Local Government Energy Audit: Energy Audit Report

Westbrook Elementary School

46 Highlander Drive

West Milford, New Jersey 07480

West Milford Township School District

September 10, 2018

Final Report by:

TRC Energy Services

Disclaimer

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

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

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

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

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1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBPU) has sponsored this Local Government Energy Audit (LGEA) Report for Westbrook Elementary School.

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

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

1.1 Facility Summary

Westbrook Elementary School is a 43,832 square foot facility comprised of classroom space, a gymnasium, media center, kitchen and office space. The building consists of three (3) floors at different elevations and was originally built in 1973. The building is in operation September through June for K-6 students, and is occupied by approximately 51 full time staff members and 310 students. The regular school schedule is from 8:35 AM to 2:55 PM for students. The staff begins occupying the building around 7:00 AM and there are custodians that work a second shift until 11:00 PM. There is a summer literacy program and a basketball program in the month of July. The building stays open in August but is only regularly occupied by custodial staff on a regular basis.

The building is 100% heated and roughly 20% cooled. The packed air conditioning on the roof of the Westbrook Elementary School is aging, inefficient and in need of replacement. A thorough description of the facility and our observations are located in Section 2.

1.2 Your Cost Reduction Opportunities

Energy Conservation Measures

TRC evaluated eight measures that together represent an opportunity for Westbrook Elementary School to reduce annual energy costs by roughly $18,409 and annual greenhouse gas emissions by 79,946 lbs CO_2e. We estimate that if all measures were implemented as recommended, the project would pay for itself in roughly 6.8 years. The breakdown of existing and potential utility costs after project implementation are illustrated in Figure 1 and Figure 2, respectively. Together these measures represent an opportunity to reduce Westbrook Elementary School's annual energy costs by 22%.

TRC recommends six of these measures to be high priority for implementation. These high priority measures together represent an opportunity for the Westbrook Elementary School to reduce annual energy costs by roughly $16,106 and annual greenhouse gas emissions by 69,946 lbs CO2e. We estimate that if all high priority measures were implemented as recommended, the project would pay for itself in roughly 3.9 years. Together these high priority measures represent an opportunity to reduce the Westbrook Elementary School's annual energy costs by 19%.

Figure 1 – Previous 12 Month Utility Costs

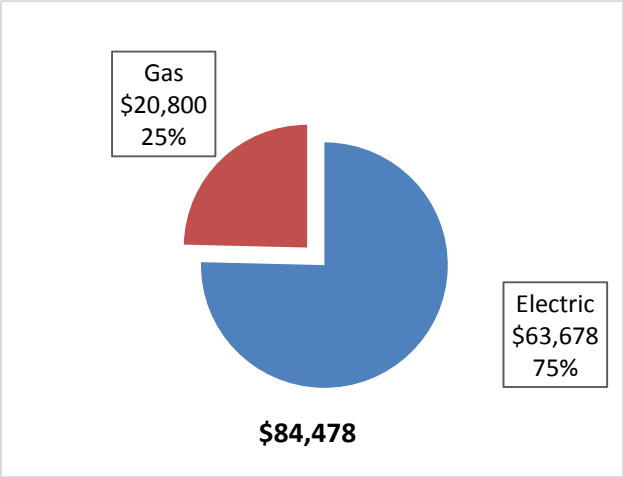


Figure 2a – Potential Post-Implementation Costs (All Measures)

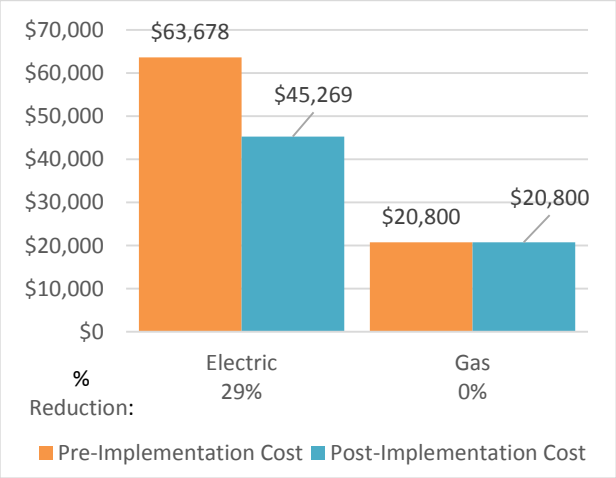
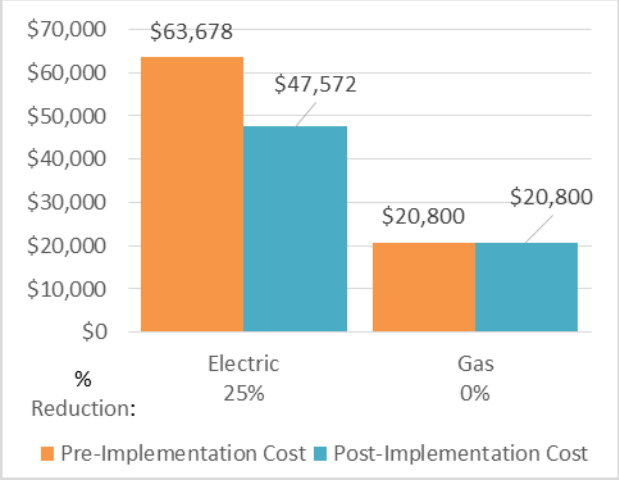


Figure 3b – Potential Post-Implementation Costs (High Priority Measures)



A detailed description of Westbrook Elementary School's existing energy use can be found in Section 3.

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

Figure 4 – Summary of Energy Reduction Opportunities

	Energy Conservation Measure	Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades			**35,991**	**10.6**	**0.0**	**$8,345.55**	**$52,960.98**	**$8,890.00**	**$44,070.98**	**5.3**	**36,243**
	Install LED Fixtures	No	1,596	0.2	0.0	$370.08	$19,232.22	$3,150.00	$16,082.22	43.5	1,607
ECM 1	Retrofit Fixtures with LED Lamps	Yes	34,395	10.3	0.0	$7,975.48	$33,728.76	$5,740.00	$27,988.76	3.5	34,635
Lighting Control Measures			**10,477**	**2.7**	**0.0**	**$2,429.49**	**$13,976.00**	**$1,855.00**	**$12,121.00**	**5.0**	**10,551**
ECM 2	Install Occupancy Sensor Lighting Controls	Yes	10,259	2.6	0.0	$2,378.78	$13,376.00	$1,855.00	$11,521.00	4.8	10,330
ECM 3	Install High/Low Lighitng Controls	Yes	219	0.1	0.0	$50.71	$600.00	$0.00	$600.00	11.8	220
Variable Frequency Drive (VFD) Measures			**20,370**	**11.1**	**0.0**	**$4,723.32**	**$22,398.31**	**$2,800.00**	**$19,598.31**	**4.1**	**20,512**
ECM 4	Install VFDs on Constant Volume (CV) HVAC	Yes	15,656	9.8	0.0	$3,630.35	$15,846.61	$2,800.00	$13,046.61	3.6	15,766
ECM 5	Install VFDs on Hot Water Pumps	Yes	4,714	1.3	0.0	$1,092.97	$6,551.70	$0.00	$6,551.70	6.0	4,747
Electric Unitary HVAC Measures			**8,334**	**5.2**	**0.0**	**$1,932.43**	**$48,934.57**	**$2,291.00**	**$46,643.57**	**24.1**	**8,392**
	Install High Efficiency Electric AC	No	8,334	5.2	0.0	$1,932.43	$48,934.57	$2,291.00	$46,643.57	24.1	8,392
Custom Measures			**4,218**	**0.0**	**0.0**	**$978.18**	**$3,550.00**	**$0.00**	**$3,550.00**	**3.6**	**4,248**
ECM 6	Computer Power Management Software	Yes	4,218	0.0	0.0	$978.18	$3,550.00	$0.00	$3,550.00	3.6	4,248
TOTALS			**79,390**	**29.5**	**0.0**	**$18,408.98**	**$141,819.86**	**$15,836.00**	**$125,983.86**	**6.8**	**79,946**

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

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

TOTALS (High Priority)	**69,461**	**24.0**	**0.0**	**$16,106.47**	**$73,653.07**	**$10,395.00**	**$63,258.07**	**3.9**	**69,946**

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

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

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

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

Energy Efficient Practices

TRC also identified 14 low cost or no cost energy efficient practices. A facility's energy performance can be significantly improved by employing certain behavioral or operational adjustments and by performing better routine maintenance on building systems. These practices can extend equipment lifetime, improve occupant comfort, provide better health and safety, as well as reduce annual energy and O&M costs. Potential opportunities identified at Westbrook Elementary School include:

- Reduce Air Leakage
- Close Doors and Windows
- Use Window Treatments/Coverings
- Use Fans to Reduce Cooling Load
- Ensure Economizers are Functioning Properly
- Clean Evaporator/Condenser Coils on AC Systems
- Clean and/or Replace HVAC Filters
- Check for and Seal Duct Leakage
- Perform Proper Boiler Maintenance
- Perform Proper Water Heater Maintenance
- Install Plug Load Controls
- Water Conservation

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

On-Site Generation Measures

TRC evaluated the potential for installing on-site generation for Westbrook Elementary School. Based on the configuration of the site and its loads there is a high potential for installing a photovoltaic (PV) array.

Figure 5 – Photovoltaic Potential

Potential	High	
System Potential	85	kW DC STC
Electric Generation	101,266	kWh/yr
Displaced Cost	$8,810	/yr
Installed Cost	$221,000	

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

1.3 Implementation Planning

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

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

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

- SmartStart
- Direct Install
- SREC (Solar Renewable Energy Certificate) Registration Program (SRP)
- Energy Savings Improvement Program (ESIP)

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

This facility may also qualify for the Direct Install program which can provide turnkey installation of multiple measures, through an authorized network of participating contractors. This program can provide substantially higher incentives that SmartStart, up to 70% of the cost of selected measures, although measure eligibility will have to be assessed and be verified by the designated Direct Install contractor and, in most cases, they will perform the installation work.

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the Energy Savings Improvement Program (ESIP). Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. An LGEA report (or other approved energy audit) is required for participation in ESIP. Please refer to Section 8.4 for additional information on the ESIP Program.

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

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

2 FACILITY INFORMATION AND EXISTING CONDITIONS

2.1 Project Contacts

Figure 6 – Project Contacts

Name	Role	E-Mail	Phone #
Customer			
Chris Kelly	Supervisor Buildings & Grounds	chris.kelly@wmtps.org	973-229-5929
Barbara Francisco	Business Administrator	barbara.francisco@wmtps.org	973-697-1700 ext 5050
Designated Representative			
Daniel Pabcock	Head Custodian		
TRC Energy Services			
Smruiti Srinivasan	Auditor	SSrinivasan@trcsolutions.com	(732) 855-0033

2.2 General Site Information

On February 14, 2016, TRC performed an energy audit at Westbrook Elementary School located in West Milford, New Jersey. TRC met with facility personnel to review the facility operations and help focus our investigation on specific energy-using systems.

Westbrook Elementary School is a 43,832 square foot facility comprised of classroom space, a gymnasium, media center, a kitchen, and office space. The building consists of three (3) floors at different elevations and was originally built in 1973. The building is 100% heated and roughly 20% cooled. The packed air conditioning on the roof of the Westbrook Elementary School is aging, inefficient, and in need of replacement. This cooling system is a constant volume multi-zone DX unit with a hot water coil. The unit serves the main office areas, media center, nurses' office, and faculty room. The roof was said to have been replaced a few years ago and is in good condition. The boilers were replaced a few years ago as well, are of high efficiency, and are in good condition. There are three major ventilation units, all of which are equipped with hot water coils and are original to the building.

2.3 Building Occupancy

The building is in operation September through June for K-6 students. The building is occupied by about 51 full time staff members and 310 students. The regular school schedule is from 8:35 AM to 2:55 PM for students. The staff begins occupying the building around 7:00 AM and there are custodians that work a second shift until 11:00 PM. There is a summer literacy program and a basketball program in the month of July. The building stays open in August but is usually staffed by only custodial staff on a regular basis. The typical schedule is presented in the table below.

Figure 7 - Building Schedule

Building Name	Weekday/Weekend	Operating Schedule
Westbrook Elementary School (Sept-June)	Weekday	8:30 AM - 3:00 PM
Westbrook Elementary School (Sept-June)	Weekend	Rare Use
Westbrook Elementary School (July & Aug)	Weekday	Some Use
Westbrook Elementary School (July & Aug)	Weekend	Some Use

2.4 Building Envelope

The building has a flat roof that is only a few years old. The roof is in good condition. The building is constructed of concrete block and structural steel with a brick facade. The building has single-pane windows that are in fair condition and show little sign of excessive infiltration. The exterior doors are constructed of aluminum and are in good condition, except that the door seals have worn out, which increases the level of outside air infiltration.

Figure 8 - Building Envelope

2.5 On-Site Generation

Westbrook Elementary School does not have any on-site electric generation capacity.

2.6 Energy-Using Systems

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

Lighting System

Lighting at the facility is provided mostly by 32-Watt linear fluorescent T8 lamps with electronic ballasts as well as some compact fluorescent lamps (CFL) and incandescent lamps. Most of the fixtures are 2-lamp or 4-lamp, 2-foot or 4-foot long troffers with diffusers. They are manually controlled by wall switches. The majority of classrooms have remote mounted occupancy sensors. The exit signs throughout the building are LED. The exterior lighting includes a LED wall pack fixture as well as an LED screw-in lamp fixture. The exterior light fixtures are controlled by a photocell.

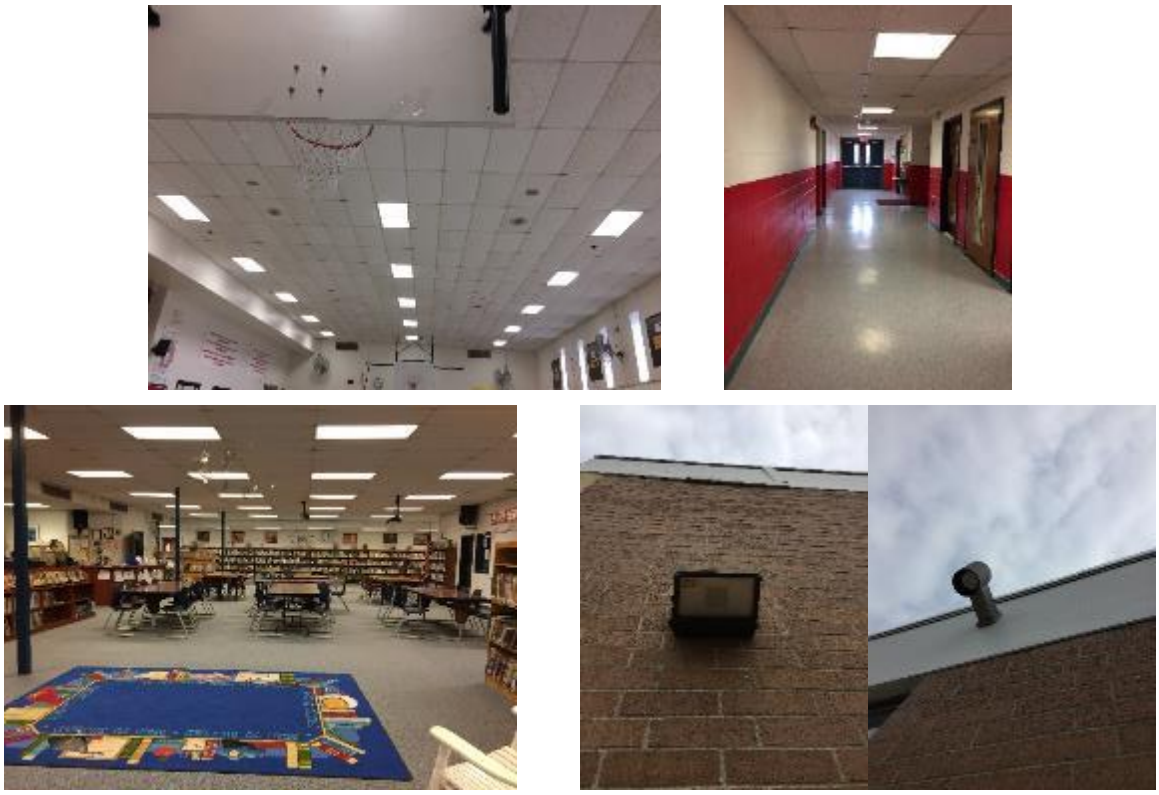


Figure 9 - Lighting Systems

Hot Water Heating System

The building is heated by a hot water system consists of two (2) 2790 MBH condensing hot water boiler. The boilers have a nominal combustion efficiency of 93%. The boilers are configured in a constant flow primary distribution with two (2) 5 HP hot water pumps which operate in lead/lag fashion. They are constant speed, high efficiency motors and are in good condition. Hot water is supplied at 180°F when the outside air temperature is low and the setpoint is adjusted linearly to 130°F when the outside air is above 65°F. The boilers provide hot water to the roof top unit (RTU), three (3) main heating-ventilation (HV) units, baseboard radiators and hot water unit heaters. The boilers are fully modulating. They are in good condition and well maintained.

Figure 10 - Boilers and Hot Water Heating

Direct Expansion Air Conditioning System (DX)

The packed air conditioning on the roof of the Westbrook Elementary School is aging, inefficient, and in need of replacement. This cooling system is constant volume multi-zone DX unit with a hot water coil. The unit serves the main office areas, media center, nurses' office, and faculty room. It is approximately 29 tons and 15 years old. It has a single 10 HP high efficiency supply fan motor that is in good condition. The motor is constant speed and the unit is assumed to have a standard backward-inclined fan. The unit utilizes compressors and a direct-expansion (DX) coil.

Figure 11 - Package DX Cooling

Building Energy Management System (BEMS)

The majority of the facility is controlled with a building energy management system (BEMS). The BEMS aggregates the DDC points from throughout the building. Roughly 50% of the building zone controls are DDC, and the remainder have pneumatic controls, which are not tied into the BMS. Per discussions with facility personnel, the heating setpoint is 70°F during occupied periods but is not currently set back overnight. However, since the access to the existing building energy management system was not available at the time of the site inspection, this was unable to be confirmed.

The RTU is controlled by this system. Per discussions with facility personnel, the cooling setpoint is 70°F during occupied periods of time and scheduled to turn off over nights and weekends.

Figure 12 - Zone Control Points

Domestic Hot Water Heating System

The domestic hot water heating system for the facility consists of a gas fired 500 MBH boiler and a 119 gallon storage tank. The system has a nominal efficiency of 80% and serves the entire building. This equipment was installed a few years ago and is in good condition. This system serves hand washing sinks throughout the building and the kitchen.

Figure 13 - Domestic Hot Water System

Food Service Equipment

The school has an all-electric kitchen that is used to prepare lunches for almost every student each school day. Most of the cooking is done using a combination oven and convection oven. Bulk prepared foods are held in an electric holding cabinet. There is also an electric steamer. Equipment is standard to high efficiency and is in good condition.

Figure 14 - Food Service Equipment

Refrigeration

The kitchen has a walk-in cooler and a walk in medium temperature freezer. These are in good condition. The kitchen also has a stand-up refrigerator with a glass door, a freezer chest and two (2) refrigerator chests. All equipment is standard to high efficiency and in good condition.

Figure 15 - Refrigeration Equipment

Building Plug Load

There are roughly 70 computer work stations throughout the facility. It is assumed that there is no centralized PC power management software installed. Plug loads throughout the building include general café and office equipment. There are classroom typical loads with as projectors and fans.

2.7 Water-Using Systems

A sampling of restrooms found that faucets are already fit with low flow aerators which are rated for 0.5 gallons per minute (gpm).

3 SITE ENERGY USE AND COSTS

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

3.1 Total Cost of Energy

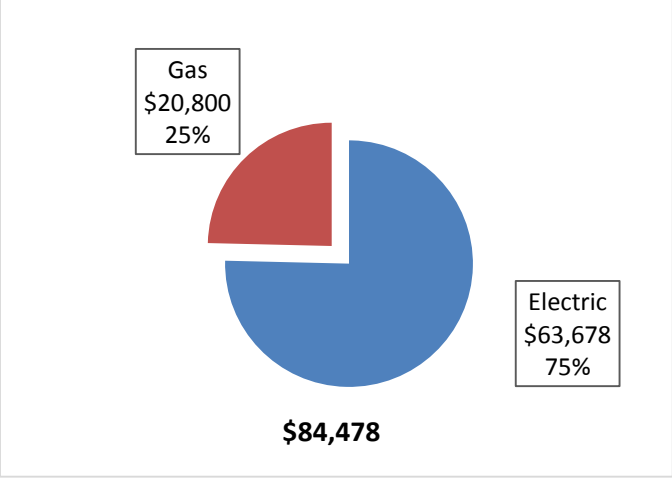
The following energy consumption and cost data is based on the last 12-month period of utility billing data that was provided for each utility. A profile of the annual energy consumption and energy cost of the facility was developed from this information.

Figure 16 - Utility Summary

Utility Summary for Westbrook Elementary School		
Fuel	**Usage**	**Cost**
Electricity	274,618 kWh	$63,678
Natural Gas	21,502 Therms	$20,800
Total		**$84,478**

The current annual energy cost for this facility is $84,478 as shown in the chart below.

Figure 17 - Energy Cost Breakdown



3.2 Electricity Usage

Electricity is provided by Rockland Electric. The average electric cost over the past 12 months was $0.232/kWh, which is the blended rate that includes energy supply, distribution, and other charges. This rate is used throughout the analyses in this report to assess energy costs and savings. The facility pays electric demand charges. The monthly electricity consumption and peak demand are shown in the chart below.

Figure 18 - Electric Usage & Demand

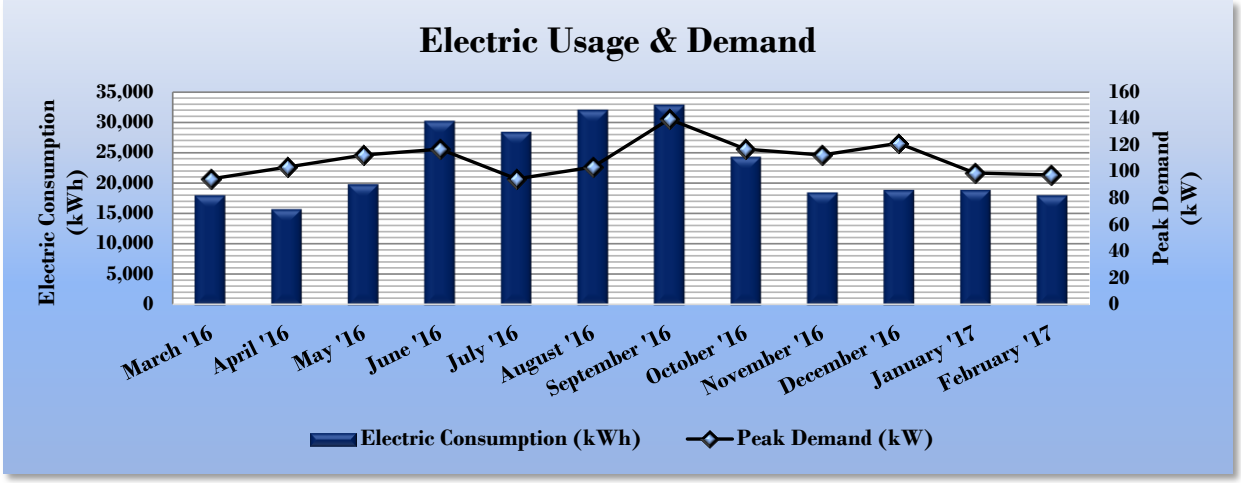


Figure 19 - Electric Usage & Demand

Electric Billing Data for Westbrook Elementary School					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
3/23/16	29	18,000	95	$425	$4,194
4/20/16	28	15,750	104	$465	$3,776
5/19/16	29	19,800	113	$506	$4,654
6/22/16	34	30,150	117	$526	$6,886
7/22/16	30	28,350	95	$425	$6,429
8/23/16	32	31,950	104	$465	$7,207
9/23/16	31	32,820	140	$627	$7,585
10/24/16	31	24,300	117	$526	$5,608
11/22/16	29	18,450	113	$506	$4,359
12/21/16	29	18,900	122	$546	$4,494
1/25/17	35	18,900	99	$445	$4,468
2/23/17	29	18,000	98	$439	$4,192
Totals	**366**	**275,370**	**139.5**	**$5,903**	**$63,852**
Annual	**365**	**274,618**	**139.5**	**$5,887**	**$63,678**

3.3 Natural Gas Usage

Natural gas is provided by PSE&G. The average gas cost for the past 12 months is $0.967/therm, which is the blended rate used throughout the analyses in this report. The monthly gas consumption is shown in the chart below.

Figure 20 - Natural Gas Usage

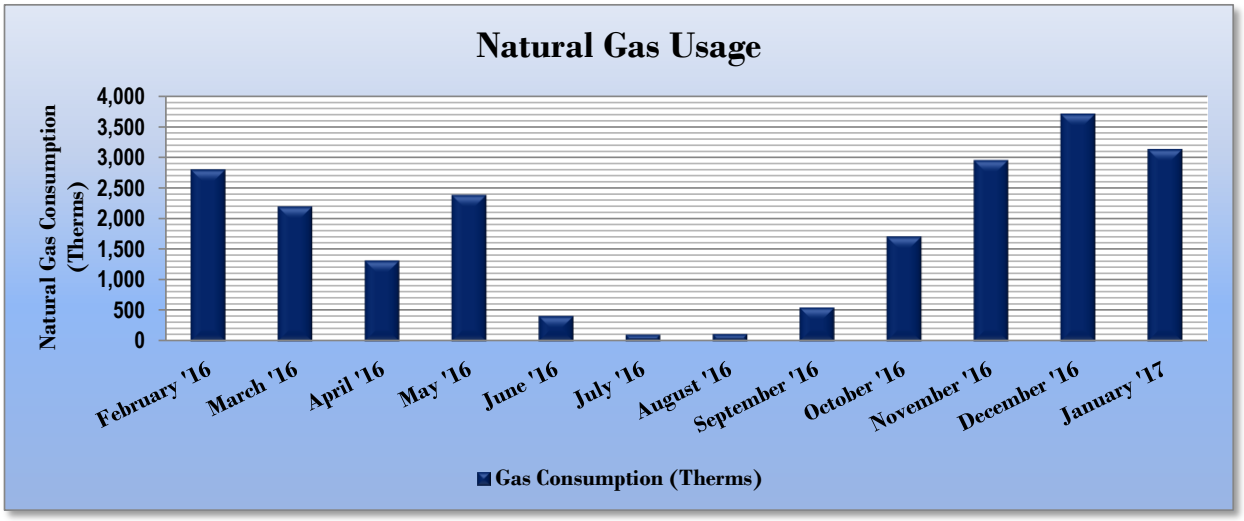


Figure 21 - Natural Gas Usage

Gas Billing Data for Westbrook Elementary School			
Period Ending	Days in Period	Natural Gas Usage (Therms)	Natural Gas Cost
3/11/16	30	2,798	$2,687
4/12/16	32	2,197	$4,685
5/11/16	29	1,317	$1,851
6/13/16	33	2,383	$2,180
7/12/16	28	414	$381
8/10/16	29	111	$178
9/9/16	30	119	$181
10/10/16	31	552	$550
11/10/16	30	1,708	$1,234
12/12/16	31	2,950	$1,822
1/12/17	31	3,707	$2,306
2/10/17	29	3,130	$2,631
Totals	**363**	**21,385**	**$20,686**
Annual	**365**	**21,502**	**$20,800**

3.4 Benchmarking

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

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

Figure 22 - Energy Use Intensity Comparison – Existing Conditions

Energy Use Intensity Comparison - Existing Conditions		
	Westbrook Elementary School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	118.6	141.4
Site Energy Use Intensity (kBtu/ft^2)	70.4	58.2

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

Figure 23 - Energy Use Intensity Comparison – Following Installation of Recommended Measures

Energy Use Intensity Comparison - Following Installation of Recommended Measures		
	Westbrook Elementary School	National Median Building Type: School (K-12)
Source Energy Use Intensity (kBtu/ft^2)	101.7	141.4
Site Energy Use Intensity (kBtu/ft^2)	65.0	58.2

Many types of commercial buildings are also eligible to receive an ENERGY STAR® score. This score is a percentile ranking from 1 to 100. It compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide and may be eligible for ENERGY STAR® certification.

This facility has a current score of 74.

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

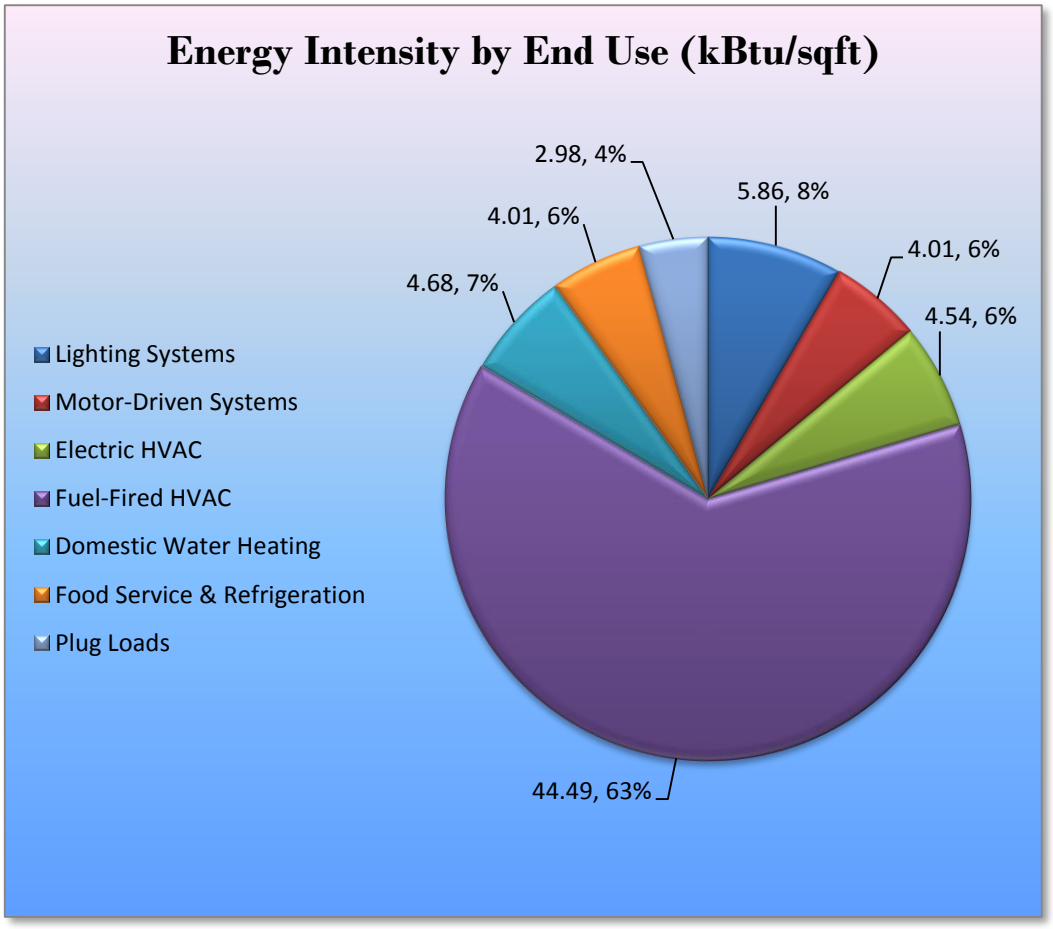
For more information on ENERGY STAR® certification go to:
https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1.

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

3.5 Energy End-Use Breakdown

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

Figure 24 - Energy Balance (% and kBtu/SF)



4 ENERGY CONSERVATION MEASURES

Level of Analysis

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

The following sections describe the evaluated measures.

4.1 Recommended ECMs

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

Figure 25 – Summary of Recommended ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**34,395**	**10.3**	**0.0**	**$7,975.48**	**$33,728.76**	**$5,740.00**	**$27,988.76**	**3.5**	**34,635**
ECM 1	Retrofit Fixtures with LED Lamps	34,395	10.3	0.0	$7,975.48	$33,728.76	$5,740.00	$27,988.76	3.5	34,635
Lighting Control Measures		**10,477**	**2.7**	**0.0**	**$2,429.49**	**$13,976.00**	**$1,855.00**	**$12,121.00**	**5.0**	**10,551**
ECM 2	Install Occupancy Sensor Lighting Controls	10,259	2.6	0.0	$2,378.78	$13,376.00	$1,855.00	$11,521.00	4.8	10,330
ECM 3	Install High/Low Lighitng Controls	219	0.1	0.0	$50.71	$600.00	$0.00	$600.00	11.8	220
Variable Frequency Drive (VFD) Measures		**20,370**	**11.1**	**0.0**	**$4,723.32**	**$22,398.31**	**$2,800.00**	**$19,598.31**	**4.1**	**20,512**
ECM 4	Install VFDs on Constant Volume (CV) HVAC	15,656	9.8	0.0	$3,630.35	$15,846.61	$2,800.00	$13,046.61	3.6	15,766
ECM 5	Install VFDs on Hot Water Pumps	4,714	1.3	0.0	$1,092.97	$6,551.70	$0.00	$6,551.70	6.0	4,747
Custom Measures		**4,218**	**0.0**	**0.0**	**$978.18**	**$3,550.00**	**$0.00**	**$3,550.00**	**3.6**	**4,248**
ECM 6	Computer Power Management Software	4,218	0.0	0.0	$978.18	$3,550.00	$0.00	$3,550.00	3.6	4,248
TOTALS		**69,461**	**24.0**	**0.0**	**$16,106.47**	**$73,653.07**	**$10,395.00**	**$63,258.07**	**3.9**	**69,946**

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

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

4.2 Lighting Upgrades

Our recommendations for upgrades to existing lighting fixtures are summarized in Figure 26 below.

Figure 26 – Summary of Lighting Upgrade ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Lighting Upgrades		**34,395**	**10.3**	**0.0**	**$7,975.48**	**$33,728.76**	**$5,740.00**	**$27,988.76**	**3.5**	**34,635**
ECM 1	Retrofit Fixtures with LED Lamps	34,395	10.3	0.0	$7,975.48	$33,728.76	$5,740.00	$27,988.76	3.5	34,635

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

ECM 1: Retrofit Fixtures with LED Lamps

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	34,395	10.3	0.0	$7,975.48	$33,728.76	$5,740.00	$27,988.76	3.5	34,635
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We recommend retrofitting existing incandescent, compact fluorescent and linear fluorescent T8 fixtures with LED lamps. Many LED tube lamps are direct replacements for existing fluorescent lamps and can be installed while leaving the fluorescent fixture ballast in place. LED bulbs can be used in existing fixtures as a direct replacement for most other lighting technologies. This measure saves energy by installing LEDs, which use less power than other lighting technologies yet provide equivalent lighting output for the space.

Additional savings from lighting maintenance can be anticipated since LEDs have lifetimes that are more than twice that of fluorescent tubes and more than 10 times longer than many incandescent lamps.

4.3 Lighting Control Measures

Our recommendations for lighting control measures are summarized in Figure 27 below.

Figure 27 – Summary of Lighting Control ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Control Measures		**10,477**	**2.7**	**0.0**	**$2,429.49**	**$13,976.00**	**$1,855.00**	**$12,121.00**	**5.0**	**10,551**
ECM 2	Install Occupancy Sensor Lighting Controls	10,259	2.6	0.0	$2,378.78	$13,376.00	$1,855.00	$11,521.00	4.8	10,330
ECM 3	Install High/Low Lighitng Controls	219	0.1	0.0	$50.71	$600.00	$0.00	$600.00	11.8	220

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

ECM 2: Install Occupancy Sensor Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
10,259	2.6	0.0	$2,378.78	$13,376.00	$1,855.00	$11,521.00	4.8	10,330

Measure Description

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

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

ECM 3: Install High/Low Lighting Controls

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
219	0.1	0.0	$50.71	$600.00	$0.00	$600.00	11.8	220

Measure Description

We recommend installing 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. Typical areas for such lighting control are stairwells and corridors areas.

Lighting fixtures with these controls operate at default low levels when the area is not occupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared sensors. The lighting systems are switched to full lighting levels whenever an occupant is detected. Fixtures are automatically switched back to low level after an area has been vacant for a preset period of time. Energy savings results from only providing full lighting levels when it is required.

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

Additional savings from reduced lighting maintenance may also result from this measure, due to reduced lamp operation.

4.4 Variable Frequency Drive Measures

Our recommendations for variable frequency drive (VFD) measures are summarized in Figure 28 below.

Figure 28 – Summary of Variable Frequency Drive ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Variable Frequency Drive (VFD) Measures		**20,370**	**11.1**	**0.0**	**$4,723.32**	**$22,398.31**	**$2,800.00**	**$19,598.31**	**4.1**	**20,512**
ECM 4	Install VFDs on Constant Volume (CV) HVAC	15,656	9.8	0.0	$3,630.35	$15,846.61	$2,800.00	$13,046.61	3.6	15,766
ECM 5	Install VFDs on Hot Water Pumps	4,714	1.3	0.0	$1,092.97	$6,551.70	$0.00	$6,551.70	6.0	4,747

ECM 4: Install VFDs on Constant Volume (CV) HVAC

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
15,656	9.8	0.0	$3,630.35	$15,846.61	$2,800.00	$13,046.61	3.6	15,766

Measure Description

We recommend installing variable frequency drives (VFDs) to control supply fan motor speeds to convert constant-volume, single-zone air handling systems into a variable-air-volume (VAV) systems. A separate VFD is usually required to control the return fan motor or dedicated exhaust fan motor, if the air handler has one. Zone thermostats will cause the VFD to modulate fan speed to maintain the appropriate temperature in the zone, while maintaining a constant supply air temperature. Energy savings results from reducing fan speed (and power) when there is a reduced load required for the zone. The magnitude of energy savings is based on the estimated amount of time that fan motors operate at partial load.

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

ECM 5: Install VFDs on Hot Water Pumps

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
4,714	1.3	0.0	$1,092.97	$6,551.70	$0.00	$6,551.70	6.0	4,747

Measure Description

We recommend installing variable frequency drives (VFD) to control hot water pumps. This measure requires that a majority of the hot water coils be served by 2-way valves and that a differential pressure sensor is installed in the hot water loop. As the hot water valves close, the differential pressure increases. The VFD modulates pump speed to maintain a differential pressure setpoint. Energy savings results from reducing pump motor speed (and power) as hot water valves close. The magnitude of energy savings is based on the estimated amount of time that the system will operate at reduced load.

4.5 Custom Measures

Additional custom measure energy saving opportunities are addressed in this section. Recommended custom measures are summarized in Figure 29 below.

Figure 29 - Summary of Custom ECMs

Energy Conservation Measure		Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Custom Measures		**4,218**	**0.0**	**0.0**	**$978.18**	**$3,550.00**	**$0.00**	**$3,550.00**	**3.6**	**4,248**
ECM 6	Computer Power Management Software	4,218	0.0	0.0	$978.18	$3,550.00	$0.00	$3,550.00	3.6	4,248

ECM 6: Computer Power Management Software

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
4,218	0.0	0.0	$978.18	$3,550.00	$0.00	$3,550.00	3.6	4,248

Measure Description

We recommend the implementation of computer power management software. The computing environment in most school and office facilities includes desktops, which are typically left on over nights, weekends and holidays. Screen savers are commonly confused as a power management strategy. This contributes to excessive electrical energy consumption, which may be avoided by proper management. There are innovative software packages available in the market today that are designed to deliver significant energy saving and provide ongoing tracking measurements. Operational and maintenance benefits are captured through the use of a central power management platform where issues may be diagnosed and problematic devices may be isolated. Energy savings policies may be enforced as well as identifying and eliminating underutilized devices. This measure investigates the potential benefits to implementing computer power management software to better match the energy use to user needs. The image to the right is for demonstration purposes only and represents the difference between potential duration of devices being in Power-On States vs. the duration of User Activity. This difference provides an opportunity for energy savings by implementing power management software.

4.6 ECMs Evaluated, But Not Recommended as High Priority

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

Figure 30 – Summary of Measures Evaluated, But Not Recommended as High Priority

Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)*	Estimated Net Cost ($)	Simple Payback Period (yrs)**	CO_2e Emissions Reduction (lbs)
Lighting Upgrades	**1,596**	**0.2**	**0.0**	**$370.08**	**$19,232.22**	**$3,150.00**	**$16,082.22**	**43.5**	**1,607**
Install LED Fixtures	1,596	0.2	0.0	$370.08	$19,232.22	$3,150.00	$16,082.22	43.5	1,607
Electric Unitary HVAC Measures	**8,334**	**5.2**	**0.0**	**$1,932.43**	**$48,934.57**	**$2,291.00**	**$46,643.57**	**24.1**	**8,392**
Install High Efficiency Electric AC	8,334	5.2	0.0	$1,932.43	$48,934.57	$2,291.00	$46,643.57	24.1	8,392
TOTALS	**9,930**	**5.5**	**0.0**	**$2,302.51**	**$68,166.79**	**$5,441.00**	**$62,725.79**	**27.2**	**9,999**

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

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

Install LED Fixtures

Summary of Measure Economics

Interior/ Exterior	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
Interior	1,596	0.2	0.0	$370.08	$19,232.22	$3,150.00	$16,082.22	43.5	1,607
Exterior	0	0.0	0.0	$0.00	$0.00	$0.00	$0.00	0.0	0

Measure Description

We evaluated replacing existing linear fluorescent high bay fixtures in the gymnasium with new high-performance LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

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

Reasons for not Recommending as a High Priority Measure

The projected payback period for this measure based on the energy savings exceeds the expected useful life of the replacement equipment. The installation of LED high bay fixtures cannot be justified by energy savings alone. However, based on the difficulty of performing maintenance on elevated fixtures and the maintenance savings associated with longer life equipment, we suggest considering this measure for implementation based on other benefits such as improved light quality, reduced maintenance and increased efficiency.

Considerations

If the entire school district moves forward toward implementation of a comprehensive project under the Energy Savings Improvement Program, we would recommend including this measure.

Install High Efficiency Air Conditioning Units

Summary of Measure Economics

Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings ($)	Estimated Install Cost ($)	Estimated Incentive ($)	Estimated Net Cost ($)	Simple Payback Period (yrs)	CO_2e Emissions Reduction (lbs)
8,334	5.2	0.0	$1,932.43	$48,934.57	$2,291.00	$46,643.57	24.1	8,392

Measure Description

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

Additionally, the proposed unit is recommended to have outside air economizers to utilize free cooling when the outside air temperature is lower than the return air temperature.

Reasons for not Recommending as a High Priority Measure

The projected payback period for this measure based on the energy savings exceeds the expected useful life of the replacement equipment. This unit is in poor condition but its replacement cannot be justified by energy savings alone. However, based on the existing condition we suggest considering this measure for implementation based on other benefits such as improved indoor air quality, reduced maintenance and increased efficiency.

Considerations

If the entire school district moves forward toward implementation of a comprehensive project under the Energy Savings Improvement Program, we would recommend including this measure.

5 ENERGY EFFICIENT PRACTICES

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

Reduce Air Leakage

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

Close Doors and Windows

Ensure doors and windows are closed in conditioned spaces. Leaving doors and windows open leads to a significant increase in heat transfer between conditioned spaces and the outside air. Reducing a facility's air changes per hour (ACH) can lead to increased occupant comfort as well as significant heating and cooling savings, especially when combined with proper HVAC controls and adequate ventilation.

Use Window Treatments/Coverings

A substantial amount of heat gain can occur through uncovered or untreated windows, especially older single pane windows and east or west-facing windows. Treatments such as high-reflectivity films or covering windows with shades or shutters can reduce solar heat gain and, consequently, cooling load and can reduce internal heat loss and the associated heating load.

Use Fans to Reduce Cooling Load

Utilizing ceiling fans to supplement cooling is a low cost strategy to reduce cooling load considerably. Thermostat settings can be increased by 4°F with no change in overall occupant comfort when the wind chill effect of moving air is employed for cooling.

Ensure Economizers are Functioning Properly

Economizers, when properly configured, can be used to significantly reduce mechanical cooling. However, if the outdoor thermostat or enthalpy control is malfunctioning or the damper is stuck or improperly adjusted, benefits from the economizer may not be fully realized. As such, periodic inspection and maintenance is required to ensure proper operation. This maintenance should be scheduled with maintenance of the facility's air conditioning system and 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. A malfunctioning economizer can significantly increase the amount of heating and mechanical cooling required by introducing excess amounts of cold or hot outside air.

Clean Evaporator/Condenser Coils on AC Systems

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

Clean and/or Replace HVAC Filters

Air filters work to reduce the amount of indoor air pollution and increase occupant comfort. Over time, filters become less and less effective as particulate buildup increases. In addition to health concerns related to clogged filters, filters that have reached saturation also restrict air flow through the facility's air conditioning or heat pump system, increasing the load on the distribution fans and decreasing occupant comfort levels. Filters should be checked monthly and cleaned or replaced when appropriate.

Check for and Seal Duct Leakage

Duct leakage in commercial buildings typically accounts for 5 to 25 percent of the supply airflow. In the case of rooftop air handlers, duct leakage can occur to the outside of the building, significantly increasing cooling and heating costs. By sealing sources of leakage, cooling, heating, and ventilation energy use can be reduced significantly, depending on the severity of air leakage.

Perform Proper Boiler Maintenance

Many boiler problems develop slowly over time, so regular inspection and maintenance is essential to retain proper functionality and efficiency of the heating system. Fuel burning equipment should undergo yearly tune-ups to ensure they are operating as safely and efficiently as possible from a combustion standpoint. A tune-up should include a combustion analysis to analyze the exhaust from the boilers and to ensure the boiler is operating safely. Buildup of dirt, dust, or deposits on the internal surfaces of a boiler can greatly affect its heat transfer efficiency. These deposits can accumulate on the water side or fire side of the boiler. Boilers should be cleaned regularly according to the manufacturer's instructions to remove this build up in order to sustain efficiency and equipment life.

Perform Proper Water Heater Maintenance

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

Plug Load Controls

There are a variety of ways to limit the energy use of plug loads including increasing occupant awareness, removing under-utilized equipment, installing hardware controls, and using software controls. Some control steps to take are to enable the most aggressive power settings on existing devices or install load sensing or occupancy sensing (advanced) power strips. For additional information refer "Plug Load Best Practices Guide" http://www.advancedbuildings.net/plug-load-best-practices-guide-offices.

Water Conservation

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

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

6 On-Site Generation Measures

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

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

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

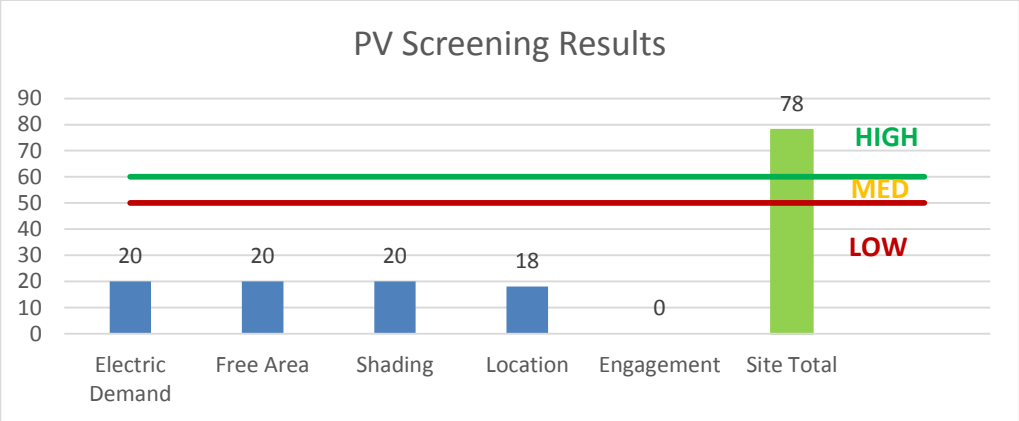
6.1 Photovoltaic

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

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

The amount of free area, ease of installation (location), and the lack of shading elements contribute to the high potential for PV at the site. A PV array located on the roof of the main building/ground next to the building/over the main parking lot may be feasible. If Westbrook Elementary School is interested in pursuing the installation of PV, we recommended a full feasibility study be conducted.

Figure 31 - Photovoltaic Screening



Solar projects must register their projects in the SREC (Solar Renewable Energy Certificate) Registration Program (SRP) prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about developed new solar projects and insight into future SREC pricing. Refer to Section 8.3 for additional information.

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

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

6.2 Combined Heat and Power

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

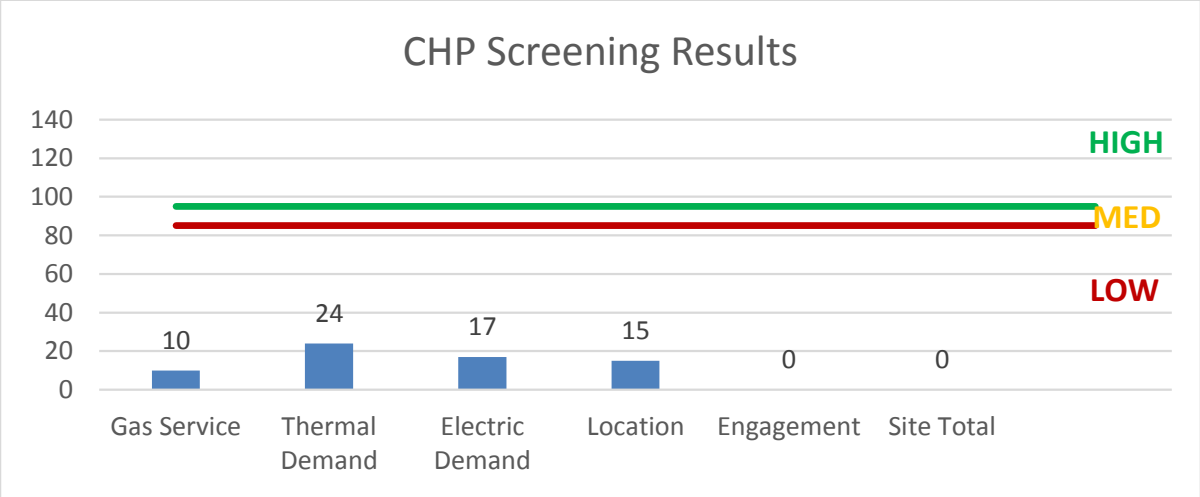
CHP systems are typically used to produce a portion of the electric power used onsite by a facility, with the balance of electric power needs supplied by grid purchases. The heat is used to supplement (or supplant) existing boilers for the purpose of space heating and/or domestic hot water heating. Waste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

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

Low or infrequent thermal load and lack of space near the existing boilers are the most significant factors contributing to no potential for CHP at the site. In our opinion, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation.

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

Figure 32 - Combined Heat and Power Screening



7 DEMAND RESPONSE

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

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

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

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

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

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

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

In our opinion, DR is not applicable to this facility.

8 PROJECT FUNDING / INCENTIVES

The NJCEP is able to provide the incentive programs described below, and other benefits to ratepayers, because of the Societal Benefits Charge (SBC) Fund. The SBC was created by the State of New Jersey's Electricity Restructuring Law (1999), which requires all customers of investor-owned electric and gas utilities to pay a surcharge on their monthly energy bills. As a customer of a state-regulated electric or gas utility and therefore a contributor to the fund your organization is eligible to participate in the LGEA program and also eligible to receive incentive payment for qualifying energy efficiency measures. Also available through the NJBPU are some alternative financing programs described later in this section. Please refer to Figure 33 for a list of the eligible programs identified for each recommended ECM.

Figure 33 - ECM Incentive Program Eligibility

Energy Conservation Measure		SmartStart Prescriptive	SmartStart Custom	Direct Install	Pay For Performance Existing Buildings	Large Energy Users Program	Combined Heat & Power and Fuel Cell
ECM 1	Retrofit Fixtures with LED Lamps	x		x			
ECM 2	Install Occupancy Sensor Lighting Controls	x		x			
ECM 3	Install High/Low Lighitng Controls			x			
ECM 4	Install VFDs on Constant Volume (CV) HVAC	x		x			
ECM 5	Install VFDs on Hot Water Pumps			x			
ECM 6	Computer Power Management Software						

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

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

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

8.1 SmartStart

Overview

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

Equipment with Prescriptive Incentives Currently Available:

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

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

Incentives

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

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

How to Participate

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

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

8.2 Direct Install

Overview

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

Incentives

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

How to Participate

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

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

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

8.3 SREC Registration Program

The SREC (Solar Renewable Energy Certificate) Registration Program (SRP) is used to register the intent to install solar projects in New Jersey. Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SRP prior to the start of construction in order to establish the project's eligibility to earn SRECs. Registration of the intent to participate in New Jersey's solar marketplace provides market participants with information about the pipeline of anticipated new solar capacity and insight into future SREC pricing.

After the registration is accepted, construction is complete, and final paperwork has been submitted and is deemed complete, the project is issued a New Jersey certification number which enables it to generate New Jersey SRECs. SREC's are generated once the solar project has been authorized to be energized by the Electric Distribution Company (EDC).

Each time a solar installation generates 1,000 kilowatt-hours (kWh) of electricity, an SREC is earned. Solar project owners report the energy production to the SREC Tracking System. This reporting allows SREC's to be placed in the customer's electronic account. SRECs can then be sold on the SREC Tracking System, providing revenue for the first 15 years of the project's life.

Electricity suppliers, the primary purchasers of SRECs, are required to pay a Solar Alternative Compliance Payment (SACP) if they do not meet the requirements of New Jersey's Solar RPS. One way they can meet the RPS requirements is by purchasing SRECs. As SRECs are traded in a competitive market, the price may vary significantly. The actual price of an SREC during a trading period can and will fluctuate depending on supply and demand.

Information about the SRP can be found at: www.njcleanenergy.com/srec.

8.4 Energy Savings Improvement Program

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

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

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

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

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

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

9 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

9.1 Retail Electric Supply Options

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

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

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

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

9.2 Retail Natural Gas Supply Options

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

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

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

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

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	9	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,430	Relamp	No	9	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	1,430	0.25	637	0.0	$147.72	$676.80	$135.00	3.67
Storage Room	6	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	500	Relamp	No	6	LED - Linear Tubes: (1) 4' Lamp	Wall Switch	15	500	0.07	60	0.0	$14.00	$215.40	$30.00	13.24
Music Room	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.25	863	0.0	$200.16	$796.50	$125.00	3.35
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	900	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	900	0.01	17	0.0	$3.84	$48.20	$10.00	9.95
Outside Gym	4	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.04	147	0.0	$34.13	$192.80	$40.00	4.48
Elevator Room	1	Incandescent: Screw in Lamp	Wall Switch	40	1,430	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	7	1,430	0.02	54	0.0	$12.58	$53.75	$5.00	3.87
Janitor Closet	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	500	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	500	0.01	7	0.0	$1.60	$53.75	$0.00	33.60
Kitchen	8	Linear Fluorescent - T8: 4' T8 (32W) - 3L	Wall Switch	93	1,430	Relamp	No	8	LED - Linear Tubes: (3) 4' Lamps	Wall Switch	44	1,430	0.26	651	0.0	$151.00	$601.60	$120.00	3.19
Kitchen	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.02	54	0.0	$12.58	$58.50	$10.00	3.85
Kitchen Storage	1	Compact Fluorescent: Screw in Lamp	Wall Switch	42	1,430	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	26	1,430	0.01	26	0.0	$6.10	$53.75	$0.00	8.81
Kitchen Exit	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.01	26	0.0	$6.10	$48.20	$10.00	6.26
Closet	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	500	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	500	0.01	9	0.0	$2.13	$48.20	$10.00	17.91
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	900	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	900	0.01	17	0.0	$3.84	$48.20	$10.00	9.95
Storage Room	2	Linear Fluorescent - T8: 2' T8 (17W) - 3L	Wall Switch	53	1,430	Relamp	No	2	LED - Linear Tubes: (3) 2' Lamps	Wall Switch	26	1,430	0.04	90	0.0	$20.97	$123.40	$30.00	4.45
Gym	21	Linear Fluorescent - T8: 4' T8 (32W) - 4L	Wall Switch	114	4,000	Fixture Replacement	Yes	21	LED - Fixtures: High-Bay	Occupancy Sensor	95	2,800	0.65	4,589	0.0	$1,063.98	$23,852.22	$3,885.00	18.77
Stage	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	6	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.13	326	0.0	$75.50	$351.00	$60.00	3.85
Storage Room	2	Compact Fluorescent: Screw in Lamp	Wall Switch	26	500	Relamp	No	2	LED Screw-In Lamps: Plug in Lamps	Wall Switch	14	500	0.02	14	0.0	$3.20	$215.01	$0.00	67.19
Hallway	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.03	79	0.0	$18.30	$144.60	$30.00	6.26
Faculty Room	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	5	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.05	184	0.0	$42.67	$241.00	$50.00	4.48
Restroom	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.03	79	0.0	$18.30	$144.60	$30.00	6.26
Restroom	3	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	3	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.03	79	0.0	$18.30	$144.60	$30.00	6.26
Faculty Lounge Hallway	5	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,000	Relamp	Yes	5	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	2,800	0.07	485	0.0	$112.53	$441.00	$50.00	3.47
Storage Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 1L	Wall Switch	32	1,430	Relamp	Yes	4	LED - Linear Tubes: (1) 4' Lamp	Occupancy Sensor	15	1,001	0.06	144	0.0	$33.33	$259.60	$20.00	7.19
Storage Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.04	109	0.0	$25.17	$117.00	$20.00	3.85
Nurse's Office	3	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	3	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.06	163	0.0	$37.75	$175.50	$30.00	3.85

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	900	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	900	0.01	17	0.0	$3.84	$48.20	$10.00	9.95
Stairs	2	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	4,000	Relamp	No	2	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	4,000	0.02	147	0.0	$34.13	$96.40	$20.00	2.24
Stairs	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,000	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,000	0.02	152	0.0	$35.20	$58.50	$10.00	1.38
Classroom 25	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.19	671	0.0	$155.68	$679.50	$105.00	3.69
Classroom 25	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.01	37	0.0	$8.53	$48.20	$10.00	4.48
Closet	1	Incandescent: Screw in Lamp	Wall Switch	40	500	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	7	500	0.02	19	0.0	$4.40	$53.75	$5.00	11.08
Restroom	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	900	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	900	0.01	12	0.0	$2.88	$53.75	$0.00	18.66
Classroom 26	16	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	16	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.44	1,535	0.0	$355.83	$1,206.00	$195.00	2.84
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	900	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	900	0.01	17	0.0	$3.84	$48.20	$10.00	9.95
Closet	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	500	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	500	0.01	9	0.0	$2.13	$48.20	$10.00	17.91
Hallway	7	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	Yes	7	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	1,001	0.10	243	0.0	$56.32	$537.40	$70.00	8.30
Classroom 24	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.25	863	0.0	$200.16	$796.50	$125.00	3.35
Classroom 24	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.01	37	0.0	$8.53	$48.20	$10.00	4.48
Restroom	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	900	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	900	0.01	12	0.0	$2.88	$53.75	$0.00	18.66
Classroom 23	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.19	671	0.0	$155.68	$679.50	$105.00	3.69
Restroom	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	900	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	900	0.01	12	0.0	$2.88	$53.75	$0.00	18.66
Restroom	4	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	4	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.04	105	0.0	$24.40	$192.80	$40.00	6.26
Classroom 22	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.25	863	0.0	$200.16	$796.50	$125.00	3.35
Restroom	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	900	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	900	0.01	12	0.0	$2.88	$53.75	$0.00	18.66
Classroom 21	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.22	767	0.0	$177.92	$738.00	$115.00	3.50
Classroom 20	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.22	767	0.0	$177.92	$738.00	$115.00	3.50
Media Center	21	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	21	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.57	2,014	0.0	$467.03	$1,498.50	$245.00	2.68
Media Center	24	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	24	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.66	2,302	0.0	$533.75	$1,674.00	$275.00	2.62
Storage Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	500	Relamp	No	4	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	500	0.09	76	0.0	$17.60	$234.00	$40.00	11.02

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Reading Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.04	109	0.0	$25.17	$117.00	$20.00	3.85
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.04	109	0.0	$25.17	$117.00	$20.00	3.85
Office	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.04	109	0.0	$25.17	$117.00	$20.00	3.85
Classroom 19	24	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	24	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.66	2,302	0.0	$533.75	$1,674.00	$275.00	2.62
Classroom 18	24	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	24	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.66	2,302	0.0	$533.75	$1,674.00	$275.00	2.62
Classroom 17	24	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	24	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.66	2,302	0.0	$533.75	$1,674.00	$275.00	2.62
Classroom 16	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.16	575	0.0	$133.44	$621.00	$95.00	3.94
Storage Room	1	Incandescent: Screw in Lamp	Wall Switch	40	500	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	7	500	0.02	19	0.0	$4.40	$53.75	$5.00	11.08
Classroom 15	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.27	959	0.0	$222.40	$855.00	$135.00	3.24
Classroom 14	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.25	863	0.0	$200.16	$796.50	$125.00	3.35
Stairs	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	4,000	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	4,000	0.04	304	0.0	$70.40	$117.00	$20.00	1.38
Classroom 13	9	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	9	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.25	863	0.0	$200.16	$796.50	$125.00	3.35
Electric Room	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	500	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	500	0.01	9	0.0	$2.13	$48.20	$10.00	17.91
Electric Room	1	Compact Fluorescent: Screw in Lamp	Wall Switch	26	500	Relamp	No	1	LED Screw-In Lamps: Screw in Lamp	Wall Switch	14	500	0.01	7	0.0	$1.60	$53.75	$0.00	33.60
Classroom 12	6	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	6	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.16	575	0.0	$133.44	$621.00	$95.00	3.94
Classroom 12	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.01	37	0.0	$8.53	$48.20	$10.00	4.48
Classroom 11	8	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	8	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.22	767	0.0	$177.92	$738.00	$115.00	3.50
Classroom 10	10	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	10	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.27	959	0.0	$222.40	$855.00	$135.00	3.24
Classroom 9	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.19	671	0.0	$155.68	$679.50	$105.00	3.69
Classroom 9	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.01	37	0.0	$8.53	$48.20	$10.00	4.48
Classroom 8	7	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	7	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.19	671	0.0	$155.68	$679.50	$105.00	3.69
Classroom 8	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	2,000	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	2,000	0.01	37	0.0	$8.53	$48.20	$10.00	4.48
Classroom 7	32	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	32	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.87	3,069	0.0	$711.66	$2,142.00	$355.00	2.51
Classroom 6	32	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	32	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.87	3,069	0.0	$711.66	$2,142.00	$355.00	2.51
Classroom 5	32	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	32	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.87	3,069	0.0	$711.66	$2,142.00	$355.00	2.51

	Existing Conditions					Proposed Conditions							Energy Impact & Financial Analysis						
Location	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Classroom 4	32	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	32	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.87	3,069	0.0	$711.66	$2,142.00	$355.00	2.51
Classroom 3	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.49	1,726	0.0	$400.31	$1,323.00	$215.00	2.77
Classroom 2	18	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	18	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.49	1,726	0.0	$400.31	$1,323.00	$215.00	2.77
Classroom 1	15	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	2,000	Relamp	Yes	15	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,400	0.41	1,439	0.0	$333.59	$1,147.50	$185.00	2.89
Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	900	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	900	0.01	17	0.0	$3.84	$48.20	$10.00	9.95
Faculty Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.01	26	0.0	$6.10	$48.20	$10.00	6.26
Faculty Restroom	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.01	26	0.0	$6.10	$48.20	$10.00	6.26
Hallway	9	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	Yes	9	LED - Linear Tubes: (2) 2' Lamps	High/Low Control	17	1,001	0.12	312	0.0	$72.41	$633.80	$90.00	7.51
Main Office Suite	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,001	0.11	274	0.0	$63.60	$504.00	$75.00	6.74
Conference Room	4	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	Yes	4	LED - Linear Tubes: (2) 4' Lamps	Occupancy Sensor	29	1,001	0.11	274	0.0	$63.60	$504.00	$75.00	6.74
Conference Room	6	Compact Fluorescent: Screw in Lamp	Wall Switch	42	1,430	Relamp	Yes	6	LED Screw-In Lamps: Screw in Lamp	Occupancy Sensor	26	1,001	0.09	235	0.0	$54.45	$592.52	$35.00	10.24
Work Room	2	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	1,430	Relamp	No	2	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	1,430	0.04	109	0.0	$25.17	$117.00	$20.00	3.85
Storage Room	1	Linear Fluorescent - T8: 4' T8 (32W) - 2L	Wall Switch	62	500	Relamp	No	1	LED - Linear Tubes: (2) 4' Lamps	Wall Switch	29	500	0.02	19	0.0	$4.40	$58.50	$10.00	11.02
Entrance	1	Linear Fluorescent - T8: 2' T8 (17W) - 2L	Wall Switch	33	1,430	Relamp	No	1	LED - Linear Tubes: (2) 2' Lamps	Wall Switch	17	1,430	0.01	26	0.0	$6.10	$48.20	$10.00	6.26
Transition Spaces	11	Exit Signs: LED - 2 W Lamp	None	6	8,760	None	No	11	Exit Signs: LED - 2 W Lamp	None	6	8,760	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	None	12	4,380	None	No	1	LED - Fixtures: Outdoor Wall-Mounted Area Fixture	None	12	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Exterior	1	LED Screw-In Lamps: Screw in Lamp	None	9	4,380	None	No	1	LED Screw-In Lamps: Screw in Lamp	None	9	4,380	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Motor Inventory & Recommendations

		Existing Conditions						Proposed Conditions				Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	Motor Quantity	Motor Application	HP Per Motor	Full Load Efficiency	VFD Control?	Annual Operating Hours	Install High Efficiency Motors?	Full Load Efficiency	Install VFDs?	Number of VFDs	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	Hydronic System	2	Heating Hot Water Pump	5.0	89.5%	No	1,300	No	89.5%	Yes	2	1.26	4,714	0.0	$1,092.97	$6,551.70	$0.00	5.99
Boiler Room	Pneumatic System	2	Air Compressor	1.5	86.5%	No	750	No	86.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Roof	Heating-Ventilating Units	3	Supply Fan	10.0	89.5%	No	1,300	No	89.5%	Yes	2	8.40	11,581	0.0	$2,685.32	$10,388.90	$2,400.00	2.98
Roof	AHU	1	Supply Fan	5.0	89.5%	No	2,745	No	89.5%	Yes	2	1.40	4,076	0.0	$945.03	$5,457.71	$400.00	5.35
Roof	Exhaust	6	Exhaust Fan	0.3	74.0%	No	2,745	No	74.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Hallway	Unit Ventilators	5	Supply Fan	0.3	74.0%	No	1,300	No	74.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Gym	Unit Ventilators	2	Supply Fan	1.0	86.5%	No	1,300	No	86.5%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00
School	Elevator	1	Other	15.0	90.0%	No	180	No	90.0%	No		0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Electric HVAC Inventory & Recommendations

		Existing Conditions				Proposed Conditions							Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Install High Efficiency System?	System Quantity	System Type	Cooling Capacity per Unit (Tons)	Heating Capacity per Unit (kBtu/hr)	Cooling Mode Efficiency (SEER/EER)	Heating Mode Efficiency (COP)	Install Dual Enthalpy Economizer?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Roof	Main Office, Media Center, Nurse's Office, Faculty Room and Offices	1	Packaged AC	29.00		Yes	1	Packaged AC	29.00		10.50		No	5.25	8,334	0.0	$1,932.43	$48,934.57	$2,291.00	24.14

Fuel Heating Inventory & Recommendations

		Existing Conditions			Proposed Conditions						Energy Impact & Financial Analysis						
Location	Area(s)/System(s) Served	System Quantity	System Type	Output Capacity per Unit (MBh)	Install High Efficiency System?	System Quantity	System Type	Output Capacity per Unit (MBh)	Heating Efficiency	Heating Efficiency Units	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Boiler Room	Whole Building	1	Condensing Hot Water Boiler	2,790.00	No						0.00	0	0.0	$0.00	$0.00	$0.00	0.00

DHW Inventory & Recommendations

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

Walk-In Cooler/Freezer Inventory & Recommendations

	Existing Conditions		Proposed Conditions			Energy Impact & Financial Analysis						
Location	Cooler/ Freezer Quantity	Case Type/Temperature	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	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Medium Temp Freezer (0F to 30F)	No	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Cooler (35F to 55F)	No	No	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Commercial Refrigerator/Freezer Inventory & Recommendations

	Existing Conditions			Proposed Condi	Energy Impact & Financial Analysis						
Location	Quantity	Refrigerator/ Freezer Type	ENERGY STAR Qualified?	Install ENERGY STAR Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Stand-Up Refrigerator, Glass Door (16 - 30 cu. ft.)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Freezer Chest	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	2	Refrigerator Chest	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Cooking Equipment Inventory & Recommendations

	Existing Conditions			Proposed Conditions	Energy Impact & Financial Analysis						
Location	Quantity	Equipment Type	High Efficiency Equipement?	Install High Efficiency Equipment?	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Kitchen	1	Insulated Food Holding Cabinet (1/2 Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Combination Oven/Steam Cooker (<15 Pans)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Steamer	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00
Kitchen	1	Electric Convection Oven (Full Size)	Yes	No	0.00	0	0.0	$0.00	$0.00	$0.00	0.00

Plug Load Inventory

	Existing Conditions			
Location	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Westbrook Elementary	70	Computer	120.0	
Westbrook Elementary	6	Small Printer	90.0	
Westbrook Elementary	4	Large Printer	1,200.0	
Westbrook Elementary	1	Shredder	400.0	
Westbrook Elementary	29	Projector	500.0	
Westbrook Elementary	2	Microwave	1,500.0	
Westbrook Elementary	1	Large Fridge	690.0	
Westbrook Elementary	2	Coffee Machine	1,200.0	
Westbrook Elementary	1	Toaster	1,100.0	
Westbrook Elementary	34	Fans	90.0	

Custom Recommendations

Computer Power Management Software

# of Desktops	Normal Running Mode					Idle Running Mode					Suspended/Off Mode				
70	*Mon - Fri 8AM-5PM*	*Mon - Fri 5PM-8AM*	*Weekends & Holidays*	Energy Rate (W)*	Weekly Run Hours	Mon - Fri 8AM-5PM	Mon - Fri 5PM-8AM	*Weekends & Holidays*	*Energy Rate (W)**	*Weekly Run Hours*	Mon - Fri 8AM-5PM	Mon - Fri 5PM-8AM	Weekends & Holidays	Energy Rate (W)*	*Weekly Run Hours*
Existing Conditions	50%	15%	0%	120	**32**	10%	5%	5%	80	**10**	40%	80%	95%	5	**126**
Proposed Conditions	50%	5%	0%	120	**24**	5%	0%	0%	80	**2**	45%	95%	100%	5	**142**

Usage per Device			Energy Impact & Financial Analysis					
Weeks of Use	Annual kWh Usage	*Diversity Factor***	Total Annual kWh Savings	Total Annual Energy Cost Savings	*Cost per Desktop*	*Add'l Hardware Cost*	Total Installation Cost	Simple Payback Period (Years)
48	254	90%	4,218	$978	$15.00	$2,500.0	$3,550	3.63
48	187							

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

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ENERGY STAR® Score[1]

Westbrook Elementary School

Primary Property Type: K-12 School
Gross Floor Area (ft²): 43,832
Built: 1973

For Year Ending: January 31, 2017
Date Generated: April 25, 2018

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

Property & Contact Information

Property Address	Property Owner	Primary Contact
Westbrook Elementary School 55 Nosenzo Pond Road West Milford, New Jersey 07480	West Milford Township School District 46 Highlander Drive West Milford, NJ 07480 (973) 697-1700	Barbara Francisco 46 Highlander Drive West Milford, NJ 07480 (973) 697-1700 Ext. 5050 barbara.francisco@wmtps.org

Property ID: 6275063

Energy Consumption and Energy Use Intensity (EUI)

Site EUI
69.9 kBtu/ft²

Source EUI
118.2 kBtu/ft²

Annual Energy by Fuel	
Electric - Grid (kBtu)	937,904 (31%)
Natural Gas (kBtu)	2,127,661 (69%)

National Median Comparison	
National Median Site EUI (kBtu/ft²)	89.3
National Median Source EUI (kBtu/ft²)	150.9
% Diff from National Median Source EUI	-22%
Annual Emissions	
Greenhouse Gas Emissions (Metric Tons CO2e/year)	217

Signature & Stamp of Verifying Professional

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

Signature: _____ Date: _____

Licensed Professional

___ _____
.
(___)___-_____
_____

Professional Engineer Stamp (if applicable)