. We assumed 10 degrees tilt angle for PV modules.

Please refer to the image below for possible locations to install a PV system.



Figure 8 – Proposed PV Module

Findings

Solar PV Equipment Description

Solar Panels: (319) LG Electronics LG400Q1C-A6

Inverters: (7) Fronius USA Fronius Symo 15.0-3 (480V)

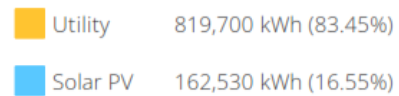
Annual Estimated Generation: 162,530 kWh

Solar PV System Cost: \$637,596

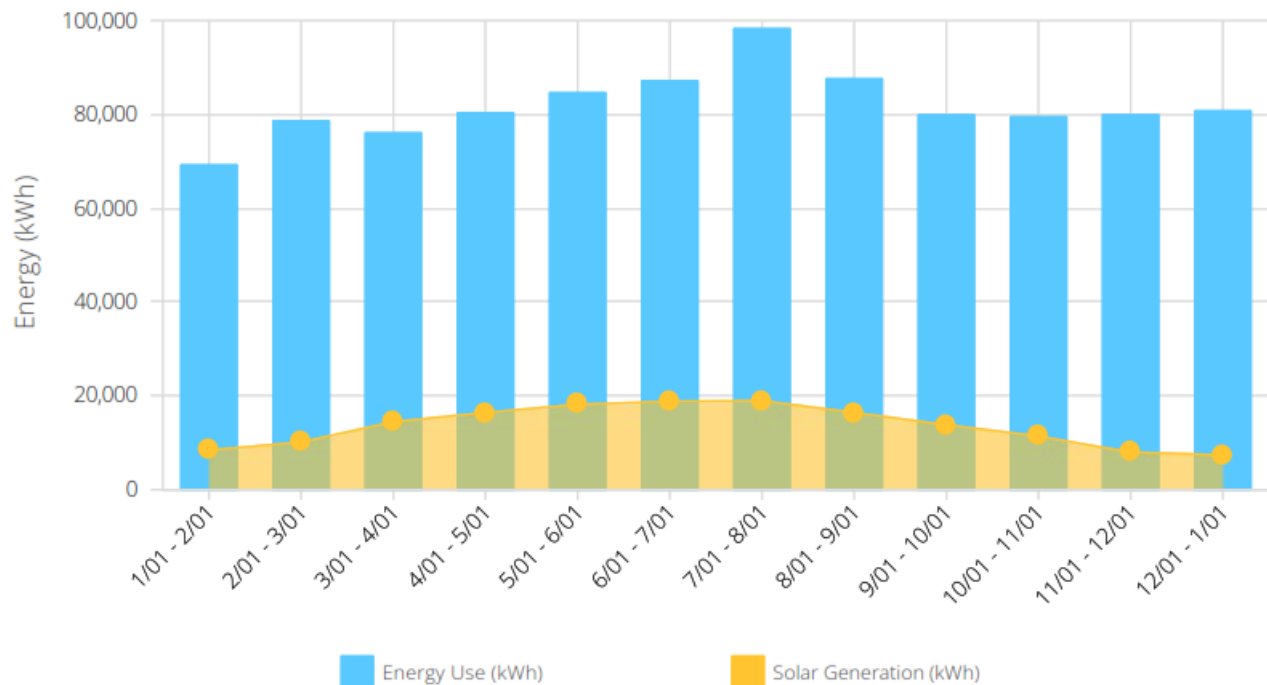
Solar PV System Rating

Power Rating: 127,600 W-DC or 125,048 W-AC-CEC

Energy Consumption Mix



MONTHLY ENERGY USE VS SOLAR GENERATION



Please refer to Appendix D-1 "PV Analysis" for the Energy Toolbase report for additional information.

Successor Solar Incentive Program (SuSI)

The SuSI program replaces the SREC Registration Program (SRP) and the Transition Incentive (TI) program. The SuSI program is used to register and certify solar projects in New Jersey. Rebates are not available for solar projects. Solar projects may qualify to earn SREC- IIs (Solar Renewable Energy Certificates-II), however, the project owners *must* register their solar projects prior to the start of construction to establish the project's eligibility.

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:

Successor Solar Incentive Program (SuSI): <https://www.njcleanenergy.com/renewable-energy/programs/susi-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.

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

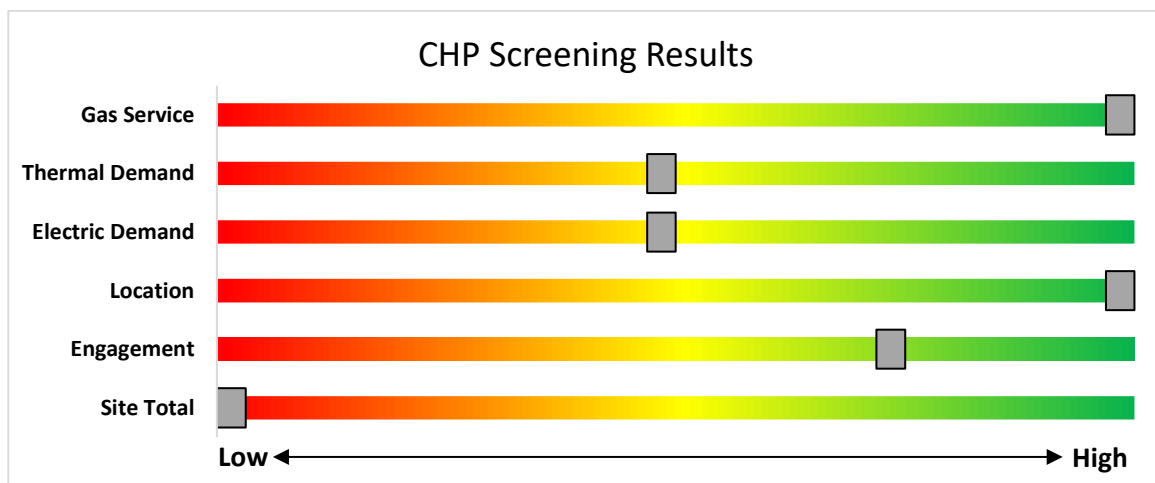


Figure 9 - Combined Heat and Power Screening

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 ELECTRIC VEHICLES (EV)

All electric vehicles (EVs) have an electric motor instead of an internal combustion engine. EVs function by plugging into a charge point, taking electricity from the grid, and then storing it in rechargeable batteries. Although electricity production may contribute to air pollution, the U.S. EPA categorizes all-electric vehicles as zero-emission vehicles because they produce no direct exhaust or tailpipe emissions.

EVs are typically more expensive than similar conventional and hybrid vehicles, although some cost can be recovered through fuel savings, federal tax credit, or state incentives.

7.1 Electric Vehicle Charging

EV charging stations provide a means for electric vehicle operators to recharge their batteries at a facility. While many EV drivers charge at home, others do not have access to regular home charging, and the ability to charge at work or in public locations is critical to making EVs practical for more drivers. Charging can also be used for electric fleet vehicles, which can reduce fuel and maintenance costs for fleets that replace gas or diesel vehicles with EVs.

EV charging comes in three main types. For this assessment, the screening considers addition of Level 2 charging, which is most common at workplaces and other public locations. Depending on the site type and usage, other levels of charging power may be more appropriate.

The preliminary assessment of EV charging at the facility shows that there is medium potential for adding EV chargers to the facility's parking, based on potential costs of installation and other site factors.

The primary costs associated with installing EV charging are the charger hardware and the cost to extend power from the facility to parking spaces. This may include upgrades to electric panels to serve increased loads.

The type and size of the parking area impact the costs and feasibility of adding EV charging. Parking structure installations can be less costly than surface lot installations as power may be readily available, and equipment and wiring can be surface mounted. Parking lot installations often require trenching through concrete or asphalt surface. Large parking areas provide greater flexibility in charger siting than smaller lots.

The location and capacity of facility electric panels also impact charger installation costs. A Level 2 charger generally requires a dedicated 208-240V, 40 Amp circuit. The electric panel nearest the planned installation may not have available capacity and may need to be upgraded to serve new EV charging loads. Alternatively, chargers could be powered from a more distant panel. The distance from the panel to the location of charging stations ties directly to costs, as conduits, cables, and potential trenching costs all increase on a per-foot basis. The more charging stations planned, the more likely it is that additional electrical capacity will be needed.

Other factors to consider when planning for EV charging at a facility include who the intended users are, how long they park vehicles at the site, and whether they will need to pay for the electricity they use.



The graphic below displays the results of the EV charging assessment conducted as part of this audit. The position of each slider indicates the impact each factor has on the feasibility of installing EV charging at the site.

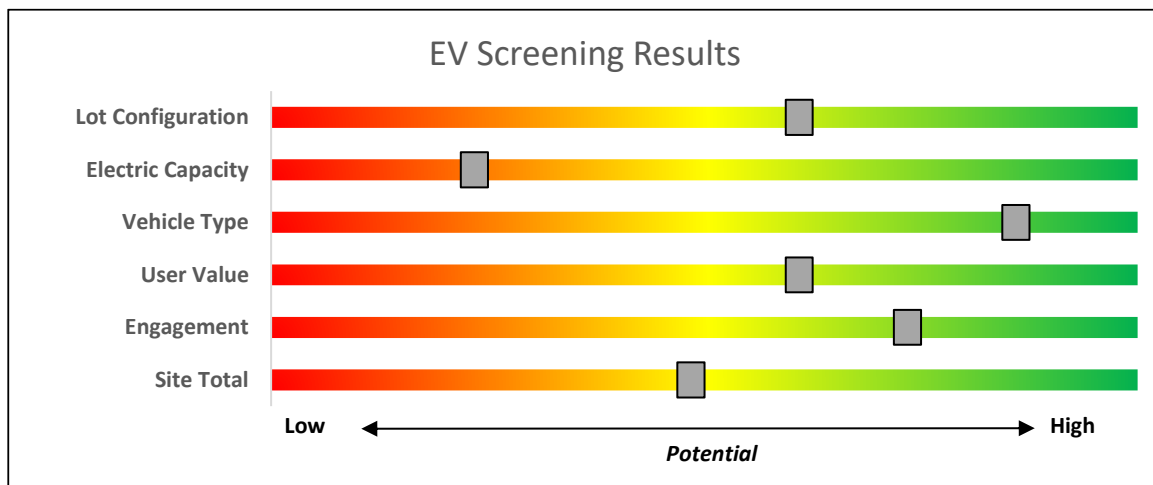


Figure 10 – EV Charger Screening

Electric Vehicle Programs Available

New Jersey is leading the way on electric vehicle (EV) adoption on the East Coast. There are several programs designed to encourage EV adoption in New Jersey, which is crucial to reaching a 100% clean energy future.

NJCEP offers a variety of EV programs for vehicles, charging stations, and fleets. Certain EV charging stations that receive electric utility service from Atlantic City Electric Company (ACE) or Public Service Electric & Gas Company (PSE&G), may be eligible for additional electric vehicle charging incentives directly from the utility. Projects may be eligible for both the incentives offered by this BPU program and incentives offered by ACE or PSE&G, up to 90% of the combined charger purchase and installation costs. Please check ACE or PSE&G program eligibility requirements before purchasing EV charging equipment, as additional conditions on types of eligible chargers may apply for utility incentives.

Both Jersey Central Power & Light (JCP&L) and Rockland Electric (RECO) have filed proposals for EV charging programs. BPU staff is currently reviewing those proposals.

For more information and to keep up to date on all EV programs please visit <https://www.njcleanenergy.com/commercial-industrial/programs/electric-vehicle-programs>

8 PROJECT FUNDING AND INCENTIVES

Ready to improve your building's performance? New Jersey's Clean Energy Programs and Utility Energy Efficiency Programs can help. Pick the program that works best for you. This section provides an overview of currently available incentive programs in.



Program areas to be served by the Utilities:

- Existing Buildings (residential, commercial, industrial, government)
- Efficient Products
 - HVAC
 - Appliance Rebates
 - Appliance Recycling

Proposed New Programs & Features:

- Dedicated multi-family program
- More financing options
- Quick home energy check-ups



Program areas staying with NJCEP:

- New Construction (residential, commercial, industrial, government)
- Large Energy Users
- Combined Heat & Power & Fuel Cells
- State Facilities
- Local Government Energy Audits
- Energy Savings Improvement Program
- Solar & Community Solar

8.1 Utility Energy Efficiency Programs

The Clean Energy Act, signed into law by Governor Murphy in 2018, requires New Jersey's investor-owned gas and electric utilities to reduce their customers' use by set percentages over time. To help reach these targets the New Jersey Board of Public Utilities approved a comprehensive suite of energy efficiency programs to be run by the utility companies.

Prescriptive and Custom

The Prescriptive and Custom rebate program through your utility provider 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.

Equipment Examples

Lighting

Lighting Controls

HVAC Equipment

Refrigeration

Gas Heating

Gas Cooling

Commercial Kitchen Equipment

Food Service Equipment

Variable Frequency Drives

Electronically Commutate Motors

Variable Frequency Drives

Plug Loads Controls

Washers and Dryers

Agricultural

Water Heating

The Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type. The Custom program provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives.

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 or less 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.

How to Participate

To participate in Direct Install, you will work with a participating contractor. 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 Direct Install program, subject to program rules and eligibility, while the remaining percent of the cost is paid to the contractor by the customer.

Engineered Solutions

The Engineered Solutions Program provides tailored energy-efficiency assistance and services to municipalities, universities, schools, hospitals and healthcare facilities (MUSH), non-profit entities, and multifamily buildings. Customers receive expert guided services, including investment-grade energy auditing, engineering design, installation assistance, construction administration, commissioning, and measurement and verification (M&V) services to support the implementation of cost-effective and comprehensive efficiency projects. Engineered Solutions is generally a good option for medium to large sized facilities with a peak demand over 200 kW looking to implement as many measures as possible under a single project to achieve deep energy savings. Engineered Solutions has an added benefit of addressing measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program loan also use this program. Incentives for this program are based on project scope and energy savings achieved.

For more information on any of these programs, contact your local utility provider or visit <https://www.njcleanenergy.com/transition>.

8.2 New Jersey's Clean Energy Programs

Save money while saving the planet! New Jersey's Clean Energy Program is a statewide program that offers incentives, programs, and services that benefit New Jersey residents, businesses, educational, non-profit, and government entities to help them save energy, money, and the environment.

Large Energy Users

The Large Energy Users Program (LEUP) is designed to foster self-directed investment in energy projects. This program is offered to New Jersey's largest energy customers that annually contribute at least \$200,000 to the NJCEP aggregate of all buildings/sites. This equates to roughly \$5 million in energy costs in the prior fiscal year.

Incentives

Incentives are based on the specifications below. The maximum incentive per entity is the lesser of:

- \$4 million
- 75% of the total project(s) cost
- 90% of total NJCEP fund contribution in previous year
- \$0.33 per projected kWh saved; \$3.75 per projected Therm saved annually.

How to Participate

To participate in LEUP, you will first need submit an enrollment application. This program requires all qualified and approved applicants to submit an energy plan that outlines the proposed energy efficiency work for review and approval. Applicants may submit a Draft Energy Efficiency Plan (DEEP), or a Final Energy Efficiency Plan (FEEP). Once the FEEP is approved, the proposed work can begin.

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

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	>3 MW	\$350				
Fuel Cells with Heat Recovery						
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 will 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.

Successor Solar Incentive Program (SuSI)

The SuSI program replaces the SREC Registration Program (SRP) and the Transition Incentive (TI) program. The program is used to register and certify 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 SREC-IIs (Solar Renewable Energy Certificates-II). SuSI consists of two sub-programs. The Administratively Determined Incentive (ADI) Program and the Competitive Solar Incentive (CSI) Program.

Administratively Determined Incentive (ADI) Program

The ADI Program provides administratively set incentives for net metered residential projects, net metered non-residential projects 5 MW or less, and all community solar projects.

After the registration is accepted, construction is complete, and a complete final as-built packet has been submitted, the project is issued a New Jersey certification number, which enables it to generate New Jersey SREC- IIs.

Market Segments	Size MW dc	Incentive Value (\$/SREC II)	Public Entities Incentive Value - \$20 Adder (\$/SRECII)
Net Metered Residential	All types and sizes	\$90	N/A
Small Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects smaller than 1 MW	\$100	\$120
Large Net Metered Non-Residential located on Rooftop, Carport, Canopy and Floating Solar	Projects 1 MW to 5 MW	\$90	\$110
Small Net Metered Non-Residential Ground Mount	Projects smaller than 1 MW	\$85	\$105
Large Net Metered Non-Residential Ground Mount	Projects 1 MW to 5 MW	\$80	\$100
LMI Community Solar	Up to 5 MW	\$90	N/A
Non-LMI Community Solar	Up to 5 MW	\$70	N/A
Interim Subsection (t)	All types and sizes	\$100	N/A

Eligible projects may generate SREC-IIs for 15 years following the commencement of commercial operations which is defined as permission to operate (PTO) from the Electric Distribution Company. After 15 years, projects may be eligible for a NJ Class I REC.

SREC-IIs will be purchased monthly by the SREC-II Program Administrator who will allocate the SREC-IIs 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.

The ADI Program online portal is now open to new registrations.

Competitive Solar Incentive Program

The Competitive Solar Incentive (CSI) Program will provide competitively set incentives for grid supply projects and net metered non-residential projects greater than 5MW (dc). The program is currently under development. For updates, please continue to check the [Solar Proceedings](#) page on the New Jersey's Clean Energy Program website.

Solar projects help the State of New Jersey reach renewable energy goals outlined in the state's Energy Master Plan.

If you are considering installing solar photovoltaics on your building, visit the following link for more information: <https://njcleanenergy.com/renewable-energy/programs/susi-program>.

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 energy conservation measures (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 can begin. The ESP demonstrates that the total project costs of the ECMs are offset by the energy savings over the financing term, not to exceed 15 years. The verified savings will then be used to pay for the financing.

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

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

9 PROJECT DEVELOPMENT

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

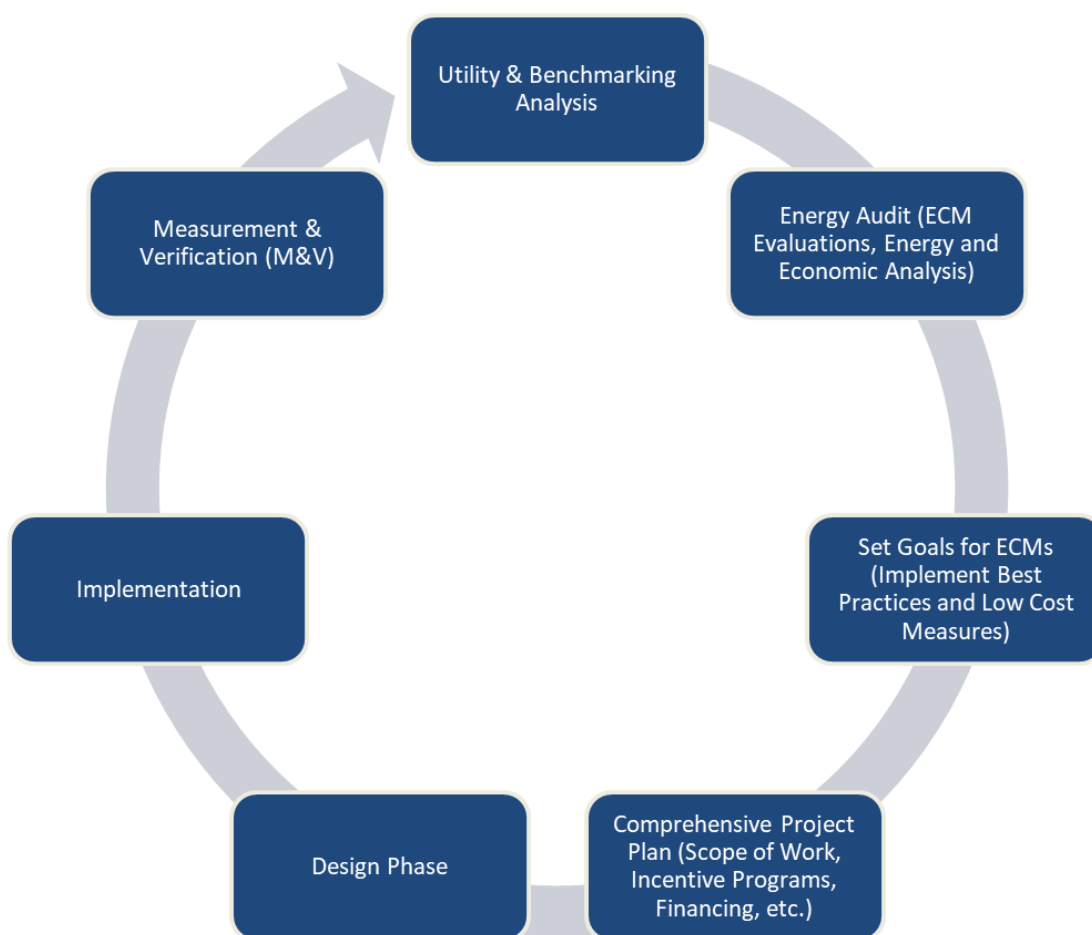


Figure 8 – Project Development Cycle

10 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

10.1 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. 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 website⁷.

10.2 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 fluctuate monthly. The utility provides basic gas supply service 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 website⁸.

⁷ www.state.nj.us/bpu/commercial/shopping.html.

⁸ www.state.nj.us/bpu/commercial/shopping.html.



APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years	
Cold Room B - Main Building	3	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.2	1,034	0	\$153	\$547	\$65	3.1	
Cold Room B - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,900	0.0	139	0	\$21	\$46	\$10	1.8	
Cold Room C - Main Building	3	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.2	1,034	0	\$153	\$547	\$65	3.1	
Cold Room C - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,900	0.0	139	0	\$21	\$46	\$10	1.8	
Cold Room D - Main Building	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,900	4	None	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.0	76	0	\$11	\$142	\$20	10.9	
Conference 107 - Main Building	9	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	9	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,691	0.3	1,487	0	\$220	\$1,155	\$125	4.7	
Corridor - Front - Main Building	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	
Corridor - Front - Main Building	6	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	3,900	5	None	Yes	6	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	2,691	0.0	133	0	\$20	\$276	\$210	3.3	
Corridor - Front - Main Building	24	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 5	Relamp	Yes	24	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,691	0.5	2,223	0	\$329	\$1,656	\$960	2.1	
Corridor - Left - Main Building	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	
Corridor - Left - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 5	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,691	0.1	707	0	\$105	\$460	\$180	2.7	
Corridor - Quarantine 159-162 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 5	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,691	0.1	354	0	\$52	\$368	\$90	5.3	
Corridor - Rear - Main Building	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	
Corridor - Rear - Main Building	6	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	S	17	3,900	5	None	Yes	6	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	2,691	0.0	133	0	\$20	\$276	\$210	3.3	
Corridor - Rear - Main Building	24	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 5	Relamp	Yes	24	LED - Linear Tubes: (1) 4' Lamp	High/Low Control	15	2,691	0.5	2,223	0	\$329	\$1,656	\$960	2.1	
Corridor - Rearing Rooms #1 - Main Building	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	
Corridor - Rearing Rooms #1 - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 5	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,691	0.1	707	0	\$105	\$460	\$180	2.7	
Corridor - Rearing Rooms #2 - Main Building	2	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	2	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0	
Corridor - Rearing Rooms #2 - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 5	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	High/Low Control	29	2,691	0.1	707	0	\$105	\$460	\$180	2.7	
Electrical Room 179A - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	910	0.0	17	0	\$3	\$23	\$5	7.1	
Electrical Room 184 - Main Building	1	Incandescent: (1) 100W A19 Screw-In Lamp	Wall Switch	S	100	910	3	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	15	910	0.1	84	0	\$12	\$22	\$1	1.7	
Greenhouse 119 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3	
Greenhouse 120 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3	
Greenhouse 121 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3	
Greenhouse 122 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3	

Existing Conditions							Proposed Conditions							Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Greenhouse 123 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3
Greenhouse 124 - Main Building	3	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	5,110	1	Fixture Replacement	No	3	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,110	0.9	5,712	-1	\$846	\$1,058	\$0	1.3
Janitorial 173 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	628	0.0	43	0	\$6	\$188	\$30	24.7
Janitorial 175 - Main Building	1	Incandescent: (1) 60W A19 Screw-In Lamp	Wall Switch	S	60	910	3	Relamp	No	1	LED Lamps: A19 Lamps	Wall Switch	9	910	0.0	50	0	\$7	\$22	\$1	2.8
Laboratory - 164 - Main Building	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	1,061	0	\$157	\$608	\$95	3.3
Laboratory - 164 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Laboratory 118 - Main Building	14	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	14	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.5	2,476	-1	\$367	\$977	\$175	2.2
Laboratory 125 - Main Building	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,900	0.0	67	0	\$10	\$41	\$6	3.5
Laboratory 125 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 125 - Main Building	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	1,061	0	\$157	\$608	\$95	3.3
Laboratory 126 - Main Building	7	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	7	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.5	2,412	-1	\$357	\$836	\$105	2.0
Laboratory 126 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 127 - Main Building	7	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	7	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.1	649	0	\$96	\$492	\$70	4.4
Laboratory 127 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 128 - Main Building	12	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	12	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.9	4,135	-1	\$612	\$1,196	\$155	1.7
Laboratory 128 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 129 - Main Building	9	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,900	4	None	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	341	0	\$50	\$331	\$35	5.9
Laboratory 129 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 130 - Main Building	13	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	13	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.9	4,480	-1	\$663	\$1,268	\$165	1.7
Laboratory 130 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 132 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.1	463	0	\$69	\$446	\$60	5.6
Laboratory 132 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 133 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9
Laboratory 133 - Main Building	4	Linear Fluorescent - T12: 4' T12 (40W) - 4L	Wall Switch	S	176	3,900	2, 4	Relamp & Reballast	Yes	4	LED - Linear Tubes: (4) 4' Lamps	Occupancy Sensor	58	2,691	0.5	2,291	0	\$339	\$929	\$115	2.4
Laboratory 134 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9

Existing Conditions							Proposed Conditions							Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Laboratory 135 - Main Building	1	LED - Fixtures: Ceiling Mount	Wall Switch	S	20	3,900		None	No	1	LED - Fixtures: Ceiling Mount	Wall Switch	20	3,900	0.0	0	0	\$0	\$0	\$0	0.0
Laboratory 135 - Main Building	7	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	7	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.5	2,412	-1	\$357	\$836	\$105	2.0
Laboratory 135 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	3,900	0.0	139	0	\$21	\$46	\$10	1.8
Laboratory 136 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9
Laboratory 137 - Main Building	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	S	29	3,900	4	None	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.0	114	0	\$17	\$331	\$35	17.6
Laboratory 137 - Main Building	1	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Wall Switch	51	3,900	0.1	278	0	\$41	\$72	\$10	1.5
Laboratory 137 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 139 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.0	185	0	\$27	\$188	\$30	5.8
Laboratory 139 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 139 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Laboratory 140 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9
Laboratory 141 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9
Laboratory 142 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 142 - Main Building	11	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	11	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.4	1,945	0	\$288	\$838	\$145	2.4
Laboratory 143 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 145 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 145 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 146 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 146 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 147 - Main Building	4	Linear Fluorescent - T5HO: 4' T5HO (54W) - 2L	Wall Switch	S	117	3,900	3, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 4' T5HO (25W) Lamps	Occupancy Sensor	51	2,691	0.3	1,378	0	\$204	\$619	\$75	2.7
Laboratory 147 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 147 - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	707	0	\$105	\$515	\$75	4.2
Laboratory 148 - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.1	371	0	\$55	\$423	\$55	6.7
Laboratory 148 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 149 - Main Building	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	3,900	3	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	3,900	0.0	67	0	\$10	\$41	\$6	3.5



Existing Conditions							Proposed Conditions								Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Laboratory 149 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 149 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 151 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Laboratory 153 - Cold Room - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 154 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 154 - Main Building	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	707	0	\$105	\$515	\$75	4.2
Laboratory 155 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 155 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Laboratory 157 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Laboratory 157 - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	5	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	884	0	\$131	\$562	\$85	3.6
Laboratory 168 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Laboratory 174 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.0	185	0	\$27	\$188	\$30	5.8
Laboratory 178 - Main Building	2	LED - Fixtures: Ambient 2x2 Fixture	Wall Switch	S	40	3,900	4	None	Yes	2	LED - Fixtures: Ambient 2x2 Fixture	Occupancy Sensor	40	2,691	0.0	104	0	\$15	\$142	\$20	7.9
Laboratory 181 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	531	0	\$79	\$469	\$65	5.1
Lounge - Break Room - Main Building	2	Incandescent: (1) 75W PAR30 Screw-In Lamp	Wall Switch	S	75	3,900	3, 4	Relamp	Yes	2	LED Lamps: PAR30 Lamps	Occupancy Sensor	12	2,691	0.1	562	0	\$83	\$201	\$26	2.1
Lounge - Break Room - Main Building	6	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,691	0.2	991	0	\$147	\$880	\$95	5.3
Main Lobby - Main Building	1	Exit Signs: LED - 2 W Lamp	None		6	8,760		None	No	1	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.0	0	0	\$0	\$0	\$0	0.0
Main Lobby - Main Building	10	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 5	Relamp	Yes	10	LED - Linear Tubes: (2) U-Lamp	High/Low Control	33	2,691	0.3	1,652	0	\$245	\$1,467	\$450	4.2
Mechanical 179 - Main Building	10	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3	Relamp	No	10	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	910	0.2	172	0	\$25	\$231	\$50	7.1
Mechanical 182 - Main Building	6	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3	Relamp	No	6	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	910	0.1	103	0	\$15	\$138	\$30	7.1
Mechanical Penthouse - Main Building	5	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3	Relamp	No	5	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	910	0.1	86	0	\$13	\$115	\$25	7.1
Mechanical Penthouse - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	910	0.1	65	0	\$10	\$92	\$20	7.5
Office - 111 - Main Building	6	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,691	0.2	991	0	\$147	\$880	\$95	5.3
Office - 115 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	3,900	0.0	74	0	\$11	\$23	\$5	1.7
Office - 116 - Main Building	6	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,691	0.2	991	0	\$147	\$880	\$95	5.3

Existing Conditions							Proposed Conditions							Energy Impact & Financial Analysis							
Location	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Office - 117 - Main Building	6	U-Bend Fluorescent - T8: U T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) U-Lamp	Occupancy Sensor	33	2,691	0.2	991	0	\$147	\$880	\$95	5.3
Office - 167 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.1	354	0	\$52	\$234	\$40	3.7
Restroom - Female 108 - Main Building	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	2,691	0.1	269	0	\$40	\$454	\$53	10.1
Restroom - Female 108 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	3	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.1	278	0	\$41	\$400	\$50	8.5
Restroom - Male 104 - Main Building	4	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	S	33	3,900	3, 4	Relamp	Yes	4	LED - Linear Tubes: (2) 2' Lamps	Occupancy Sensor	17	2,691	0.1	358	0	\$53	\$495	\$59	8.2
Restroom - Male 104 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.0	185	0	\$27	\$188	\$30	5.8
Shop 171 - Main Building	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	3,900	3, 4	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	2,691	0.2	1,061	0	\$157	\$608	\$95	3.3
Stairs 138 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	2,691	0.0	185	0	\$27	\$188	\$30	5.8
Storage 150 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	628	0.0	43	0	\$6	\$188	\$10	27.8
Storage 159 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	910	0.0	32	0	\$5	\$46	\$10	7.5
Storage 160 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	910	0.0	32	0	\$5	\$46	\$10	7.5
Storage 162 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	910	0.0	32	0	\$5	\$46	\$10	7.5
Storage 163 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	628	0.1	124	0	\$18	\$469	\$30	24.0
Storage 170 - Main Building	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3, 4	Relamp	Yes	3	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	628	0.1	124	0	\$18	\$469	\$30	24.0
Storage 172 - Main Building	2	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	910	3, 4	Relamp	Yes	2	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	628	0.0	43	0	\$6	\$188	\$10	27.8
Storage 177 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	S	62	910	3	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	910	0.0	32	0	\$5	\$46	\$10	7.5
Vestibule 165 - Main Building	2	LED Lamps: (1) 20W PAR30 Screw-In Lamp	Wall Switch	S	20	3,900	4	None	Yes	2	LED Lamps: (1) 20W PAR30 Screw-In Lamp	Occupancy Sensor	20	2,691	0.0	52	0	\$8	\$142	\$20	15.8
Vestibule 183 - Main Building	1	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	S	32	3,900	3	Relamp	No	1	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	3,900	0.0	74	0	\$11	\$23	\$5	1.7
Exterior Pole Lighting Main Building	9	High-Pressure Sodium: (1) 400W Lamp	Timeclock		465	4,198	1	Fixture Replacement	No	9	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	Timeclock	120	4,198	0.0	13,033	0	\$1,955	\$6,308	\$450	3.0
Exterior Front - Main Building	4	Incandescent: (1) 100W A19 Screw-In Lamp	Wall Switch		100	2,600	3	Relamp	No	4	LED Lamps: A19 Lamps	Wall Switch	15	2,600	0.0	884	0	\$133	\$87	\$4	0.6
Exterior Loading Dock - Main Building	2	LED - Fixtures: Ceiling Mount	Wall Switch		100	2,600		None	No	2	LED - Fixtures: Ceiling Mount	Wall Switch	100	2,600	0.0	0	0	\$0	\$0	\$0	0.0
Exterior Wall Packs - Main Building	2	LED - Fixtures: Wall Pack	Timeclock		63	5,110		None	No	2	LED - Fixtures: Wall Pack	Timeclock	63	5,110	0.0	0	0	\$0	\$0	\$0	0.0
Equipment Storage 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
Equipment Storage Garage	2	LED - Fixtures: High-Bay	Wall Switch	S	150	3,900	4	None	Yes	2	LED - Fixtures: High-Bay	Occupancy Sensor	150	2,691	0.1	392	0	\$58	\$0	\$0	0.0
Equipment Storage Garage	4	Metal Halide: (1) 400W Lamp	Wall Switch	S	458	3,900	1, 4	Fixture Replacement	Yes	4	LED - Fixtures: High-Bay	Occupancy Sensor	120	2,691	1.3	6,321	-1	\$936	\$2,821	\$200	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	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Large Greenhouse	64	High-Pressure Sodium: (1) 400W Lamp	Timeclock	S	465	5,840	1	Fixture Replacement	No	64	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,840	19.5	139,263	-30	\$20,625	\$22,575	\$0	1.1
Small Greenhouse	15	High-Pressure Sodium: (1) 400W Lamp	Timeclock	S	465	5,840	1	Fixture Replacement	No	15	LED - Fixtures: Horticulture Lights - Indoor Facilities Operating ≥ 3,000 hours/year, < 500W	Timeclock	120	5,840	4.6	32,640	-7	\$4,834	\$5,291	\$0	1.1

Motor Inventory & Recommendations

		Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical Penthouse - Main Building	AC-1 Office Area - Main Building	1	Supply Fan	5.0	87.5%	No			B	4,067	7	No	89.5%	Yes	1	1.5	6,763	0	\$1,015	\$5,648	\$900	4.7
Mechanical Penthouse - Main Building	AC-1 Office Area - Main Building	1	Return Fan	3.0	86.5%	No			B	4,067	7	No	89.5%	Yes	1	0.9	4,184	0	\$628	\$5,117	\$200	7.8
Mechanical Penthouse - Main Building	AC-2 Quarantine Area - Main Building	1	Supply Fan	0.8	78.0%	No			B	4,067	7	No	81.1%	Yes	1	0.2	1,169	0	\$175	\$3,717	\$50	20.9
Mechanical Penthouse - Main Building	AC-2 Quarantine Area - Main Building	1	Return Fan	0.3	65.0%	No			B	4,067	7	No	73.4%	Yes	1	0.1	704	0	\$106	\$3,413	\$50	31.9
Mechanical Penthouse - Main Building	AC-3 Rearing Rooms - Main Building	1	Supply Fan	25.0	91.7%	No			B	4,067	7	No	93.6%	Yes	1	7.4	32,151	0	\$4,823	\$14,796	\$1,400	2.8
Mechanical Penthouse - Main Building	AC-3 Rearing Rooms - Main Building	1	Return Fan	10.0	89.5%	No			B	4,067	7	No	91.7%	Yes	1	3.1	13,261	0	\$1,989	\$7,523	\$1,100	3.2
Roof - Main Building	AC-4 Large Quarantine Area - Main Building	1	Supply Fan	1.0	82.5%	No			W	4,067	7	No	85.5%	Yes	1	0.3	1,466	0	\$220	\$3,941	\$75	17.6
Roof - Main Building	AC-4 Large Quarantine Area - Main Building	1	Return Fan	0.5	75.0%	No			W	4,067	7	No	78.2%	Yes	1	0.2	814	0	\$122	\$3,523	\$50	28.4
Exterior - Main Building	Cooling System - Main Building	4	Cooling Tower Fan	3.0	89.5%	Yes			W	3,900		No	89.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Heating System - Main Building	2	Heating Hot Water Pump	2.0	85.5%	Yes			W	3,900		No	85.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Heating System - Main Building	2	Heating Hot Water Pump	0.8	78.0%	No			W	3,900		No	78.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 182 - Main Building	Heating System - Main Building	2	Heating Hot Water Pump	1.5	75.5%	No			W	3,900		No	75.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 182 - Main Building	Heating System - Main Building	2	Heating Hot Water Pump	1.5	75.5%	No			W	3,900		No	75.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Domestic Hot Water - Main Building	1	DHW Circulation Pump	0.1	60.0%	No			W	8,760		No	60.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Cooling System - Main Building	2	Chilled Water Pump	7.5	91.7%	Yes			W	3,900		No	91.7%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Cooling System - Main Building	2	Condenser Water Pump	5.0	87.5%	No			B	3,900	6	Yes	89.5%	No		0.1	557	0	\$84	\$2,112	\$0	25.3
Mechanical 179 - Main Building	Air Compressor	1	Air Compressor	10.0	89.5%	No			B	800		No	89.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Air Compressor	2	Air Compressor	3.0	82.0%	No			B	800		No	82.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Steam Boilers - Main Building	2	Boiler Feed Water Pump	0.3	65.0%	No			W	3,900		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Steam Boilers - Main Building	2	Combustion Air Fan	0.5	65.0%	No			W	3,900		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0



		Existing Conditions									Proposed Conditions					Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Manufacturer	Model	Remaining Useful Life	Annual Operating Hours	ECM #	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Laboratory - 164 - Main Building	Condensate System - Main Building	1	Condensate Pump	0.3	62.5%	No			B	3,900	6	Yes	69.5%	No		0.0	88	0	\$13	\$502	\$0	38.1
Roof - Main Building	Exhaust System - Main Building	1	Exhaust Fan	0.5	75.0%	No			W	3,900		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Roof - Main Building	Exhaust System - Main Building	10	Exhaust Fan	0.3	62.5%	No			W	3,900		No	62.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 179 - Main Building	Glycol Pumps	6	Process Pump	0.1	60.0%	No			W	3,900		No	60.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 182 - Main Building	Garage Door	1	Other	0.5	75.0%	No			W	500		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Various - Main Building	Vacuum Pump	8	Other	0.2	62.5%	No			W	500		No	62.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Storage 172 - Main Building	Vacuum Pump	1	Other	7.5	88.5%	No			B	500		No	88.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Exterior - Main Building	Greenhouses - Main Building	6	Supply Fan	0.5	75.0%	No			W	3,900		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Garage - Equipment Shed	Equipment Shed	1	Exhaust Fan	0.3	62.5%	No			W	3,900		No	62.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Garage - Equipment Shed	Garage Door	2	Other	0.5	75.0%	No			W	500		No	75.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Large Greenhouse	Large Greenhouse	4	Exhaust Fan	0.3	65.0%	No			W	3,900		No	65.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Large Greenhouse	Unit Heaters - Large Greenhouse	4	Supply Fan	0.1	60.0%	No			B	3,900		No	60.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Small Greenhouse	Unit Heaters - Small Greenhouse	2	Supply Fan	0.1	60.0%	No			W	3,900		No	60.0%	No		0.0	0	0	\$0	\$0	\$0	0.0
Small Greenhouse	Small Greenhouse	2	Exhaust Fan	0.3	62.5%	No			W	3,900		No	62.5%	No		0.0	0	0	\$0	\$0	\$0	0.0
Small Greenhouse	Heating System - Small Greenhouse	2	Heating Hot Water Pump	0.3	62.5%	No			W	3,900		No	62.5%	No		0.0	0	0	\$0	\$0	\$0	0.0



Packaged HVAC Inventory & Recommendations

		Existing Conditions									Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (MBh)	Cooling Mode Efficiency (SEER/IEER/EER)	Heating Mode Efficiency	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Restroom - Female 108 - Main Building	Restroom - Female 108 - Main Building	1	Electric Resistance Heat		5.12		1 COP	Chromalox		W		No							0.0	0	0	\$0	\$0	\$0	0.0
Restroom - Male 104 - Main Building	Restroom - Male 104 - Main Building	1	Electric Resistance Heat		5.12		1 COP	Chromalox		W		No							0.0	0	0	\$0	\$0	\$0	0.0
Corridor - Rearing Rooms #1 - Main Building	Corridor - Rearing Rooms #1 - Main Building	1	Window AC	1.10		10.00		MovinCool	Classic Plus 14	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Corridor - Rearing Rooms #2 - Main Building	Corridor - Rearing Rooms #2 - Main Building	2	Window AC	1.10		10.00		MovinCool	Classic Plus 14	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior - Main Building	Greenhouses - Main Building	5	Split-System	4.00		10.00		Impco	S48PUEA	W		No							0.0	0	0	\$0	\$0	\$0	0.0
Exterior - Main Building	Greenhouses - Main Building	1	Split-System	4.00		10.00		Champion		W		No							0.0	0	0	\$0	\$0	\$0	0.0
Garage - Equipment Shed	Equipment Shed	2	Infrared Heater		64.00		0.8 Et			W		No							0.0	0	0	\$0	\$0	\$0	0.0
Large Greenhouse	Large Greenhouse	4	Unit Heater		80.85		0.77 Et	Modine	PA105SF	B	8	Yes	4	Unit Heater		80.85		0.83 Et	0.0	0	30	\$273	\$9,686	\$0	35.5

Electric Chiller Inventory & Recommendations

		Existing Conditions						Proposed Conditions								Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Chiller Quantity	System Type	Cooling Capacity per Unit (Tons)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency Chillers?	Chiller Quantity	System Type	Constant/ Variable Speed	Cooling Capacity (Tons)	Full Load Efficiency (kW/Ton)	IPLV Efficiency (kW/Ton)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 179 - Main Building	Cooling System - Main Building	2	Water-Cooled Screw Chiller	100.00	Trane	RTWD 100A	W		No							0.0	0	0	\$0	\$0	\$0	0.0

Space Heating Boiler Inventory & Recommendations

		Existing Conditions						Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Manufacturer	Model	Remaining Useful Life	ECM #	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 179 - Main Building	Insect Rooms & Humidification - Main Building	2	Forced Draft Steam Boiler	1,126	Weil McLain	588	W		No						0.0	0	0	\$0	\$0	\$0	0.0
Mechanical 182 - Main Building	Office & Quarantine Areas - Main Building & Small Greenhouse	2	Condensing Hot Water Boiler	941	Lochnivar	SBN1000	W		No						0.0	0	0	\$0	\$0	\$0	0.0

Pipe Insulation Recommendations

		Recommendation Inputs			Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Affected	ECM #	Length of Uninsulated Pipe (ft)	Pipe Diameter (in)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 179	Domestic Hot Water - Main Building	9	5	1.50	0.0	0	3	\$29	\$76	\$10	2.3

DHW Inventory & Recommendations

		Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Manufacturer	Model	Remaining Useful Life	ECM #	Replace?	System Quantity	System Type	Fuel Type	System Efficiency	Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Mechanical 179	Domestic Hot Water - Main Building	1	Storage Tank Water Heater (> 50 Gal)	AO Smith	BTR 197 118	W		No						0.0	0	0	\$0	\$0	\$0	0.0
Garage - Equipment Shed	Domestic Hot Water - Equipment Shed	1	Storage Tank Water Heater (≤ 50 Gal)	AO Smith	ELJF 20 913	B		No						0.0	0	0	\$0	\$0	\$0	0.0

Low-Flow Device Recommendations

		Recommendation Inputs				Energy Impact & Financial Analysis						
Location	ECM #	Device Quantity	Device Type	Existing Flow Rate (gpm)	Proposed Flow Rate (gpm)	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Bug Lab - Main Building	10	4	Faucet Aerator (Lavatory)	2.20	0.50	0.0	0	2	\$17	\$34	\$16	1.0

Walk-In Cooler/Freezer Inventory & Recommendations

		Existing Conditions			Proposed Conditions				Energy Impact & Financial Analysis						
Location	Cooler/Freezer Quantity	Case Type/Temperature	Manufacturer	Model	ECM #	Install EC Evaporator Fan Motors?	Install Electric Defrost Control?	Install Evaporator Fan Control?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Cold Room A	1	Cooler (35F to 55F)	Bally	3478-2-1	11, 12	Yes	No	Yes	0.1	1,743	0	\$261	\$3,183	\$195	11.4
Cold Room B	1	Cooler (35F to 55F)	Bally	3478-2-1	11, 12	Yes	No	Yes	0.1	1,743	0	\$261	\$3,183	\$195	11.4
Cold Room C	1	Cooler (35F to 55F)	Bally	3478-2-1	11, 12	Yes	No	Yes	0.1	1,743	0	\$261	\$3,183	\$195	11.4
Cold Room D	1	Cooler (35F to 55F)	Bally	3478-2-1	11, 12	Yes	No	Yes	0.1	1,743	0	\$261	\$3,183	\$195	11.4
Laboratory 153 - Cold Room	1	Cooler (35F to 55F)	Colmac		11, 12	Yes	No	Yes	0.1	1,249	0	\$187	\$2,809	\$155	14.2
Laboratory 178	1	Cooler (35F to 55F)	Bally	BA-200A-1	11, 12	Yes	No	Yes	0.0	756	0	\$113	\$2,436	\$115	20.5



Commercial Refrigerator/Freezer Inventory & Recommendations

Existing Conditions						Proposed Conditions		Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	Manufacturer	Model	ENERGY STAR Qualified?	ECM #	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Estimated M&L Cost (\$)	Total Incentives	Simple Payback w/ Incentives in Years
Laboratory 151	1	Freezer Chest	Frigidaire	FCCS151FW4	Yes		No	0.0	0	0	\$0	\$0	\$0	0.0
Laboratory 151	1	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)	Westinghouse	FU218ERW2	No	13	Yes	0.0	139	0	\$21	\$1,881	\$150	83.2
Laboratory 168	2	Stand-Up Freezer, Solid Door (16 - 30 cu. ft.)	Westinghouse	FU218ERW2	No	13	Yes	0.0	277	0	\$42	\$3,762	\$300	83.2
Laboratory 151	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Jordon	SPSAKT-48	No	13	Yes	0.1	919	0	\$138	\$2,681	\$125	18.5
Laboratory 174	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Powers	DROT33SD3TE	No	13	Yes	0.1	678	0	\$102	\$2,089	\$125	19.3
Laboratory 181	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Percival		No	13	Yes	0.1	742	0	\$111	\$2,247	\$125	19.1
Laboratory 181	1	Stand-Up Refrigerator, Solid Door (31 - 50 cu. ft.)	Jordon	SPSAKT-48	No	13	Yes	0.1	919	0	\$138	\$2,681	\$125	18.5




Plug Load Inventory


Existing Conditions						
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?	Manufacturer	Model
Bug Lab - Main Building	2	Coffee Machine	500	No		
Bug Lab - Main Building	10	Desktop	120	No		
Bug Lab - Main Building	12	Fan (Portable)	200	No		
Bug Lab - Main Building	4	Microwave	1,000	No		
Bug Lab - Main Building	1	Paper Shredder	146	No		
Bug Lab - Main Building	5	Printer (Medium/Small)	450	No		
Bug Lab - Main Building	1	Printer/Copier (Large)	600	No		
Bug Lab - Main Building	2	Refrigerator (Mini)	175	No		
Bug Lab - Main Building	1	Refrigerator (Residential)	340	No		
Bug Lab - Main Building	1	Toaster	600	No		
Bug Lab - Main Building	7	Humidifier	86	No		
Bug Lab - Main Building	1	Sterilizer	20,000	No		
Bug Lab - Main Building	1	Glassware Dryer	6,100	No		

APPENDIX B: ENERGY STAR STATEMENT OF ENERGY PERFORMANCE

Energy use intensity (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.



ENERGY STAR® Statement of Energy Performance



**ENERGY STAR®
Score¹**

**Phillip Alampi Beneficial Insect Laboratory
(PABIL "Bug Lab" Campus)**

Primary Property Type: Laboratory
Gross Floor Area (ft²): 28,413
Built: 1984

For Year Ending: December 31, 2022
Date Generated: April 24, 2023

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 Phillip Alampi Beneficial Insect Laboratory (PABIL "Bug Lab" Campus) 20 Cosey Road Ewing Township, New Jersey 08628	Property Owner State of New Jersey 428 East State Street Trenton, NJ 08625 (609) 940-4129	Primary Contact New Jersey Board of Public Utilities State Energy Services 44 South Clinton Ave Trenton, NJ 08625 (609) 633-9666 BPU.EnergyServices@bpu.nj.gov	
Property ID: 25316588			

Energy Consumption and Energy Use Intensity (EUI)			
Site EUI	Annual Energy by Fuel	National Median Comparison	
350.3 kBtu/ft²	Electric - Grid (kBtu) 3,375,743 (34%)	National Median Site EUI (kBtu/ft²)	193.6
	Natural Gas (kBtu) 6,576,694 (66%)	National Median Source EUI (kBtu/ft²)	318.2
		% Diff from National Median Source EUI	81%
Source EUI		Annual Emissions	
575.7 kBtu/ft²		Total (Location-Based) GHG Emissions	643
		(Metric Tons CO2e/year)	

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	<i>British thermal unit</i> : 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	<i>Combined heat and power</i> . Also referred to as cogeneration.
COP	<i>Coefficient of performance</i> : 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	<i>Demand control ventilation</i> : a control strategy to limit the amount of outside air introduced to the conditioned space based on actual occupancy need.
US DOE	<i>United States Department of Energy</i>
EC Motor	<i>Electronically commutated motor</i>
ECM	<i>Energy conservation measure</i>
EER	<i>Energy efficiency ratio</i> : a measure of efficiency in terms of cooling energy provided divided by electric input.
EUI	<i>Energy Use Intensity</i> : 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	<i>United States Environmental Protection Agency</i>
Generation	The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil).
GHG	<i>Greenhouse gas</i> 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	<i>Gallons per flush</i>

gpm	<i>Gallon per minute</i>
HID	<i>High intensity discharge</i> : high-output lighting lamps such as high-pressure sodium, metal halide, and mercury vapor.
hp	<i>Horsepower</i>
HPS	<i>High-pressure sodium</i> : a type of HID lamp.
HSPF	<i>Heating seasonal performance factor</i> : a measure of efficiency typically applied to heat pumps. Heating energy provided divided by seasonal energy input.
HVAC	<i>Heating, ventilating, and air conditioning</i>
IHP 2014	US DOE Integral Horsepower rule. The current ruling regarding required electric motor efficiency.
IPLV	<i>Integrated part load value</i> : a measure of the part load efficiency usually applied to chillers.
kBtu	One thousand British thermal units
kW	<i>Kilowatt</i> : equal to 1,000 Watts.
kWh	<i>Kilowatt-hour</i> : 1,000 Watts of power expended over one hour.
LED	<i>Light emitting diode</i> : a high-efficiency source of light with a long lamp life.
LGEA	<i>Local Government Energy Audit</i>
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, which is implemented in a building system to reduce total energy consumption.
MH	<i>Metal halide</i> : a type of HID lamp.
MBh	<i>Thousand Btu per hour</i>
MBtu	<i>One thousand British thermal units</i>
MMBtu	<i>One million British thermal units</i>
MV	<i>Mercury Vapor</i> : a type of HID lamp.
NJBPU	<i>New Jersey Board of Public Utilities</i>
NJCEP	<i>New Jersey's Clean Energy Program</i> : 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	<i>Photovoltaic</i> : refers to an electronic device capable of converting incident light directly into electricity (direct current).

SEER	<i>Seasonal energy efficiency ratio</i> : a measure of efficiency in terms of annual cooling energy provided divided by total electric input.
SEP	<i>Statement of energy performance</i> : 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 (II)	<i>Solar renewable energy credit</i> : a credit you can earn from the state for energy produced from a photovoltaic array.
T5, T8, T12	A reference to a linear lamp diameter. The number represents increments of 1/8 th 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	<i>Variable air volume</i>
VFD	<i>Variable frequency drive</i> : 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.

APPENDIX D: PV ANALYSIS



State of New Jersey Bug Lab Solar Project

State of New Jersey Bug
Lab

20 Cosey Rd
Ewing Township NJ 08628

(609) 475-2526
Anthony.Faraca3@treas.nj.gov



Prepared By: TRC Companies
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ABOUT US



ADAM GERZA
VP, Business Development



YULIA KRIVCHENKOVA
Manager, Utility Rates



MATTHEW CIMO
Western Regional Manager

OUR HISTORY

Energy Toolbase is an industry-leading software platform that specializes in modeling and proposing the economics of solar and energy storage projects. Our SaaS product is used by over 1,000 distributed energy organizations worldwide to accurately, objectively and transparently analyze their projects. In September of 2019, ETB merged with Pason Power, which specializes in designing, controlling, and monitoring advanced energy storage systems. The newly combined company is backed by our parent, Pason Systems Inc. (TSX - PSI).

OUR MISSION

Our mission is to simplify complexity and to enable solar and energy storage developers to deploy projects more efficiently. We provide a cohesive suite of project modeling, energy storage control and asset monitoring products for solar + storage developers. We are a customer centric organization that takes great pride in the service we provide to our customers. Since our company's founding in 2014 our products have been guided by the same three core principles of: Accuracy, Objectivity, and Transparency.

PV SYSTEM DETAILS

GENERAL INFORMATION

Facility: Meter #1
Address: 20 Cosey Rd Ewing Township NJ 08628

SOLAR PV EQUIPMENT DESCRIPTION

Solar Panels: (319) LG Electronics LG400Q1C-A6
Inverters: (7) Fronius USA Fronius Symo 15.0-3 (480V)

SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years
Inverters: 10 Years

Solar PV System Cost and Incentives

Solar PV System Cost \$637,596

Net Solar PV System Cost \$637,596

SOLAR PV SYSTEM RATING

Power Rating: 127,600 W-DC
Power Rating: 125,048 W-AC-CEC

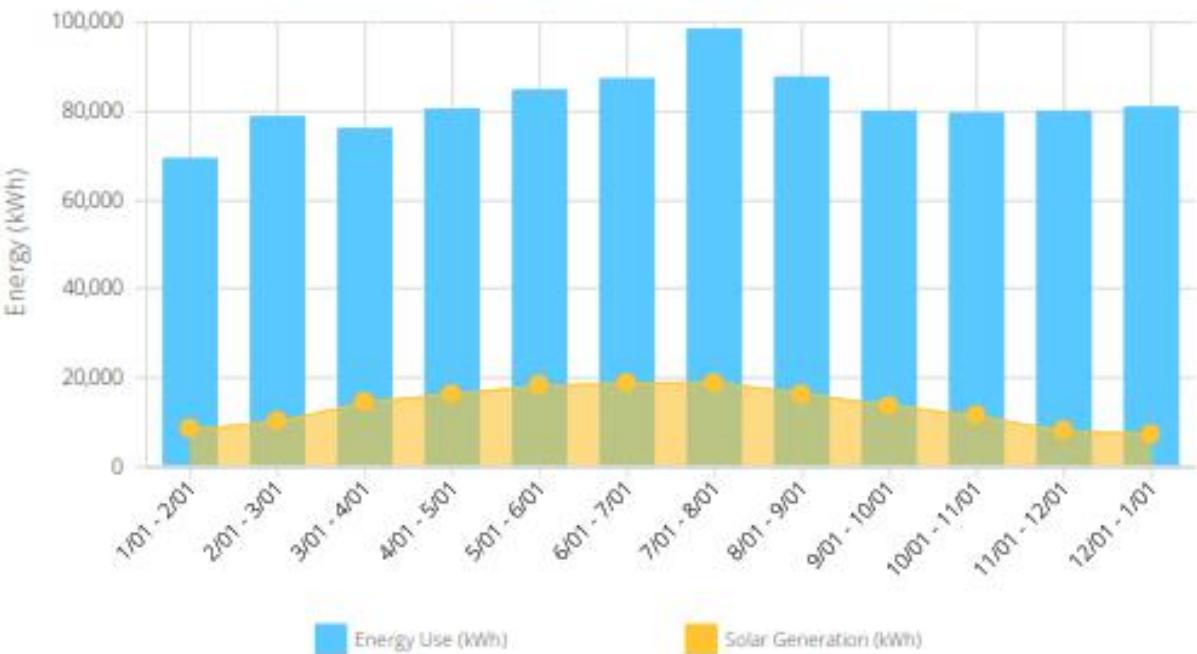
ENERGY CONSUMPTION MIX

Annual Energy Use: 982,230 kWh



Utility 819,700 kWh (83.45%)
Solar PV 162,530 kWh (16.55%)

MONTHLY ENERGY USE VS SOLAR GENERATION



UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (PSE&G (LPLS) + Direct Energy). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges				Demand Charges			
Season	Charge Type	Rate Type	PSE&G (LPLS) + Direct Energy	Season	Charge Type	Rate Type	PSE&G (LPLS) + Direct Energy	Season	Charge Type	Rate Type	PSE&G (LPLS) + Direct Energy
W	Flat Rate per billing period		\$370.81	W	Flat Rate Import		\$0.1066	W	Flat Rate Import		\$3.76
S	Flat Rate per billing period		\$370.81	S	Flat Rate Import		\$0.1066	S	Flat Rate Import		\$12.67

CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

RATE SCHEDULE: PSE&G-NJ - PSE&G (LPLS) + Direct Energy

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges			
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Demand	Total
1/1/2022 - 2/1/2022 W	69,339	139	\$371	\$7,392	\$523	\$8,285
2/1/2022 - 3/1/2022 W	78,498	142	\$371	\$8,368	\$534	\$9,273
3/1/2022 - 4/1/2022 W	76,089	139	\$371	\$8,111	\$523	\$9,005
4/1/2022 - 5/1/2022 W	80,470	146	\$371	\$8,578	\$549	\$9,498
5/1/2022 - 6/1/2022 W	84,559	181	\$371	\$9,014	\$681	\$10,066
6/1/2022 - 7/1/2022 S	87,231	180	\$371	\$9,299	\$2,280	\$11,950
7/1/2022 - 8/1/2022 S	98,240	161	\$371	\$10,472	\$2,039	\$12,882
8/1/2022 - 9/1/2022 S	87,666	166	\$371	\$9,345	\$2,103	\$11,819
9/1/2022 - 10/1/2022 S	79,719	156	\$371	\$8,498	\$1,976	\$10,845
10/1/2022 - 11/1/2022 W	79,583	145	\$371	\$8,484	\$545	\$9,400
11/1/2022 - 12/1/2022 W	79,917	152	\$371	\$8,519	\$572	\$9,462
12/1/2021 - 1/1/2022 W	80,919	136	\$371	\$8,626	\$512	\$9,508
Total	982,230	-	\$4,450	\$104,706	\$12,837	\$121,992

NEW ELECTRIC BILL

RATE SCHEDULE: PSE&G-NJ - PSE&G (LPLS) + Direct Energy

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges			
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Demand	Total
1/1/2022 - 2/1/2022 W	60,915	139	\$371	\$6,494	\$523	\$7,387
2/1/2022 - 3/1/2022 W	68,351	142	\$371	\$7,286	\$534	\$8,191
3/1/2022 - 4/1/2022 W	61,624	139	\$371	\$6,569	\$523	\$7,463
4/1/2022 - 5/1/2022 W	64,025	135	\$371	\$6,825	\$508	\$7,704
5/1/2022 - 6/1/2022 W	66,390	165	\$371	\$7,077	\$621	\$8,069
6/1/2022 - 7/1/2022 S	68,396	149	\$371	\$7,291	\$1,887	\$9,549
7/1/2022 - 8/1/2022 S	79,275	151	\$371	\$8,451	\$1,913	\$10,734
8/1/2022 - 9/1/2022 S	71,226	142	\$371	\$7,593	\$1,799	\$9,762
9/1/2022 - 10/1/2022 S	65,885	137	\$371	\$7,023	\$1,735	\$9,129
10/1/2022 - 11/1/2022 W	68,176	135	\$371	\$7,268	\$508	\$8,146
11/1/2022 - 12/1/2022 W	71,922	152	\$371	\$7,667	\$572	\$8,609
12/1/2021 - 1/1/2022 W	73,515	136	\$371	\$7,837	\$512	\$8,719
Total	819,700	-	\$4,450	\$87,380	\$11,633	\$103,463

ANNUAL ELECTRICITY SAVINGS: \$18,529

ENVIRONMENTAL BENEFITS



OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



2,546

tons of CO₂ Offset



5,789,589

Miles Driven By Cars



38,195

Trees Planted