Steven Winter Associates, Inc.
Improving the Built Environment Since 1972
www.swinter.com

307 7th Avenue, Suite 1701
New York City, NY 10001

Telephone (212) 564-1800
Facsimile (212) 741-8673

December 11, 2012

Local Government Energy Program Energy Audit Report

River Edge Public Schools

Cherry Hill School
410 Bogert Road
River Edge NJ, 07661

Project Number: LGEA103

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EXECUTIVE SUMMARY

The Cherry Hill Elementary School is a 69,160 ft^2, two-story structure with below-grade basement. The original building was constructed in 1948 with major additions added in 2001 and 2005. The following chart provides a comparison of the current building energy usage based on the period from July 2011 through June 2012 with the proposed energy usage resulting from the installation of recommended Energy Conservation Measures (ECMs) excluding any renewable energy:

Table 1: State of Building—Energy Usage

	Electric Usage (kWh/yr)	Gas Usage (therms/yr)	Current Annual Cost of Energy ($)	Site Energy Use Intensity (kBtu/sq ft /yr)	Source Energy Use Intensity (kBtu/sq ft /yr)	Joint Energy Consumption (MMBtu/yr)
Current	292,480	28,152	$78,610	48	101	3,813
Proposed	222,121	25,330	$65,085	38	79	3,291
Savings	70,359	2,822	$13,525	10	22	552
% Savings	24%	10%	17%	22%	22%	14.5%

**Includes operation and maintenance savings*

The Cherry Hill Elementary School and the New Bridge Center are two structurally connected schools that are part of River Edge School District. They have separate addresses, administration, employees, students, HVAC systems, and even electric meters. They do however, share a single gas account and a single gas meter. This, in turn, makes it impossible to attribute gas usage to the respective schools. Because of this, the two buildings were entered into the Environmental Protection Agency's (EPA) Energy Star® Portfolio Manager as one single building. The two electric accounts were attributed to each school as a separate space and the gas account to the entire structure. Because the New Bridge Center was built in 2006 and the Cherry Hill Elementary School was built in 1948 the buildings envelopes and systems vary significantly. The energy performance rating generated is a 56, however this score represents both schools and doesn't reflect a truly accurate score for the Cherry Hill School.

Steven Winter Associates (SWA) has entered energy information about the Cherry Hill School/New Bridge Center into the U.S. Environmental Protection Agency's (EPA) ENERGY STAR® Portfolio Manager energy benchmarking system. The facility is categorized as an “K-12 School" space type. Based on the data entered into the Portfolio Manager software, the building has an Energy Performance Rating of 56 out of a possible 100 points. For reference, a score of 69 is required for LEED for Existing Buildings certification and a score of 75 is required for ENERGY STAR® certification. The combined Site Energy Use Intensity (EUI) is 48 kBtu/sqft/yr compared to the national average of 51 kBtu/sqft/yr for a “K-12 School" space type.

Recommendations

Based on the current state of the building and its energy use, SWA recommends implementing the following Energy Conservation Measures:

Table 2: Energy Conservation Measure Recommendations

	First Year Savings ($)	Simple Payback Period	Initial Investment ($)	CO2 Savings (lbs/yr)
0-5 Year	$13,525	3.8	$52,940	157,086
Total	$13,525	3.8	$52,940	157,086

In addition to these ECMs, SWA recommends:

- Capital Investment Opportunities – measures that would contribute to reducing energy usage but require significant capital resources as well as long-term financial planning
    - Replace old pneumatically controlled unit ventilators
    - Replace one Carrier AHU
    - Install motorized damper in boiler room
    - Install 15.6 kW Solar Photovoltaic system

- Operation and Maintenance (O&M) measures that would contribute to reducing energy usage at little to no cost:
    - Provide water-efficient fixtures and controls
    - Use smart power electric strips.
    - Replace belt driven fans with direct drive fans
    - SWA recommends that the building considers purchasing the most energy-efficient equipment, including Energy Star® labeled appliances, when equipment is installed or replaced.
    - Create an energy educational program.
    - Institute a detailed Preventative Maintenance schedule.

Energy Conservation Measure Implementation

SWA recommends that Cherry Hill implement the following Energy Conservation Measures using an appropriate Incentive Programs for reduced capital cost:

Recommended ECMs	Incentive Program (Appendix H for details)
Insulate and seal AC units	N/A
Install fifty seven (57) new occupancy sensors	Direct Install
Upgrade gymnasium lighting	Direct Install
Retro-commissioning	N/A

INTRODUCTION

Launched in 2008, the Local Government Energy Audit (LGEA) Program provides subsidized energy audits for municipal and local government-owned facilities, including offices, courtrooms, town halls, police and fire stations, sanitation buildings, transportation structures, schools and community centers. The Program will subsidize up to 100% of the cost of the audit. The Board of Public Utilities (BPUs) Office of Clean Energy has assigned TRC Energy Services to administer the Program.

Steven Winter Associates, Inc. (SWA) is a 40-year-old architectural/engineering research and consulting firm, with specialized expertise in green technologies and procedures that improve the safety, performance, and cost effectiveness of buildings. SWA has a long-standing commitment to creating energy-efficient, cost-saving and resource-conserving buildings. As consultants on the built environment, SWA works closely with architects, developers, builders, and local, state, and federal agencies to develop and apply sustainable, 'whole building' strategies in a wide variety of building types: commercial, residential, educational and institutional.

SWA performed an energy audit and assessment for the Cherry Hill Elementary School, located at 410 Bogert Road, River Edge, NJ 07661. The process of the audit included a visit to the facility on June 27, 2012, benchmarking and energy bill analysis, assessment of existing conditions, energy conservation measures and other recommendations for improvements. The scope of work included providing a summary of current building conditions, current operating costs, potential savings, and investment costs to achieve these savings. The facility description includes energy usage, occupancy profiles and current building systems along with a detailed inventory of building energy systems, recommendations for improvement and recommendations for energy purchasing and procurement strategies.

The goal of this Local Government Energy Audit is to provide sufficient information to the River Edge Board of Education to make decisions regarding the implementation of the most appropriate and most cost-effective energy conservation measures for the Cherry Hill Elementary School.

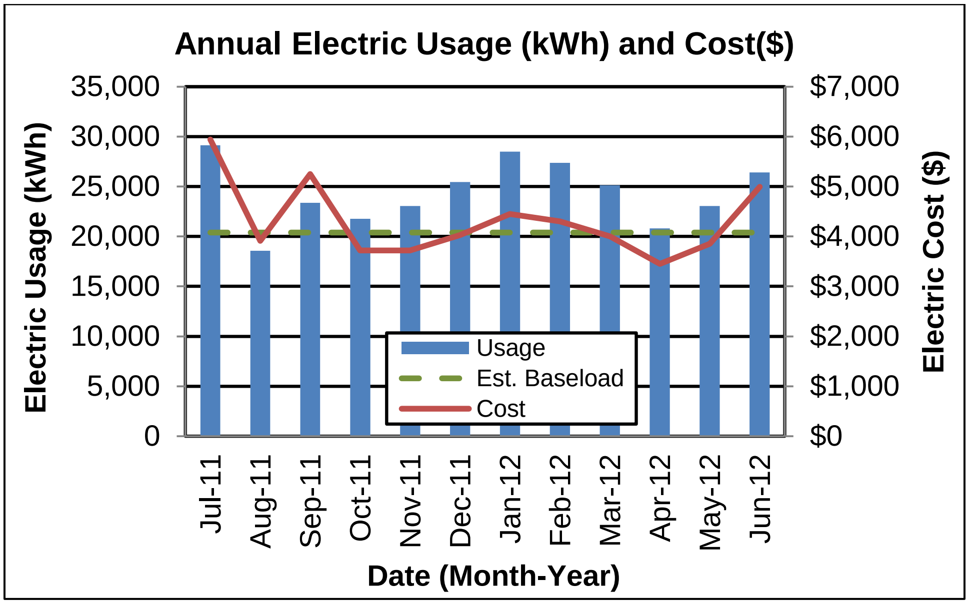
HISTORICAL ENERGY CONSUMPTION

Energy usage, load profile and cost analysis

SWA reviewed utility bills from June 2010 through May 2012 that were received from the utility companies supplying Cherry Hill with electricity and natural gas. A 12-month period of analysis from July 2011 through June 2012 was used for all calculations and for purposes of benchmarking the building.

Electricity – Cherry Hill Elementary School is currently served by one electric meter. The facility consumed approximately 292,480 kWh, or $51,611 of electricity in the previous year. The average monthly demand was 117.5 kW and the annual peak demand was 164.8 kW that occurred in the month of June. Cherry Hill uses PSE&G for delivery and Champion Energy Services LLC for supply. Due to lack of third party supplier data, the supply rate from Roosevelt Elementary School of $0.103/kWh was assumed and used for analysis and calculations. While adding approximate supply costs and delivery costs, the school purchases electricity at an average aggregated rate of $0.176/kWh.

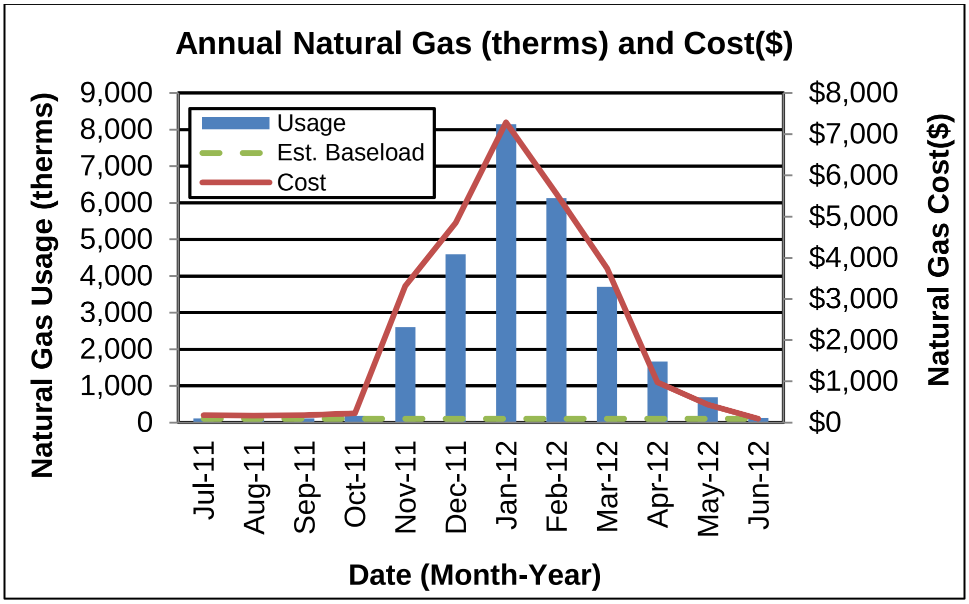
The chart below shows the monthly electric usage and costs. Electric usage expectedly peaks during the early summer months while cooling is used, then drops significantly in August when occupancy of the building is lowest. There is then a steady curve over the winter months illustrating the cost of operating heating equipment. The dashed green line represents the approximate baseload or minimum electric usage required to operate Cherry Hill Elementary School. Baseload is calculated by taking the average usage of kWh during the lowest three months of the year.

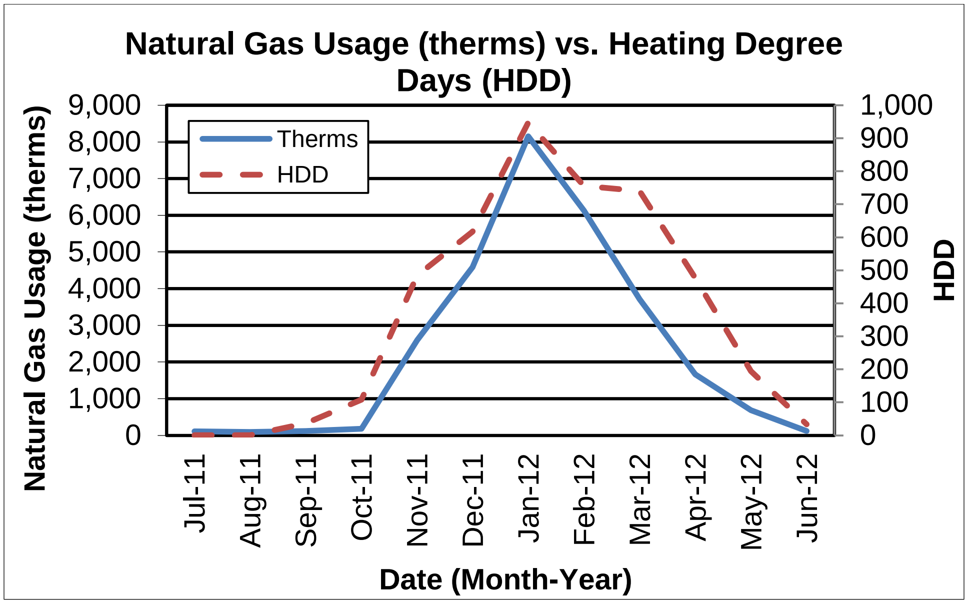


Natural gas – Cherry Hill Elementary school currently shares one natural gas meter with the New Bridge Center. Because there is only one meter, it is impossible to determine what usage is attributed to which building. Gas is purchased at an average aggregated rate of $0.96/therm. The schools consumed approximately 28,152 therms, or $27,097 of natural gas, in the previous year. Cherry Hill Elementary School uses PSE&G for delivery and Hess as a third-party supplier of natural gas.

The chart below shows the monthly natural gas usage and costs. Gas usage peaks during the winter months due to heating requirements and decreases significantly during the summer months.

The green line represents the approximate baseload or minimum natural gas usage required to operate both buildings. Baseload is calculated by taking the average usage of therms during the lowest three months of the year.



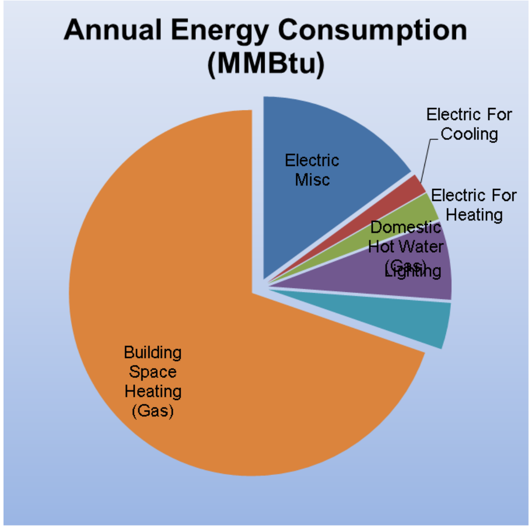


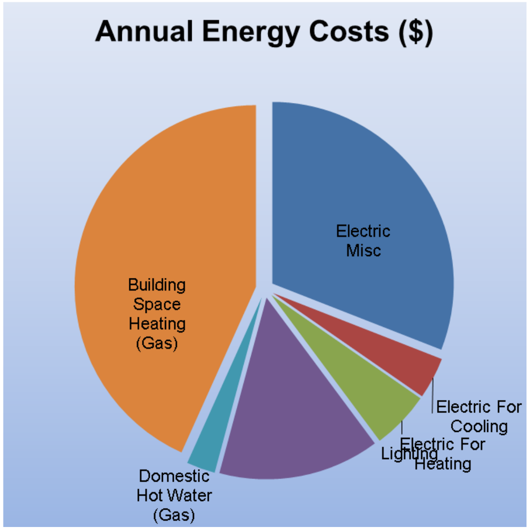
The chart above shows the monthly natural gas usage along with the heating degree days or HDD. Heating degree days is the difference of the average daily temperature and a base temperature, on a given day. The heating degree days are zero for the days when the average temperature exceeds the base temperature. For the purpose of this analysis, SWA used a base temperature of 65°F.

The following graphs, pie charts, and table show energy use at Cherry Hill based on utility bills for the most recent 12-month period. Note that the electrical rate of $52/MMBtu is more than three times the natural gas rate of $16/MMBtu.

Annual Energy Consumption / Costs					
	MMBtu	% MMBtu	$	% $	$/MMBtu
Electric Misc	570	15%	$29,454	37%	52
Electric For Cooling	68	2%	$3,529	4%	52
Electric For Heating	96	3%	$4,941	6%	52
Lighting	265	7%	$13,688	17%	52
Domestic Hot Water (Gas)	157	4%	$1,510	2%	10
Building Space Heating (Gas)	2,658	70%	$25,587	33%	10
Totals	3,813	100%	$78,708	100%	
Total Electric Usage	998	26%	$51,611	66%	52
Total Gas Usage	2,815	74%	$27,097	34%	10
Totals	3,813	100%	$78,708	100%	

*Much of the miscellaneous electric consumption is attributed to plug-load equipment and appliances that are discussed further in the Electrical Systems section.


Annual Energy Consumption (MMBtu)


Annual Energy Costs ($)

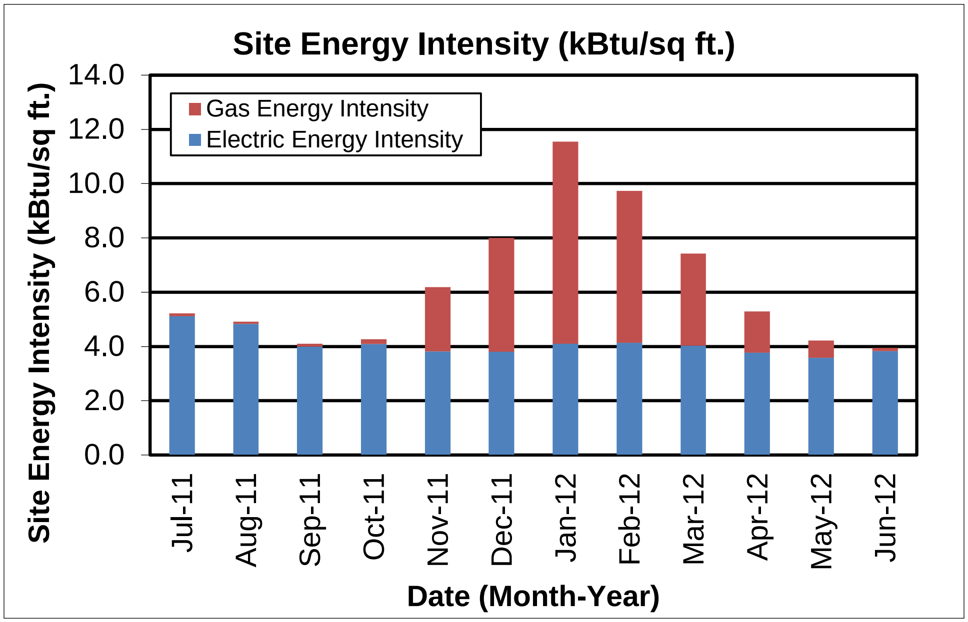
Energy benchmarking

The Cherry Hill Elementary School and the New Bridge Center are two structurally connected schools that are part of River Edge School District. They have separate addresses, administration, employees, students, HVAC systems, and even electric meters. They do, however, share a single gas account and a single gas meter. This, in turn, makes it impossible to attribute gas usage to the respective schools. Because of this, the two buildings were entered into the Environmental Protection Agency's (EPA) Energy Star® Portfolio Manager as one single building. The two electric accounts were attributed to each space and the gas account to the entire building. Because the New Bridge Center was built in 2006 and the Cherry Hill Elementary School was built in 1948 the buildings envelopes and systems vary significantly. The energy performance rating generated is a 56, however this reflects both schools and doesn't represent a truly accurate score for the Cherry Hill School.

SWA has entered energy information about the New Bridge Center/Cherry Hill School into the U.S. Environmental Protection Agency's (EPA) ENERGY STAR® Portfolio Manager energy benchmarking system. The facility is categorized as an "K-12 School" space type. Based on the data entered into the Portfolio Manager software, the building has an Energy Performance Rating of 56 out of a possible 100 points. For reference, a score of 69 is required for LEED for Existing Buildings certification and a score of 75 is required for ENERGY STAR® certification. A score of 56 shows the building is 6% below the national average for “K-12 School” space types. However, because the benchmarking had to be performed in conjunction with the New Bridge Center which shares a gas meter and is a much newer building, the true score could be much lower.

The ENERGY STAR® Portfolio Manager uses a national survey conducted by the U.S. Energy Information Administration (EIA). This national survey, known as the Commercial Building Energy Consumption Survey (CBECS), is conducted every four years, and gathers data on building characteristics and energy use from thousands of buildings across the United States. The Portfolio Manager software uses this data to create a database by building type. By entering the building parameters and utility data into the software, Portfolio Manager is able to generate a performance scale from 1-100 by comparing it to similar schools. This 100 point scale determines how well the building performs relative to other buildings across the country, regardless of climate and other differentiating factors.

The Site Energy Use Intensity (EUI) is 48 kBtu/sqft/yr compared to the national average of 51 kBtu/sqft/yr for a “K-12 School". This is a -6% difference between the buildings’ intensity and the national average. See ECM section for guidance on how to further improve the building’s rating.



Per the LGEA program requirements, SWA has assisted the River Edge School District in creating an ENERGY STAR® Portfolio Manager account and sharing Cherry Hill’s information to allow future data to be added and tracked using the benchmarking tool. SWA has shared this Portfolio Manager Account information with the River Edge School District (user name of “RiverEdge” with a password of “RiverEdge”) and TRC Energy Services (user name of “TRC-LGEA”).

Tariff analysis

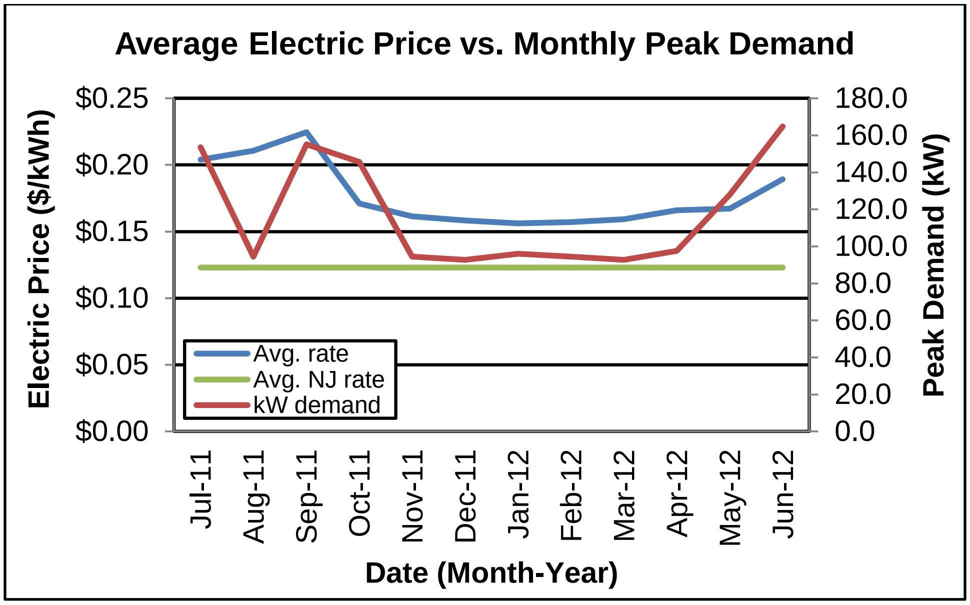
Tariff analysis can help determine if the school is paying the lowest rate possible for electric and gas service. Tariffs are typically assigned to buildings based on size and building type. Rate fluctuations are expected during periods of peak usage. Natural gas prices often increase during winter months since a large volume of natural gas is needed for heating equipment. Similarly, electricity prices often increase during the summer months when additional electricity is needed for cooling equipment.

As part of the utility bill analysis, SWA evaluated the current utility rates and tariffs for the River Edge School District. The District is currently paying a negotiated rate for natural gas from Hess. The electric use for the building is direct-metered with a negotiated third-party supplier rate for supply with an additional charge for electrical demand and delivery. Demand prices are reflected in the utility bills and can be verified by observing the price fluctuations throughout the year.

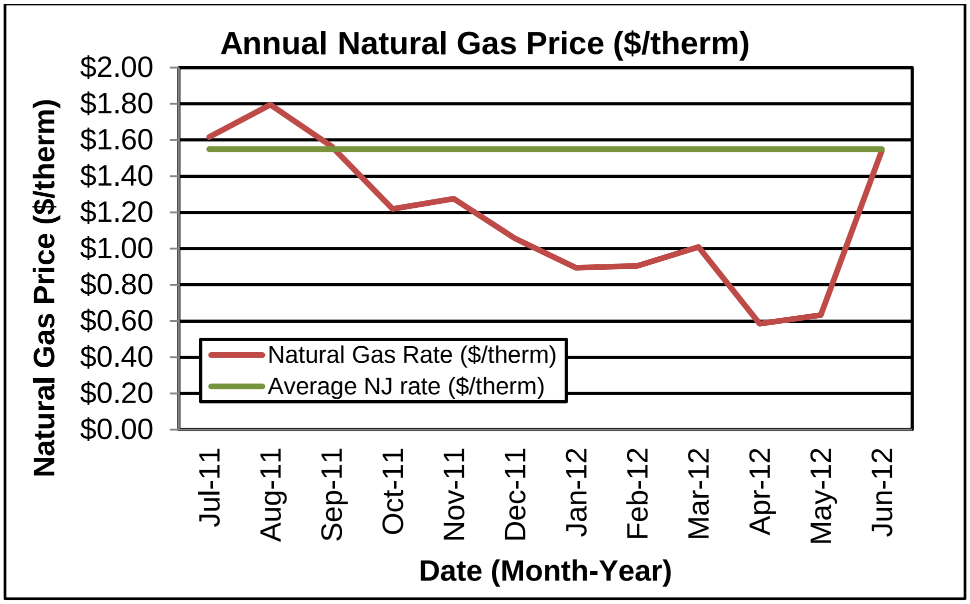
Energy Procurement strategies

Billing analysis was conducted using an average aggregated rate which is estimated based on the total cost divided by the total energy usage for each utility over a 12-month period. Average aggregated rates do not separate demand charges from usage, and instead provide a metric of inclusive cost per unit of energy. Average aggregated rates are used in order to equitably compare building utility rates to average utility rates throughout the state of New Jersey.

The average estimated NJ commercial utility rates for electric are $0.150/kWh, while Cherry Hill School pays a rate of $0.176/kWh. Electric bill analysis shows fluctuations of up to 21% over the most recent 12-month period.



The average estimated NJ commercial utility rate for gas is $1.550/therm, while the Cherry Hill School pays a rate of $0.96/therm. Natural gas bill analysis shows fluctuations up to 67% over the most recent 12-month period. As illustrated below, Cherry Hill pays on average, significantly less than the NJ State average cost/therm of natural gas for commercial buildings.



The graph displays a significant cost per therm increase between the months of June and October. This fluctuation is due to a much lower average consumption during those months. Because Cherry Hill pays a base charge for natural gas service, it follows that the cost per therm during times of low usage would be considerably inflated.

SWA recommends that Cherry Hill School explore opportunities of purchasing electricity from alternative third-party supplier in order to reduce rate fluctuation and ultimately reduce the annual cost of energy for the facility. Appendix C contains a complete list of third-party energy suppliers for the River Edge service area.

EXISTING FACILITY AND SYSTEMS DESCRIPTION

This section gives an overview of the current state of the facility and systems. Please refer to the Proposed Further Recommendations section for recommendations for improvement.

Based on the site visit conducted by SWA on Tuesday, June 26th, 2012, the following data was collected and analyzed.

Building Characteristics

Cherry Hill School is a two-story structure originally constructed in 1948. The building underwent a renovation in 1998. The SSP addition, named for the architect that constructed it, was added in 2001 and a major addition including a multi-purpose room, computer room, and library added in 2005. Structurally connected to New Bridge Center, the facility is primarily used as a K-6 elementary school. The main floor also houses the Board of Education for the River Edge School District. The building is primarily composed of classrooms. The boiler and mechanical rooms are located on the ground floor. Additional spaces throughout the building include a gymnasium, lunchroom, the library, bathrooms, storage and filing rooms.

Satellite image of Cherry Hill School courtesy of Google Earth

West Façade – Main Entry

South Façade

East Façade

South Façade

Building Occupancy Profiles

There are 78 employees and approximately 360 students attending Cherry Hill School from Monday through Friday. Typical hours of operation are 7:00am to 7:00pm. Additionally, the PTA and other organizations frequently host evening meetings. There is also a boy's basketball league that occupies the gymnasium at night and often on weekends. Beginning at the end of June and through the end of July, the school hosts a summer school program. The building is at full occupancy year round, except for the month of August where the building drops to half occupancy.

Building Envelope

All findings and recommendations on the exterior envelope (base, walls, roofs, doors and windows) are based on the energy auditor's experience and expertise, on construction document reviews (if available) and on detailed visual analysis, as far as accessibility and weather conditions allowed at the time of the field audit.

Exterior Walls

The exterior wall envelope of the Cherry Hill School consists of brick veneer with precast stone accents over concrete block with minimal insulation. Interior walls are primarily painted concrete block with areas of gypsum wallboard, tile and plywood finishing. During the field audit, both exterior and interior surfaces were found to be in overall good, age-appropriate condition with no signs of uncontrolled moisture, air-leakage and/or other energy-compromising issues.

Roof

Cherry Hill School has a built-up roof (BUR) membrane that appears to be in fair/poor condition. This type of roof is commonly referred to as “tar and gravel” roofs. Roof insulation levels could not be identified at the time of the audit. The roof of the SSP addition and library, computer room, and multi-purpose room is made of a roll-on bitumen membrane faced with granular stone aggregate that appears to be in good condition.

Roofs, related flashing, sealants, gutters and downspouts were inspected during the field audit. They were reported to be in overall age-appropriate condition, with a handful of areas exhibiting decaying sealant and drainage issues, leading to standing water.

Ponding/standing water on roof

Deterioration on the base of roof parapet

Base

The building’s base is composed of a below-grade basement with a slab floor, perimeter footing and poured concrete foundation walls. Insulation levels could not be verified. Slab/perimeter insulation levels could not be verified in the field and are based on similar foundation types and time of construction. Under the foundation in part of the building is an exposed crawl space with a dirt floor that is not used.

The building’s base and its perimeter were inspected for signs of uncontrolled moisture or water presence and other energy-compromising issues. Overall the base was reported to be in good condition with no signs of uncontrolled moisture, air-leakage and/ or other energy-compromising issues.

Windows

Unit (predominantly single-hung) type windows with an aluminum frame with double-paned glass are located throughout the building. Standard vinyl blinds provide a shading option in most circumstances. Facility staff stated that all windows were replaced in approximately 1990 and comfort complaints and issues are rare.

Typical double pane, aluminum frame windows.
Units exhibit no signs of energy-compromising issues.

Windows, shading devices, sills, related flashing and caulking were inspected as far as accessibility allowed for signs of moisture, air-leakage and other energy compromising issues. Overall, the windows were found to be in good condition with no apparent signs of uncontrolled moisture, air-leakage and/ or other energy-compromising issues.

Exterior doors

The building contains several different types of exterior doors:

1. Wood door with glass and wooden frame front door.
2. Glass with aluminum frame type exterior doors. They are located at entrances at the front, sides and rear of the building.
3. Solid metal type exterior doors located on the roof of Cherry Hill School.

All exterior doors, thresholds, related flashing, caulking and weather-stripping were inspected for signs of moisture, air-leakage and other energy-compromising issues. Overall, the doors were found to be in fair condition with no signs of uncontrolled moisture. Gaps were observed on some doors causing air-leakage and most were missing door sweeps. The door to the roof is in particularly poor condition.

Typical door types

Building air-tightness

Cherry Hill School was found to have several areas where gaps to the outside of the building envelope were observed. There are several window AC units that were not properly installed. According to facility staff, the AC units are not removed during the heating season allowing air infiltration and exfiltration. Improperly installed air conditioners are also a major source of heat loss. Properly covering window units during the heating season and properly installing and air sealing around units is a low cost energy conservation practice that yields a high energy savings. There were no noticeable signs of air leakage around window frames. As previously described, many exterior doors are missing door sweeps. Other areas where penetrations were observed were an open louver at the top of the stairs to the roof and also a large vent in the boiler room with no modulating louver.

The air tightness of buildings helps maximize all other implemented energy measures and investments, and minimizes potentially costly long-term maintenance, repair and replacement expenses.

Window AC-Units sealed with a pieces of wood

Gap of approximately 1in^2 around classroom window air conditioning unit

Mechanical Systems

Heating and Air Conditioning

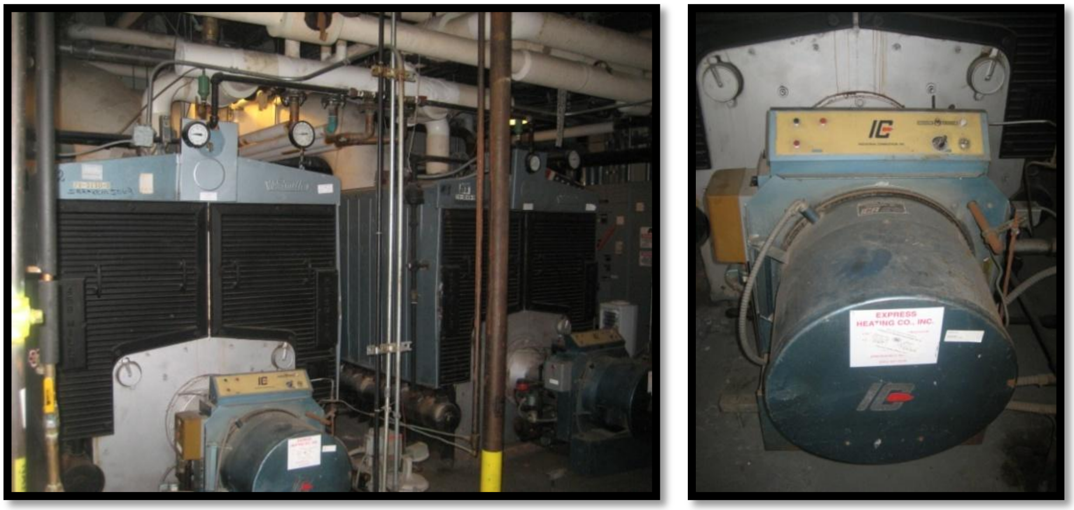
The Cherry Hill School has heating and cooling throughout. Heating is provided by gas fired boilers generating hot water and circulated by a two pipe system to unit ventilators and radiators throughout the building. Offices and classrooms are cooled independently through AHU's, split units, packaged units, and window air conditioner units. The only noteworthy comfort issue at the facility during the time of the audit was in the gymnasium. According to the facility staff, due to the aged heating equipment and lack of cooling, the gymnasium is often hot in the summer months and cold in the winter months.

Equipment

The Cherry Hill School contains two gas-fired boilers that deliver HW to unit ventilators throughout the originally constructed building. Gas fired rooftop packaged units serve the SSP addition and the computer room, library, and multi-purpose additions to the school. Cooling is provided by window AC units and split AC units to classrooms and offices. Exhaust fans on the roof provide mechanical ventilation for bathrooms and a gas fired water heater supplies domestic hot water to bathrooms and custodial closets. A comprehensive Equipment List can be found in Appendix A.

Hot Water Boiler Description

HW for space heating is provided by two H.B. Smith-manufactured cast iron boilers (Model # M450L). The hot water is circulated throughout the building by two 5 H.P. pumps. The HHW supply temperature is modulated based on the outside air temperature. The boilers appear to be in good condition. Facility staff stated that the units more than adequately meet the peak heating load of the building. Boilers should be properly serviced and maintained to optimize equipment efficiency. Please see Appendix J for recommended maintenance schedule.



Gas-fired HW Boilers located in ground floor Boiler Room

Air Handling and Condenser Unit Descriptions

Chilled air is provided to spaces through various methods at the Cherry Hill School. Most of the classrooms with windows on the West facing side of the building are cooled by Fujitsu and Goodman split AC units. Approximately six condenser units are located at the ground level in the front of the building but hidden behind bushes for visual aesthetics. There is also one additional split unit manufactured by LG whose condenser unit is located on the roof that serve's the school business administrator's office.

There is a 5 ton Lennox rooftop unit (Model # KGA060S4DM2P) that is gas fired and provides heating and cooling to the Board of Education office and the conference room located on the second floor. The 2005 addition area that includes the library, computer room, and multi purpose room are provided heating and cooling through ducts from rooftop Aaon packaged DX units. There are two 8 ton units (Model # RM00830BA02339), one for the computer room and one for the library. The multi-purpose room is conditioned by a 20 ton Aaon HVAC unit (Model # RM02030BB02369). A 1 ton Carrier packaged AC unit (Model # 50-BU-012-520) is located on the ground floor and serves the custodial room, teacher's room, and lower level conference room. A McQuay Roofpak rooftop air handler (Model #RDS804BY) is used to heat the gymnasium.

The SSP addition is cooled by (2) Trane XR 12 split rooftop units (Model # 2TTR2042A1000AA). The condenser units use R-22 refrigerant and have a nominal tonnage of 3.5 tons. The units were installed when the addition was constructed in 2002 and appear to be in good condition.

Typical air handling units and condenser units.

Window Unit Air Conditioners

In the classrooms not cooled by air handlers and split systems, cooling is provided by dedicated window unit air conditioners. There are approximately 29 units of various makes and models. The second floor classrooms typically have two units, and the first and ground floor classrooms each have one. According to facility staff, they are all approximately 12,000 BTU's. SWA recommends replacing window units exceeding 10 years of age with Energy Star® -rated models. The units are left in year round and some were observed to not be adequately air sealed. This is a significant source of unwanted air infiltration and exfiltration. All window units should be properly air sealed and covered during heating season.

Ventilation

There are five rooftop ventilation fans (three on the 2001 SSP addition, one on the 2009 addition, and one on the original building) which provide ventilation for bathrooms. Exhaust fans appear to be in age-appropriate condition. All fans are belt driven.

ASHRAE Standard 62-99 identifies the outdoor air ventilation required for indoor air quality. Almost all municipal, state and federal jurisdictions use these guidelines in their building codes and bylaws. The traditional method of accomplishing the ventilation rates was to set the outdoor air quantity to maximum design occupancy. This can result in a tremendous waste of energy when the occupant load is not at maximum –almost always the situation in many schools - or intermittent use of the space. Carbon dioxide monitoring and control is an acceptable method of reducing ventilation rates when occupancy is below the design load. This ensures ASHRAE standards are being met and only expending the necessary amount of energy.

Typical rooftop exhaust fan units

Distribution Systems

Heating is provided through a pressurized two pipe hydronic distribution system throughout the building. The gas fired boilers generate hot water that is circulated to fan coil units and AHU’s.

The additions of the building are served forced air through ducts from a rooftop AHU. Conditioned air is sent to the multi-purpose room, computer room and library (2005) additions, the conference room, and the SSP addition (2001).

Controls

Heating is controlled by a pneumatic system where valves regulate HHW flow in unit ventilators. Almost every classroom in the building is equipped with a Honeywell pneumatic thermostat and operates as its own zone.

In areas cooled by packaged, split units, or AHU’s (multi-purpose room, library, SSP classrooms, Board of Education office), cooling is also controlled by a separate thermostat. These thermostats are typically connected to the buildings central BMS system and can be overridden by facilities staff. The BMS was manufactured by Automated Logic, however they do not have a service contract and are contacted on an as needed basis. At the time of the audit SWA did not have access to the school's BMS. Because of this, specific set points, equipment connected, and trending capabilities are unknown.

Domestic Hot Water

Domestic hot water is provided by a Bradford White Corp. (Model No. MI75S6BN12) gas fired water heater located on the ground floor boiler room. The unit has a 75 gallon capacity and an input of 76,000 Btu/h. There are also two smaller electric domestic hot water heaters located in the ceilings of a storage closet on each of the two floors of the SSP addition. The nameplates were not identifiable at the time of the audit. All water heaters appear to be in good condition.

It is not cost-effective to replace the existing water heating equipment with higher efficiency equipment. However, higher efficiency water heating equipment will save energy and should be strongly considered when equipment replacement becomes necessary. Energy saving appliances bearing the ENERGY STAR label should be selected to ensure efficiency performance. Incentives may be available to offset any added costs for the installed equipment.

More efficient water-consuming fixtures save both energy and money through reduced energy consumption for water heating, as well decreased water and sewer bills. SWA recommends adding timers or hands-free sensors on all lavatory faucets to reduce domestic hot water demand and consumption. Building staff can easily install faucet aerators and/or low-flow fixtures. In addition, routine maintenance practices that identify and quickly address water leaks are a low-cost way to save water and energy.

Bradford White gas-fired domestic hot water heater and electric water heater in "SSP" addition

Electrical systems

See attached lighting schedule in Appendix B for a complete inventory of lighting throughout the building including estimated power consumption and proposed lighting recommendations.

Interior Lighting

Interior lighting at the Cherry Hill School is comprised of electronically ballasted, T8-lamped fixtures. The typical fixture found throughout the school is a 2x4 parabolic lensed recessed troffer. The entire building was retrofitted in 1998 through a Honeywell and PSE&G incentive program. Smaller spaces such as electrical rooms, janitor storage closets, and stairwell fixtures are illuminated with self-ballasted compact florescent lamped (CFL) fixtures and incandescent lamps. The gymnasium is illuminated by 400 Watt Metal Halide fixtures. The newer multi-purpose room has new fluorescent High Intensity Discharge fixtures. All interior lighting is manually switch-operated; there are no automatic controls.

Typical Classroom T-8 fixture

Lunchroom Fluorescent HID’s

Exit Lights

All exit signs throughout the Cherry Hill School were found to be efficient LED type.

Exterior Lighting

Exterior lighting at the Cherry Hill School includes various fixtures located on the roof of the building and pole mounted fixtures. There are a total of eight pole mounted Metal Halide fixtures that are 400 watts and six wall packs that are 250 watts. According to facilities staff, the fixtures were installed around 2007 and are pulse start. The outdoor lamps are controlled by timers and are only on for 2-4 hours every night.

Appliances and process

SWA has conducted a general survey of larger, installed equipment. Appliances and other miscellaneous equipment account for a significant portion of electrical usage within the building. Typically, appliances are referred to as “plug-load” equipment, since they are not inherent to the building’s systems, but rather plug into an electrical outlet. Equipment such as process motors, computers, computer servers, radio and dispatch equipment, refrigerators, vending machines and printers all create an electrical load on the building that is hard to separate out from the rest of the building’s energy usage based on utility analysis.

Cherry Hill School has a variety of plug-load appliances throughout. Appliances include several televisions, copy machines, computers, printers, lamps, microwaves and small refrigerators. SWA recommends replacing non-Energy Star® rated appliances with Energy Star® equipment when the existing equipment reaches the end of its useful life.

Plug-load computers located throughout the in Cherry Hill School

Elevators

There is one hydraulic type elevator that serves the first and second floors.

Hydraulic type elevator motor

RENEWABLE AND DISTRIBUTED ENERGY MEASURES

Renewable energy is defined as any power source generated from sources which are naturally replenished, such as sunlight, wind and geothermal. Technology for renewable energy is improving and the cost of installation is decreasing due to both demand and the availability of government-sponsored funding. Renewable energy reduces the need for using either electricity or fossil fuel, therefore lowering costs by reducing the amount of energy purchased from the utility company. Solar photovoltaic panels and wind turbines use natural resources to generate electricity. Geothermal systems offset the thermal loads in a building by using water stored in the ground as either a heat sink or heat source. Cogeneration or Combined Heat and Power (CHP) allows for heat recovery during electricity generation.

Existing systems

Currently there are no renewable energy systems installed in the building.

Evaluated Systems

Solar Photovoltaic

Photovoltaic panels convert light energy received from the sun into a usable form of electricity. Panels can be connected into arrays and mounted directly onto building roofs, as well as installed onto built canopies over areas such as parking lots, building roofs or other open areas. Electricity generated from photovoltaic panels is generally sold back to the utility company through a net meter. Net-metering allows the utility to record the amount of electricity generated in order to pay credits to the consumer that can offset usage and demand costs on the electric bill. In addition to generation credits, there are incentives available called Solar Renewable Energy Credits (SRECs) that are subsidized by the state government. Specifically, the New Jersey State government pays a market-rate SREC to facilities that generate electricity in an effort to meet state-wide renewable energy requirements.

Based on utility analysis and a study of roof conditions, the Cherry Hill School is a candidate for a 15.6 kW solar panel installation. Please see CI #4for details.

Solar Thermal Collectors

Solar thermal collectors are not cost-effective for this building and would not be recommended due to the insufficient and intermittent use of domestic hot water throughout the building.

Wind

The Cherry Hill School is not a good candidate for wind power generation due to insufficient wind conditions in this area of New Jersey.

Geothermal

The Cherry Hill School is not good candidates for geothermal installation since it would require replacement of the entire existing HVAC system, of which major components still have between 30% and 60% remaining useful life.

Combined Heat and Power

The Cherry Hill School is not a good candidate for CHP installation and would not be cost-effective due to the size and operations of the building. Typically, CHP is best suited for buildings with a high electrical baseload to accommodate the electricity generated, as well as a means for using waste heat generated. Typical applications include buildings with an absorption chiller, where waste heat would be used efficiently.

PROPOSED ENERGY CONSERVATION MEASURES

Energy Conservation Measures (ECMs) are recommendations determined for the building based on improvements over current building conditions. ECMs have been determined for the building based on installed cost, as well as energy and cost-savings opportunities.

Recommendations: Energy Conservation Measures

	List of Highly Recommended 0-5 Year Payback ECMs
ECM #1	**Insulate and seal window air conditioning unit installations**
ECM #2	**Install fifty seven (57) new occupancy sensors**
ECM #3	**Upgrade gymnasium lighting**
ECM #4	**Retro-commissioning**
	List of Capital Investment Opportunities
CI #1	**Replace old, pneumatically-controlled classroom unit ventilators**
CI #2	**Replace one Carrier AHU**
CI #3	**Install motorized damper in boiler room**
CI #4	**Install 15.6 kW Solar Photovoltaic system**

In order to clearly present the overall energy opportunities for the building and ease the decision of which ECM to implement, SWA calculated each ECM independently and did not incorporate slight/potential overlaps between some of the listed ECMs (i.e. lighting change influence on heating/cooling).

ECM #1: Insulate and seal window air conditioning unit installations

Classrooms at Cherry Hill are cooled by window air conditioning units that are permanently installed with uninsulated plywood boards cut to the size of the window opening. These boards serve as the only seal between the classrooms and the exterior. Air-leakage pathways exist both through and around the air conditioners. The panels themselves have a 0.47 R-value, so while they impede air flow, they do little to prevent heat transfer. This results not only in increased gas and electricity usage required to heat and cool the space, but also in air that is unfiltered and that contains dust and particulates that impact cleanliness and indoor environmental quality (IEQ). Images below show a typical plywood board installation and a noticeable one square inch gap between the air conditioner and window frame.

Assumptions:

Number of units	29
Gap area per unit	1 in^2
Pressure difference	5 Pa or 0.02” wc
Estimated air infiltration per unit	2.56 CFM
Plywood board area	3.125 SF
Plywood R-Value/ U-Value	0.47/ 2.13
Hot water boiler efficiency	80%
AC unit efficiency (EER)	9.8
Heating Load lost through gaps (Btuh)	1.08 * CFM * ΔT
Cooling Load lost through gaps (Btuh)	4.5 * CFM * Δh
Heating Load lost through uninsulated board (Btuh)	2.13 * 3.125 * ΔT
Cooling Load lost through uninsulated board (Btuh)	2.13 * 3.125 * Δh
Space temperature heating set-point	68°F
Space temperature cooling set-point	74°F

Heating load lost due to infiltration:

The sample calculations below are based on the assumptions above and the OA conditions at 55°F:

Heading Load lost through gaps:

$$\frac{BTU}{hr} = 1.08 * CFM * \Delta T$$

$$\frac{BTU}{hr} = 1.08 * 2.56\, CFM * \;\; 68 - 55 \;\; = 35.9 \frac{BTU}{hr}$$

$$\frac{BTU}{yr} = 35.9 \frac{BTU}{hr} * 91 \frac{hrs}{yr} = 3{,}270 \frac{BTU}{yr}$$

Heating Load lost through uninsulated board:

$$\frac{BTU}{hr} = U - Value * Area * \Delta T$$

$$\frac{BTU}{hr} = 2.13 * 3.125\, ft^2 * \;\; 68 - 55 \;\; = 86.53 \frac{BTU}{hr}$$

$$\frac{BTU}{yr} = 86.53 \frac{BTU}{hr} * 91 \frac{hrs}{yr} = 7{,}874 \frac{BTU}{yr}$$

Performing the sample calculations for each temperature range below 55°F yields the following per unit results:

Heating Load =	578,311 *Btu/yr* per unit	578.3 *kBtu/yr*
Therms of Natural Gas =	578.3 k*Btu/yr* ÷ 100 k*Btu/therm*	5.78 *therms/yr*
Gas input @ 80% Eff. =	5.78 *therms/yr* ÷ 0.8	7.23 *therms/yr*
Savings @ $0.96/therm =	7.23 *therms/yr* * $0.96/*therm*	$6.94/*yr*

During the heating season alone, each unsealed unit loses approximately 578.3 kBtu of energy due to heated air exfiltration and heat transfer through uninsulated boards, resulting in a waste of $202 across 29 units.

Cooling load lost due to infiltration:

The sample calculation below is based on the assumptions above and the OA conditions at 74°F and 80% relative humidity:

Cooling Load lost through gaps:

$$BTU/hr = 4.5 * CFM * \Delta h$$

$$\frac{BTU}{hr} = 4.5 * 2.56\, CFM * \;\; 30.7 - 29.2 \;\; = 17.3 \frac{BTU}{hr}$$

$$\frac{BTU}{yr} = 17.3\frac{BTU}{hr} * 136\frac{hrs}{yr} = 2{,}353\frac{BTU}{yr}$$

Cooling Load lost through uninsulated board:

$$\frac{BTU}{hr} = U - Value * Area * \Delta T$$

$$\frac{BTU}{hr} = 2.13 * 3.125\ ft^2 * (30.7 - 29.2) = 9.98\frac{BTU}{hr}$$

$$\frac{BTU}{yr} = 9.98\frac{BTU}{hr} * 136\frac{hrs}{yr} = 1{,}357\frac{BTU}{yr}$$

Performing the sample calculations for each temperature range above 74°F on the weather BIN data table yields the following per unit results:

Cooling Load =	34,902 *Btu/yr* per unit	-
Watts input @ 9.8 EER =	34,902 *Btu/yr* ÷ 9.8	3,561 *Wh*
kWh of electricity =	3,561 *Wh* ÷ 1,000	3.56 *kWh*
Savings @ $0.176/kWh =	3.56 *kWh/yr* * $0.176/*kWh*	$0.63/*yr*

During the cooling season, each unsealed unit loses approximately 34.9 kBtu of energy due to warm air infiltration and heat transfer through the uninsulated boards, resulting in a waste of $18.2 across 29 units.

SWA recommends installing rigid foam insulated boards on all window air conditioning units and properly sealing all gaps between the units and the insulated board and window frame. This measure may result in reduced energy consumption plus improve tenant comfort and indoor environmental quality. The implementation of this measure may yield an annual savings of approximately $219.

Economics:

ECM #	net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	est. operating cost, 1st yr savings, $	total 1st yr savings, $	life of measure, yrs	est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO_2 reduced, lbs/yr
1	220	3.56	0	7.23	0.01	0	219	5	1,097	1.0	400	80	97	756	86

ECM #2: Install fifty seven (57) new occupancy sensors

During the field audit, SWA completed a building lighting inventory (see Appendix B) and observed that the existing lighting has minimal to no control via occupancy sensors. SWA identified a number of areas that could benefit from the installation of occupancy sensors. SWA recommends installing occupancy sensors in areas that are occupied only part of the day and the payback on savings is justified. Typically, occupancy sensors have an adjustable time delay that shuts down the lights automatically if no motion is detected within a set time period. Advance ultra-sonic lighting sensors include sound detection as a means to control lighting operation. The labor for the recommended installations is evaluated using prevailing electrical contractor wages.

Installation cost:

Estimated installed cost: $11,400

Source of cost estimate: RS Means; Published and established costs, NJ Clean Energy Program

Economics:

net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	est. operating cost, 1st yr savings, $	total 1st yr savings, $	life of measure, yrs	est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO_2 reduced, lbs/yr
11,400	30,539	6.4	0	10.4	0	4,581	15	68,715	2.5	149	12	18	0	84,503

Assumptions: SWA calculated the savings for this measure using measurements taken during the field audit and using the billing analysis.

Rebates/financial incentives:

- NJ Clean Energy – SmartStart - Wall-mounted occupancy sensors ($20, or check latest incentive per occupancy sensor) - Maximum incentive amount is $100

- NJ Clean Energy – Direct Install (Up to 70% of installed cost)

Please see Appendix H for more information on Incentive Programs

ECM #3: Upgrade gymnasium lighting

It is recommended that Cherry Hill school upgrade the existing gymnasium Metal Halide fixtures with fluorescent fixtures. It should be noted that in any gymnasium, a caged or covered lens must be used along with tube guards to prevent shattering of lamps.

Existing:
(12) 400 Watt Metal Halides
Total wattage = 458 Watts

Replacement:
Fluorescent, 4 Lamp 48" 28W Super T8 HLO lamp, electronic ballast w/ reflector
Wattage – 131 watts
Cost – $350/fixture material, labor, and lift

Installation cost:

Estimated installed cost: $5,600

Economics:

est. installed cost, $	est. incentives, $	net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	Est. operating cost, 1st yr savings, $	est. energy & operating 1st year cost savings, $	life of measure, yrs	Est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO_2 reduced, lbs/yr
5,600	0	5,600	9,951	2.1	0	3.4	0	1,543	15	23,142	3.6	313%	21%	27	12,554	17,817

Assumptions: SWA calculated the savings for this measure using measurements taken the days of the field visits and using the billing analysis.

Rebates/financial incentives:

- NJ Clean Energy – SmartStart
- NJ Clean Energy – Direct Install (Up to 70% of installed cost)

Please see Appendix H for more information on Incentive Programs

ECM #4: Retro-commission building systems and operations

SWA recommends retro-commissioning building systems and equipment. Retro-commissioning is a process that seeks to improve how building equipment and systems function together. Depending on the age of the building, retro-commissioning can often resolve problems that occurred during design or construction and/or address problems that have developed throughout the building's life. Owners often undertake retro-commissioning to optimize building systems, reduce operating costs, and address comfort complaints from building occupants. A cost of $0.50 per square foot is assumed, resulting in an approximate investment of $34,580 to implement this measure.

Since the building has had major additions in the past, systems have undergone some renovations in recent years. SWA recommends retro-commissioning to optimize system operation as a follow-up to completion of the upgrades. The retro-commissioning process should include a review of existing operational parameters for both newer and older installed equipment. During retro-commissioning, the individual loop temperatures and (setback) schedules should also be reviewed to identify opportunities for optimizing system performance, besides air balancing and damper proper operation. Retro-commissioning should address current ventilation rates and ensure that proper ventilation rates are maintained.

Estimated materials cost: $34,580 ($0.50/ft^2)
Source of cost estimate: Similar Projects

Economics:

net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	est. operating cost, 1st yr savings, $	total 1st yr savings, $	life of measure, yrs	est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO_2 reduced, lbs/yr
34,580	29,865	8.7	2,815	5.5	1,820	7,182	12	86,186	4.8	149	12	18	0	84,503

PROPOSED FURTHER RECOMMENDATIONS

Capital Improvements

Capital Improvements (CIs) are recommendations for the building that may not be cost-effective at the current time, but that could yield a significant long-term payback. These recommendations should typically be considered as part of a long-term capital improvement plan. Capital improvements should be considered if additional funds are made available, or if the installed costs can be shared with other improvements, such as major building renovations. SWA recommends the following capital improvements for Cherry Hill School.

CI #1: Replace old, pneumatically-controlled classroom unit ventilators

The existing pneumatically controlled unit ventilators, which serve the majority of Cherry Hill School, have been reasonably well-maintained but have reached the end of their useful life and should to be replaced. This recommendation cannot be cost justified by energy savings alone. However, the age and condition of the equipment warrant attention and this recommendation is intended to provide guidance to help the building management staff prioritize upgrades within the facility. The existing equipment is inefficient relative to newer electronically controlled technology, and based on discussions with building staff, appears to be high maintenance, requiring hard-to-find spare parts, and creating discomfort and inability for proper room temperature control. SWA recommends installing more efficient updated unit ventilators. A design professional should be consulted to determine the proper equipment and configuration appropriate for this upgrade.

Energy savings and payback: Assuming similar sizing and hours of operation across both the existing and new models, a comprehensive unit ventilator may result in an approximate savings of 10% off total annual energy consumption. A more detailed analysis of hours of operation for all unit ventilators is required in order to accurately estimate savings and payback.

Estimated installed cost: $2,600 (includes $575 of labor). A new unit ventilator installation may also be eligible for an LGEA equipment incentive in the range of $73 - $92 per ton.

Source of cost estimate: RSMeans, Manufacturer and Store established costs, Similar Projects

CI #2: Replace one Carrier AHU

During the field audit, SWA inspected an AHU manufactured by Carrier that was operating well beyond its useful life. SWA recommends the replacement of existing old and inefficient AHU. In a split-system central air conditioner, an outdoor metal cabinet contains the condenser and compressor, and an indoor cabinet contains the evaporator. Central air conditioners are more efficient than room air conditioners. In addition, they are out of the way, quiet, and convenient to operate. For an older central air conditioner, consider replacing the outdoor compressor with a modern, high-efficiency unit. Today's best air conditioners use 30%–50% less energy to produce the same amount of cooling as air conditioners made twenty years ago. Even if the air conditioner is only 10 years old, savings may be 20%–40% of the cooling energy costs by replacing it with a newer, more efficient model. Proper sizing and installation are key elements in determining air conditioner efficiency. Too large a unit will not adequately remove humidity. Too small a unit will not be able to attain a comfortable temperature on the hottest days. Improper unit location, lack of insulation, and improper duct installation can greatly diminish efficiency.

When buying an air conditioner, look for a model with a high efficiency. Central air conditioners are rated according to their seasonal energy efficiency ratio (SEER). SEER (Btu/Watt-hr) indicates the relative amount of energy needed to provide a specific cooling output. Many older systems have SEER ratings of 6 or less (excluding the years of equipment degradation). The minimum SEER allowed today is 13. Look for the ENERGY STAR® label for central air conditioners with SEER ratings of 13 or greater, but consider using air conditioning equipment with higher SEER ratings for greater savings. SEER 13 is 30% more efficient than the previous minimum SEER of 10. The "lifespan" of a central air conditioner is about 15 to 20 years. More information can be found in the “Products” section of the Energy Star website at: http://www.energystar.gov.

Energy savings and payback: Assuming similar sizing and hours of operation across both the existing and upgraded AHUs, the new model with an improved SEER of at least 13 could result in energy savings of up to 46%, as compared to the existing model with SEER of 6. A more detailed analysis of hours of operation specific to this AHU is required in order to accurately estimate savings and payback.

Estimated installed cost: $9,439 (includes $1,053 of labor). A new AHU installation may also be eligible for an LGEA equipment incentive in the range of $73 - $92 per ton.

Source of cost estimate: Manufacturer and Store established costs, NJ Clean Energy Program, Similar Projects

CI #3: Install motorized damper in boiler room

The boiler room at Cherry Hill takes in outside air through a 3’ by 4’ louvered vent located above the exterior doors on the north side of the room. Outside air is needed for the combustion requirements of the boiler and to ventilate the flue exhaust from the gas-fired hot water heater. During periods when neither the boiler nor the hot water heater are in use, outside air is not required in the space. On weekends during the winter, for instance, cold air infiltrates the boiler room, causing a greater decrease in the boiler’s stored water temperature. If the boiler normally supplies 190°F water, the stored water temperature might drop to 140°F over this period. Once the boiler is started up again for the week, it will require a certain amount of energy to return that water to operational supply temperature. If, instead, cold air infiltration is mitigated, stored water temperature may only drop to 170°F. The energy required to heat 170°F water to 190°F will be less than the energy required to heat 140°F water to 190°F. Similarly, any uninsulated equipment in the boiler room will be adversely affected when the space experiences excessively hot or cold conditions.

A new motorized damper in place of the louvered vent can be connected to the boiler and controlled to remain open only when boiler room equipment is operating. When closed, the damper will prevent excessive temperature change in the boiler room which will allow for equipment to operate more efficiently, leading to energy and cost savings.

Energy savings and payback: Because the boilers modulate based on outside air temperatures and because building occupancy varies on a daily basis, particularly during evenings and weekends, estimating energy savings and payback for this measure would require a much more detailed analysis of boiler operating hours.

Estimated materials cost: $1,800 ($150/ft^2; 12 ft^2 opening).

Source of cost estimate: Manufacturer and Store established costs, Similar Projects

CI #4: Install 15.6 kW Solar Photovoltaic system

Currently, Cherry Hill does not use any renewable energy systems. Renewable energy systems such as photovoltaic (PV) panels can be mounted on the building roof facing south which can offset a portion of the purchased electricity for the building. Power stations generally have two separate electrical charges: usage and demand. Usage is the amount of electricity in kilowatt-hours that a building uses from month to month. Demand is the amount of electrical power that a building uses at any given instance in a month period. During the summer periods, electric demand at a power station is high, due to the amount of air conditioners, lights, and other equipment being used within the region. Demand charges increase to offset the utility's cost to provide enough electricity at that given time. Photovoltaic systems offset the amount of electricity used by a building and help to reduce the building's electric demand, resulting in a higher cost savings. Installing a PV system will offset electric demand and reduce annual electric consumption, while utilizing available state incentives. PV systems are modular and readily allow for future expansions.

The size of the system was determined considering the available roof surface area, without compromising service space for roof equipment and safety, as well as the facilities' annual base load and mode of operation. A commercial multi-crystalline 230 watt panel has 17.5 square feet of surface area (generating 13.1 watts per square foot). A 15.6 kW system needs approximately 68 panels, requiring roughly 1,200 square feet of roof surface area. PV system installations must be accompanied by a thorough evaluation of the roof's structural stability and overall condition.

A PV system would reduce the building's electric load and allow more capacity for surrounding buildings as well as serve as an example of energy efficiency for the community. The building is not eligible for a residential 30% federal tax credit. The building owner may want to consider applying for a grant and / or engage a PV generator / leaser who would install the PV system and then sell the power at a reduced rate. Utility companies in New Jersey buy Solar Renewable Energy Credits (SRECs) at the best market rate. In addition to selling electricity generated by the solar PV system, SRECs are earned every time that 1 MWh or 1,000 kWh are generated from the renewable system. Based on the cumulative weighted average of SRECs sold in NJ in 2011, SRECs are currently valued at $120/MWh.

The blue rectangle represents roof surface area suitable for PV system installation

Installation cost:

Net estimated installed cost: $62,560 (includes $39,100 of labor)
Source of cost estimate: RS Means; Published and established costs; Similar projects

Economics:

ECM #	net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	est. operating cost, 1st yr savings, $	total 1st yr savings, $	life of measure, yrs	est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO$_2$ reduced, lbs/yr
5	62,560	18,462	16	0	2	-500	5,503	25	137,583	11.4	120	5	5	11,827	33,055

Annual Solar PV Financial Breakdown						
Rated Capacity (kW)		15.6	SRECs are earned for the first 15 years of Solar PV lifetime only			
Rated Capacity (kWh)		67,817.00				
Annual Capacity Loss		0%				
Electric Cost ($/kWh)		$0.176				
SRECs Value ($/MWh)		$120				
Year	kWh generated	kWh revenue	SRECs earned	SRECs Revenue	Installation and Maintenance Costs	Total Costs
0	0	$0	0	$0	-$62,560	-$62,560
1	18,462	$3,249	18	$2,160	-$500	$4,909
2	18,462	$3,249	18	$2,160	-$500	$4,909
3	18,462	$3,249	18	$2,160	-$500	$4,909
4	18,462	$3,249	18	$2,160	-$500	$4,909
5	18,462	$3,249	18	$2,160	-$500	$4,909
6	18,462	$3,249	18	$2,160	-$500	$4,909
7	18,462	$3,249	18	$2,160	-$500	$4,909
8	18,462	$3,249	18	$2,160	-$500	$4,909
9	18,462	$3,249	18	$2,160	-$500	$4,909
10	18,462	$3,249	18	$2,160	-$500	$4,909
11	18,462	$3,249	18	$2,160	-$500	$4,909
12	18,462	$3,249	18	$2,160	-$500	$4,909
13	18,462	$3,249	18	$2,160	-$500	$4,909
14	18,462	$3,249	18	$2,160	-$500	$4,909
15	18,462	$3,249	18	$2,160	-$500	$4,909
16	18,462	$3,249	0	$0	-$500	$2,749
17	18,462	$3,249	0	$0	-$500	$2,749
18	18,462	$3,249	0	$0	-$500	$2,749
19	18,462	$3,249	0	$0	-$500	$2,749
20	18,462	$3,249	0	$0	-$500	$2,749
21	18,462	$3,249	0	$0	-$500	$2,749
22	18,462	$3,249	0	$0	-$500	$2,749
23	18,462	$3,249	0	$0	-$500	$2,749
24	18,462	$3,249	0	$0	-$500	$2,749
25	18,462	$3,249	0	$0	-$500	$2,749
TOTAL	**461,538**	**$81,231**	**270**	**$32,400**	**-$75,060**	**$38,571**

Assumptions:

SWA estimated the cost and savings of the system based on past PV projects. Installed costs were estimated at $4/Watt installed. SRECs are currently evaluated at $120/MWh based on current settlement prices established by the Flett Exchange[1]. SWA projected physical dimensions based on a typical Polycrystalline Solar Panel (230 Watts, Model ND-U23-C1). PV systems are sized based on 15.6 kW and physical dimensions for an array will differ with the efficiency of a given solar panel (W/sq ft.).

Rebates/financial incentives:
NJ Clean Energy - Solar Renewable Energy Certificate Program. Each time a solar electric system generates 1,000 kWh (1 MWh) of electricity, a SREC is issued which can then be sold or traded separately from the power. The buildings must also become net-metered in order to earn SRECs as well as sell power back to the electric grid. A total of $2,160/year, based on $120/SREC, has been incorporated in the above costs for a period of 15 years; however it requires proof of performance, application approval and negotiations with the utility.

Please see Appendix G for more information on incentive programs and Appendix J for a solar PV shading analysis.

Operations and Maintenance

Operations and Maintenance (O&M) measures consist of low/no cost measures that are within the capability of the current building staff to handle. These measures typically require little investment, and they yield a short payback period. These measures may address equipment settings or staff operations that, when addressed will reduce energy consumption or costs.

- Provide water-efficient fixtures and controls - Adding controlled on/off timers on all lavatory faucets is a cost-effective way to reduce domestic hot water demand and save water. Building staff can also easily install faucet aerators and/or low-flow fixtures to reduce water consumption. There are many retrofit options, which can be installed now or incorporated as equipment is replaced. Routine maintenance practices that identify and quickly address water leaks are a low-cost way to save water and energy. Retrofitting with more efficient water-consumption fixtures/appliances will reduce energy consumption for water heating, while also decreasing water/sewer bills. Faucet aerators may cost less than $10 per unit. Estimating a payback for this measure would require a more detailed investigation of the building's water consumption.

- Use smart power electric strips in conjunction with occupancy sensors to power down computer equipment when left unattended for extended periods of time. A smart power strip may cost approximately $30 per unit.

- Replace belt driven ventilation fans with direct driven fans – Newer direct drive exhausts (i.e. Varigreen) use less energy and save on maintenance costs because there is no need to replace belts. Direct drive exhaust fans may realize estimated savings of 20% over similarly sized belt-driven models. It is not cost effective to simply replace the fans, however as they reach the end of their useful life, new direct drive fans should be considered. Based on current exhaust fan run-time, upgrading to direct drive exhaust fans may yield an annual electrical savings of approximately $84 and a payback of 15 years.

- SWA recommends that the building considers purchasing the most energy-efficient equipment, including Energy Star® labeled appliances, when equipment is installed or replaced. More information can be found in the "Products" section of the Energy Star® website at: http://www.energystar.gov.

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[1] www.flettexchange.com

- Create an energy educational program - that teaches how to minimize energy use. The U.S. Department of Energy offers free information for hosting energy efficiency educational programs and plans. For more information please visit: http://www1.eere.energy.gov/education/.

- Detailed Preventative Maintenance schedule – While the maintenance crew does perform preventative maintenance tasks on a regular basis, specifics of the schedule were not readily available. SWA provides a comprehensive list of recommended preventative maintenance measures to cross-reference with the facilities' existing plan. Please see Appendix I for a typical Preventative Maintenance Plan provided by SWA.

APPENDIX A: EQUIPMENT LIST

Inventory

Building System	Description	Model #	Fuel	Location	Space Served	Year Installed	Estimated Remaining Useful Life %
Heating	Gas-fired hot water boiler	H.B. Smith M450L Mills Boiler	Natural Gas	Boiler Room	All areas	-	-
Heating	Gas-fired hot water boiler	H.B. Smith M450L Mills Boiler	Natural Gas	Boiler Room	All areas	-	-
Heating	Gas-fired hot water boiler	McQuay Roofpak Model # RDS804BY	Natural Gas	Rooftop	Gymnasium	-	-
Heating/ Cooling	Gas fired AHU	Lennox Model # KGA060S4DM2P	Natural Gas	Roof	Board of Education Office and Conference Room	-	-
Heating/ Cooling	Rooftop gas fired AHU, 8 tons	Aaon Model # RM00830BA02339	Electric	Roof	Computer Room	2005	-
Heating/ Cooling	Rooftop gas fired AHU, 8 tons	Aaon Model # RM00830BA02339	Electric	Roof	Library	2005	-
Heating/ Cooling	Rooftop gas fired AHU, 20 tons	Aaon Model # RM02030BB02369	Electric	Roof	Library	2005	-
Cooling	Commercial air-cooled condensing unit; R-22	Fujitsu Model # AOU12RLS Serial # HSN001229	Electric	Ground in front of building	Classroom	-	-
Cooling	Commercial air-cooled condensing unit; R-22	Goodman Model # HDG24-1AB Serial # 9701081677	Electric	Ground in front of building	Classroom	-	-
Cooling	Commercial air-cooled condensing unit; R-22	Goodman Model # HDG24-1AB Serial # 9701081676	Electric	Ground in front of building	Classroom	-	-
Cooling	Commercial air-cooled condensing unit; R-22, 3.5 tons	Trane XR 12 Model # 2TTR2042A1000AA	Electric	Roof	“SSP” addition	2002	-
Cooling	Commercial air-cooled condensing unit; R-22, 3.5 tons	Trane XR 12 Model # 2TTR2042A1000AA	Electric	Roof	“SSP” addition	2002	-
Cooling	Commercial split air-cooled condensing unit; R-22	LG Model # LSU186CE	Electric	Roof	“Debbie’s Office”	-	-
Cooling	29 window AC units	12,000 BTU window mounted units	Electric	various	various	-	-

DHW	Natural gas-fired, atmospheric vent hot water heater; 75 gallon capacity; 76000 Btuh input	Bradford White Corp. Model # MI75S6BN12 Serial # AD4483839	Natural Gas	Boiler Room	Private bathrooms and custodial slop sinks	-	-
DHW	Electric hot water heater	Unknown	Electric	SSP Addition	SSP Addition	-	-
DHW	Electric hot water heater	Unknown	Electric	SSP Addition	SSP Addition	-	-
Ventilation	5 rooftop ventilation fans	Various HP, belt driven	Electric	Roof	Bathrooms, make up air for AHU's	-	**-**

Note: The remaining useful life of a system (in %) is an estimate based on the system date of built and existing conditions derived from visual inspection.

APPENDIX B: LIGHTING STUDY

Location			Existing Fixture Information												Retrofit Information													Annual Savings		
Marker	Floor	Room Identification	Fixture Type	Ballast	Lamp Type	# of Fixtures	# of Lamps per Fixture	Watts per Lamp	Controls	Operational Hours per Day	Operational Days per Year	Ballast Wattage	Total Watts	Energy Use kWh/year	Category	Fixture Type	Lamp Type	Ballast	Controls	# of Fixtures	# of Lamps per Fixture	Watts per Lamp	Operational Hours per Day	Operational Days per Year	Ballast Watts	Total Watts	Energy Use kWh/year	Fixture Savings (kWh)	Controls Savings (kWh)	Total Savings (kWh)
1	1	Classroom (107)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
2	1	Office (105)	Recessed Parabolic	E	4'T8	3	3	32	Sw	9	261	5	303	712	C	Recessed Parabolic	4'T8	E	OS	3	3	32	7	261	5	303	534	0	178	178
3	1	Classroom (109)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
4	1	Office (100)	Recessed Parabolic	E	4'T8	4	4	32	Sw	9	261	5	532	1,250	C	Recessed Parabolic	4'T8	E	OS	4	4	32	7	261	5	532	937	0	312	312
5	1	Office (101)	Recessed Parabolic	E	4'T8	10	2	32	Sw	9	261	5	690	1,621	C	Recessed Parabolic	4'T8	E	OS	10	2	32	7	261	5	690	1216	0	405	405
6	1	Gymnasium (117)	Ceiling Suspended	S	MV	16	1	400	Sw	9	261	64	7,424	17,439	T8	Ceiling Suspended	4'T8	E	Sw	16	4	28	9	261	4	68	7488	9951	0	9951
7	1	Gymnasium- office (117C)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	N/A	Recessed Parabolic	4'T8	E	Sw	2	3	32	9	261	5	202	474	0	0	0
8	1	Gymnasium- mens locker (117B)	Recessed Parabolic	E	4'T8	3	3	32	Sw	9	261	5	303	712	N/A	Recessed Parabolic	4'T8	E	Sw	3	3	32	9	261	5	303	712	0	0	0
9	1	ymnasium- womens locker (117A	Recessed Parabolic	E	4'T8	3	3	32	Sw	9	261	5	303	712	N/A	Recessed Parabolic	4'T8	E	Sw	3	3	32	9	261	5	303	712	0	0	0
10	1	Hallway (118)	Recessed Parabolic	E	4'T8	11	2	32	Sw	16	261	5	759	3,170	N/A	Recessed Parabolic	4'T8	E	Sw	11	2	32	16	261	5	759	3170	0	0	0
11	1	Library (137)	Recessed Parabolic	E	4'T8	19	2	32	Sw	12	261	5	1,311	4,106	N/A	Recessed Parabolic	4'T8	E	Sw	19	2	32	12	261	5	1311	4106	0	0	0
12	1	Library (137)	Recessed Parabolic	M	2'T12	9	2	20	Sw	12	261	6	414	1,297	T8 kit	Recessed Parabolic	2'T8	E	Sw	9	2	17	12	261	2	324	1015	282	0	282
13	1	Electrical Rm (136A)	Ceiling Suspended	E	4'T8	1	3	32	Sw	2	261	5	101	53	N/A	Ceiling Suspended	4'T8	E	Sw	1	3	32	2	261	5	101	53	0	0	0
14	1	Computer Lab (136)	Ceiling Suspended	E	4'T8	16	2	32	Sw	9	261	5	1,104	2,593	C	Ceiling Suspended	4'T8	E	OS	16	2	32	7	261	5	1104	1945	0	648	648
15	1	Bathroom Women (134)	Recessed Parabolic	E	4'T8	2	2	32	Sw	9	261	5	138	324	C	Recessed Parabolic	4'T8	E	OS	2	2	32	7	261	5	138	243	0	81	81
16	1	Bathroom Women (134)	Recessed Parabolic	E	2'T8	32	2	17	Sw	9	261	2	1,152	2,706	C	Recessed Parabolic	2'T8	E	OS	32	2	17	7	261	2	1152	2030	0	677	677
17	1	Cafeteria (138)	Low Bay	S	CFL	16	8	13	Sw	10	261	0	1,664	4,343	N/A	Low Bay	CFL	S	Sw	16	8	13	10	261	0	1664	4343	0	0	0
18	1	Classroom (132)	Recessed Parabolic	E	4'T8	12	3	32	Sw	9	261	5	1,212	2,847	C	Recessed Parabolic	4'T8	E	OS	12	3	32	7	261	5	1212	2135	0	712	712
19	1	Classroom (130)	Recessed Parabolic	E	4'T8	12	3	32	Sw	9	261	5	1,212	2,847	C	Recessed Parabolic	4'T8	E	OS	12	3	32	7	261	5	1212	2135	0	712	712
20	2	Classroom (204)	Recessed Parabolic	E	4'T8	9	3	32	Sw	10	261	5	909	2,372	C	Recessed Parabolic	4'T8	E	OS	9	3	32	8	261	5	909	1779	0	593	593
21	2	Classroom (206)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
22	2	Bathroom Men (208)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
23	2	Classroom (210)	Recessed Parabolic	E	4'T8	12	3	32	Sw	9	261	5	1,212	2,847	C	Recessed Parabolic	4'T8	E	OS	12	3	32	7	261	5	1212	2135	0	712	712
24	2	Hallway (201)	Recessed Parabolic	E	4'T8	11	2	32	Sw	16	261	5	759	3,170	C	Recessed Parabolic	4'T8	E	OS	11	2	32	12	261	5	759	2377	0	792	792
25	2	Classroom (212)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
26	2	Bathroom Women (214)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
27	2	Classroom (217)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
28	1	Classroom (114)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
29	1	Classroom (110)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
30	1	Classroom (108)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
31	1	Classroom (102)	Recessed Parabolic	E	4'T8	4	4	32	Sw	9	261	5	532	1,250	C	Recessed Parabolic	4'T8	E	OS	4	4	32	7	261	5	532	937	0	312	312
32	1	Lobby	Recessed Parabolic	E	4'T8	6	2	32	Sw	16	261	5	414	1,729	N/A	Recessed Parabolic	4'T8	E	Sw	6	2	32	16	261	5	414	1729	0	0	0
33	LL	Classroom (14)	Recessed Parabolic	E	4'T8	12	2	32	Sw	10	261	5	828	2,161	C	Recessed Parabolic	4'T8	E	OS	12	2	32	8	261	5	828	1621	0	540	540
34	LL	Classroom (14)	Recessed Parabolic	E	4'T8	4	4	32	Sw	9	261	5	532	1,250	C	Recessed Parabolic	4'T8	E	OS	4	4	32	7	261	5	532	937	0	312	312
35	LL	Classroom (14A)	Recessed	S	Fl.	10	2	13	Sw	9	261	1	273	641	C	Recessed	FL.	S	OS	10	2	13	7	261	1	273	481	0	160	160
36	LL	Office (23)	Recessed Parabolic	E	4'T8	16	2	32	Sw	10	261	5	1,104	2,881	C	Recessed Parabolic	4'T8	E	OS	16	2	32	8	261	5	1104	2161	0	720	720
37	LL	Storage Closet (23)	Recessed Parabolic	E	4'T8	4	4	32	Sw	2	261	5	532	278	N/A	Recessed Parabolic	4'T8	E	Sw	4	4	32	2	261	5	532	278	0	0	0
38	LL	Classroom (21)	Recessed Parabolic	E	4'T8	20	2	32	Sw	10	261	5	1,380	3,602	C	Recessed Parabolic	4'T8	E	OS	20	2	32	8	261	5	1380	2701	0	900	900
39	LL	Office (REAA)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
40	LL	Custodian's Room (CUST1)	Ceiling Suspended	E	4'T8	2	2	32	Sw	10	261	5	138	360	N/A	Ceiling Suspended	4'T8	E	Sw	2	2	32	10	261	5	138	360	0	0	0
41	LL	Custodian's Room (CUST2)	Recessed Parabolic	E	4'T8	5	4	32	Sw	10	261	5	665	1,736	N/A	Recessed Parabolic	4'T8	E	Sw	5	4	32	10	261	5	665	1736	0	0	0
42	LL	Custodian's Room (CUST2)	Ceiling Mounted	S	CFL	2	1	13	Sw	10	261	0	26	68	N/A	Ceiling Mounted	CFL	S	Sw	2	1	13	10	261	0	26	68	0	0	0
43	LL	Bathroom Men (BATH)	Recessed Parabolic	E	2'T8	1	2	17	Sw	9	261	2	36	85	C	Recessed Parabolic	2'T8	E	OS	1	2	17	7	261	2	36	63	0	21	21
44	LL	Mechanical Rm (MECH)	Ceiling Mounted	S	CFL	6	1	13	Sw	2	261	0	78	41	N/A	Ceiling Mounted	CFL	S	Sw	6	1	13	2	261	0	78	41	0	0	0
45	1	Janitor's Closet (114A)	Ceiling Suspended	S	Inc	1	1	100	Sw	2	261	0	100	52	CFL	Ceiling Suspended	CFL	S	Sw	1	1	35	2	261	0	35	18	34	0	34
46	1	Bathroom Men (112)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
47	1	Bathroom Women (106)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
48	1	Janitor's Closet (106A)	Ceiling Mounted	S	CFL	1	1	13	Sw	2	261	0	13	7	N/A	Ceiling Mounted	CFL	S	Sw	1	1	13	2	261	0	13	7	0	0	0
49	1	Bathroom Men (129)	Recessed Parabolic	E	2'T8	1	2	17	Sw	9	261	2	36	85	C	Recessed Parabolic	2'T8	E	OS	1	2	17	7	261	2	36	63	0	21	21
50	1	Bathroom Men (129)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
51	1	Bathroom Men (125)	Recessed Parabolic	E	4'T8	2	3	32	Sw	9	261	5	202	474	C	Recessed Parabolic	4'T8	E	OS	2	3	32	7	261	5	202	356	0	119	119
52	1	Bathroom Men (125)	Recessed Parabolic	E	2'T8	1	2	17	Sw	9	261	2	36	85	C	Recessed Parabolic	2'T8	E	OS	1	2	17	7	261	2	36	63	0	21	21
53	1	Classroom (124)	Recessed Parabolic	E	4'T8	14	3	32	Sw	10	261	5	1,414	3,691	C	Recessed Parabolic	4'T8	E	OS	14	3	32	8	261	5	1414	2768	0	923	923
54	1	Classroom (124)	Recessed	S	CFL	4	2	23	Sw	10	261	0	184	480	C	Recessed	CFL	S	OS	4	2	23	8	261	0	184	360	0	120	120
55	1	Classroom (123)	Recessed	S	CFL	4	2	23	Sw	10	261	0	184	480	C	Recessed	CFL	S	OS	4	2	23	8	261	0	184	360	0	120	120
56	1	Classroom (123)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
57	1	Classroom (123)	Recessed Parabolic	E	2'T8	1	2	17	Sw	10	261	2	36	94	C	Recessed Parabolic	2'T8	E	OS	1	2	17	8	261	2	36	70	0	23	23
58	1	Hallway (119)	Recessed Parabolic	E	4'T8	4	2	32	Sw	16	261	5	276	1,153	N/A	Recessed Parabolic	4'T8	E	Sw	4	2	32	16	261	5	276	1153	0	0	0
59	1	Hallway (119)	Recessed	S	CFL	5	2	23	Sw	16	261	0	230	960	N/A	Recessed	CFL	S	Sw	5	2	23	16	261	0	230	960	0	0	0
60	LL	Hallway	Recessed Parabolic	E	4'T8	12	2	32	Sw	16	261	5	828	3,458	N/A	Recessed Parabolic	4'T8	E	Sw	12	2	32	16	261	5	828	3458	0	0	0
61	LL	Classroom (24)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
62	LL	Classroom (25)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
63	LL	Classroom (26)	Recessed Parabolic	E	4'T8	12	3	32	Sw	10	261	5	1,212	3,163	C	Recessed Parabolic	4'T8	E	OS	12	3	32	8	261	5	1212	2372	0	791	791
64	LL	Classroom (31)	Recessed Parabolic	E	4'T8	9	3	32	Sw	10	261	5	909	2,372	C	Recessed Parabolic	4'T8	E	OS	9	3	32	8	261	5	909	1779	0	593	593
65	LL	Bathroom Women (WOM3)	Recessed Parabolic	E	4'T8	2	2	32	Sw	9	261	5	138	324	C	Recessed Parabolic	4'T8	E	OS	2	2	32	7	261	5	138	243	0	81	81
66	LL	Janitor's Closet (CUSTC)	Recessed Parabolic	S	Inc	1	1	60	Sw	2	261	0	60	31	CFL	Recessed Parabolic	CFL	S	Sw	1	1	20	2	261	0	20	10	21	0	21
67	LL	Janitor's Closet (CUSTD)	Recessed Parabolic	S	Inc	1	1	60	Sw	2	261	0	60	31	CFL	Recessed Parabolic	CFL	S	Sw	1	1	20	2	261	0	20	10	21	0	21

Location			Existing Fixture Information												Retrofit Information													Annual Savings		
Marker	Floor	Room Identification	Fixture Type	Ballast	Lamp Type	# of Fixtures	# of Lamps per Fixture	Watts per Lamp	Controls	Operational Hours per Day	Operational Days per Year	Ballast Wattage	Total Watts	Energy Use kWh/year	Category	Fixture Type	Lamp Type	Ballast	Controls	# of Fixtures	# of Lamps per Fixture	Watts per Lamp	Operational Hours per Day	Operational Days per Year	Ballast Watts	Total Watts	Energy Use kWh/year	Fixture Savings (kWh)	Controls Savings (kWh)	Total Savings (kWh)
67	LL	Janitor's Closet (CUSTD)	Recessed Parabolic	S	Inc	1	1	60	Sw	2	261	0	60	31	CFL	Recessed Parabolic	CFL	S	Sw	1	1	20	2	261	0	20	10	21	0	21
68	Roof	Staircase	Wall Mounted	S	Inc	1	1	60	Sw	2	180	0	60	22	CFL	Wall Mounted	CFL	S	Sw	1	1	20	2	180	0	20	7	14	0	14
69	2	Office (202)	Recessed Parabolic	E	4'T8	2	4	32	Sw	9	261	5	266	625	C	Recessed Parabolic	4'T8	E	OS	2	4	32	7	261	5	266	469	0	156	156
70	2	Office (202)	Recessed Parabolic	E	4'T8	6	2	32	Sw	9	261	5	414	972	C	Recessed Parabolic	4'T8	E	OS	6	2	32	7	261	5	414	729	0	243	243
71	2	Office (202A)	Recessed Parabolic	E	U-Sha	2	2	32	Sw	4	261	5	138	144	C	Recessed Parabolic	U-Sha	E	OS	2	2	32	3	261	5	138	108	0	36	36
72	2	Office (202A)	Recessed Parabolic	E	4'T8	4	2	32	Sw	4	261	5	276	288	C	Recessed Parabolic	4'T8	E	OS	4	2	32	3	261	5	276	216	0	72	72
73	2	Classroom (209)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
74	2	Classroom (211)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
75	2	Classroom (213)	Recessed Parabolic	E	4'T8	4	4	32	Sw	9	240	5	532	1,149	C	Recessed Parabolic	4'T8	E	OS	4	4	32	7	240	5	532	862	0	287	287
76	2	Classroom (215)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
77	1	Classroom (111)	Ceiling Suspended	E	4'T8	2	12	32	Sw	9	240	5	778	1,680	C	Ceiling Suspended	4'T8	E	OS	2	12	32	7	240	5	778	1260	0	420	420
78	1	Classroom (111)	Ceiling Suspended	E	4'T8	2	4	32	Sw	9	240	5	266	575	C	Ceiling Suspended	4'T8	E	OS	2	4	32	7	240	5	266	431	0	144	144
79	1	Classroom (111)	Recessed Parabolic	E	4'T8	2	2	32	Sw	9	240	5	138	298	C	Recessed Parabolic	4'T8	E	OS	2	2	32	7	240	5	138	224	0	75	75
80	1	Classroom (111)	Exit Sign	S	LED	1	1	5	Sw	24	365	1	6	48	C	Exit Sign	LED	S	OS	1	1	5	18	365	1	6	36	0	12	12
81	1	Classroom (111)	Recessed Parabolic	E	2'T8	9	2	17	Sw	9	365	2	324	1,064	C	Recessed Parabolic	2'T8	E	OS	9	2	17	7	365	2	324	798	0	266	266
82	1	Classroom (111)	Recessed	S	Fl.	13	2	15	Sw	9	365	2	410	1,345	C	Recessed	FL.	S	OS	13	2	15	7	365	2	410	1009	0	336	336
83	1	Mechanical Rm (111A)	Recessed Parabolic	M	2'T12	1	2	20	Sw	2	365	6	46	34	T8 kit	Recessed Parabolic	2'T8	E	Sw	1	2	17	2	365	2	36	26	7	0	7
84	1	Nurse's Station (102)	Recessed Parabolic	E	U-Sha	9	2	32	Sw	9	240	5	621	1,341	C	Recessed Parabolic	U-Sha	E	OS	9	2	32	7	240	5	621	1006	0	335	335
85	1	Bathroom (102A)	Recessed Parabolic	E	U-Sha	1	2	32	Sw	2	240	5	69	33	C	Recessed Parabolic	U-Sha	E	OS	1	2	32	2	240	5	69	25	0	8	8
86	1	Bathroom (102A)	Vanity	E	Hal	2	1	75	Sw	2	240	17	183	88	CFL	Vanity	CFL	E	OS	2	1	25	2	240	0	50	18	64	6	70
87	Str	Staircase (103)	Wall Mounted	S	Inc	4	1	60	Sw	16	240	0	240	922	CFL	Wall Mounted	CFL	S	Sw	4	1	20	16	240	0	80	307	614	0	614
88	Str	Staircase (103)	Ceiling Mounted	S	Inc	1	1	60	Sw	16	240	0	60	230	CFL	Ceiling Mounted	CFL	S	Sw	1	1	20	16	240	0	20	77	154	0	154
89	Str	Staircase (103)	Exit Sign	S	LED	1	1	5	Sw	24	365	1	6	48	N/A	Exit Sign	LED	S	Sw	1	1	5	24	365	1	6	48	0	0	0
90	1	Classroom (131)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
91	1	Classroom (121)	Recessed Parabolic	E	4'T8	13	4	32	Sw	9	240	5	1,729	3,735	C	Recessed Parabolic	4'T8	E	OS	13	4	32	7	240	5	1729	2801	0	934	934
92	Str	Staircase	Recessed Parabolic	E	2'T8	4	3	17	Sw	16	240	2	212	814	N/A	Recessed Parabolic	2'T8	E	Sw	4	3	17	16	240	2	212	814	0	0	0
93	Str	Staircase	Recessed Parabolic	E	4'T8	1	3	32	Sw	24	365	5	101	885	N/A	Recessed Parabolic	4'T8	E	Sw	1	3	32	24	365	5	101	885	0	0	0
94	Str	Staircase	Exit Sign	S	LED	1	1	5	Sw	24	365	1	6	48	N/A	Exit Sign	LED	S	Sw	1	1	5	24	365	1	6	48	0	0	0
95	Str	Staircase (127)	Wall Mounted	S	Inc	4	1	60	Sw	16	365	0	240	1,402	CFL	Wall Mounted	CFL	S	Sw	4	1	20	16	365	0	80	467	934	0	934
96	1	Janitor's Closet	Ceiling Mounted	S	CFL	1	1	13	Sw	2	365	0	13	9	N/A	Ceiling Mounted	CFL	S	Sw	1	1	13	2	365	0	13	9	0	0	0
97	1	Janitor's Closet	Ceiling Mounted	S	Inc	1	1	120	Sw	2	365	0	120	88	CFL	Ceiling Mounted	CFL	S	Sw	1	1	40	2	365	0	40	29	58	0	58
98	1	Janitor's Closet (120)	Ceiling Mounted	E	4'T8	1	2	32	Sw	2	365	5	69	50	N/A	Ceiling Mounted	4'T8	E	Sw	1	2	32	2	365	5	69	50	0	0	0
99	1	Bathroom Women (126)	Recessed Parabolic	E	4'T8	2	2	32	Sw	9	240	5	138	298	C	Recessed Parabolic	4'T8	E	OS	2	2	32	7	240	5	138	224	0	75	75
100	1	Bathroom Women (126)	Recessed Parabolic	E	U-Sha	1	2	32	Sw	9	240	5	69	149	C	Recessed Parabolic	U-Sha	E	OS	1	2	32	7	240	5	69	112	0	37	37
101	1	Bathroom (138)	Recessed Parabolic	E	4'T8	1	2	32	Sw	4	365	5	69	101	C	Recessed Parabolic	4'T8	E	OS	1	2	32	3	365	5	69	76	0	25	25
102	1	Storage Rm (138)	Recessed Parabolic	E	4'T8	2	3	32	Sw	2	365	5	202	147	N/A	Recessed Parabolic	4'T8	E	Sw	2	3	32	2	365	5	202	147	0	0	0
103	1	Storage Rm 2 (138)	Parabolic Ceiling Mounted	E	4'T8	3	3	32	Sw	2	365	5	303	221	N/A	Parabolic Ceiling Mounted	4'T8	E	Sw	3	3	32	2	365	5	303	221	0	0	0
104	LL	Classroom (30)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
105	1	Office (104)	Recessed Parabolic	E	4'T8	3	3	32	Sw	9	261	5	303	712	C	Recessed Parabolic	4'T8	E	OS	3	3	32	7	261	5	303	534	0	178	178
106	1	Hallway (115)	Recessed Parabolic	E	4'T8	6	2	32	Sw	16	261	5	414	1,729	N/A	Recessed Parabolic	4'T8	E	Sw	6	2	32	16	261	5	414	1729	0	0	0
107	1	Classroom (128)	Recessed Parabolic	E	4'T8	12	4	32	Sw	9	240	5	1,596	3,447	C	Recessed Parabolic	4'T8	E	OS	12	4	32	7	240	5	1596	2586	0	862	862
108	LL	Bathroom Women	Recessed Parabolic	E	4'T8	2	2	32	Sw	9	240	5	138	298	C	Recessed Parabolic	4'T8	E	OS	2	2	32	7	240	5	138	224	0	75	75
109	LL	Janitor's Closet	Ceiling Mounted	S	CFL	1	1	13	Sw	2	240	0	13	6	N/A	Ceiling Mounted	CFL	S	Sw	1	1	13	2	240	0	13	6	0	0	0
110	LL	Bathroom Men	Recessed Parabolic	E	4'T8	2	4	32	Sw	9	240	5	266	575	C	Recessed Parabolic	4'T8	E	OS	2	4	32	7	240	5	266	431	0	144	144
111	LL	Hallway - flower display	Recessed Parabolic	E	2'T8	13	2	17	Sw	16	240	2	468	1,797	N/A	Recessed Parabolic	2'T8	E	Sw	13	2	17	16	240	2	468	1797	0	0	0
112	LL	Hallway - flower display	Wall Mounted	E	2'T5	3	1	14	Sw	16	240	2	48	184	N/A	Wall Mounted	2'T5	E	Sw	3	1	14	16	240	2	48	184	0	0	0
113	LL	Hallway - flower display	Exit Sign	S	LED	2	1	5	Sw	24	365	1	11	96	N/A	Exit Sign	LED	S	Sw	2	1	5	24	365	1	11	96	0	0	0
114	LL	Hallway - mech room	Recessed Parabolic	E	2'T8	7	2	17	Sw	16	240	2	252	968	N/A	Recessed Parabolic	2'T8	E	Sw	7	2	17	16	240	2	252	968	0	0	0
115	LL	Hallway - mech room	Exit Sign	S	LED	2	1	5	Sw	24	365	1	11	96	N/A	Exit Sign	LED	S	Sw	2	1	5	24	365	1	11	96	0	0	0
116	LL	Conference Room	Recessed Parabolic	E	4'T8	4	4	32	Sw	4	240	5	532	511	C	Recessed Parabolic	4'T8	E	OS	4	4	32	3	240	5	532	383	0	128	128
117	LL	Teachers Lounge	Recessed Parabolic	E	4'T8	11	2	32	Sw	8	240	5	759	1,457	C	Recessed Parabolic	4'T8	E	OS	11	2	32	6	240	5	759	1093	0	364	364
118	LL	Kitchen	arabolic Ceiling Suspended	E	4'T8	4	4	32	Sw	9	240	5	532	1,149	N/A	arabolic Ceiling Suspended	4'T8	E	Sw	4	4	32	9	240	5	532	1149	0	0	0
Totals:						**745**	**299**	**3,930**				**513**	**69,931**	**175,020**						**745**	**302**	**3,157**			**429**	**61,757**	**132,428**	**12,134**	**30,458**	**42,592**

Rows Highlighed Yellow Indicate an Energy Conservation Measure is recommended for that space

Legend							
Fixture Type		**Lamp Type**			**Control Type**	**Ballast Type**	**Retrofit Category**
Ceiling Suspended	Recessed	CFL	3'T12	8'T5	Autom. Timer (T)	S (Self)	N/A (None)
Exit Sign	Sconce	Inc	3'T12 U-Shaped	8'T5 U-Shaped	Bi-Level (BL)	E (Electronic)	T8 (Install new T8)
High Bay	Spotlight	LED	3'T5	8'T8	Contact (Ct)	M (Magnetic)	T5 (Install new T5)
Parabolic Ceiling Mounted	Track	HPS	3'T5 U-Shaped	8'T8 U-Shaped	Daylight & Motion (M)		CFL (Install new CFL)
Parabolic Ceiling Suspended	Vanity	MH	3'T8	Circline - T5	Daylight & Switch (DLSw)		LEDex (Install new LED Exit)
Pendant	Wall Mounted	MV	3'T8 U-Shaped	Circline - T8	Daylight Sensor (DL)		LED (Install new LED)
Recessed Parabolic	Wall Suspended	1'T12	4'T5	Circline - T12	Delay Switch (DSw)		D (Delamping)
Ceiling Mounted	Wallpack	1'T12 U-Shaped	4'T5 U-Shaped	Fl.	Dimmer (D)		C (Controls Only)
Chandelier		1'T5	6'T12	Hal	Motion Sensor (MS)		PSMH (Install new Pulse-Start Metal Halide)
Equipment / Fume Hood		1'T5 U-Shaped	6'T12 U-Shaped	Induction	Motion& Switch (MSw)		
Flood		1'T8	6'T5	Infrared	None (N)		
Landscape		1'T8 U-Shaped	6'T5 U-Shaped	LPS	Occupancy Sensor (OS)		
Low Bay		2'T12 U-Shaped	6'T8	Mixed Vapor	Occupancy Sensor - CM (OSCM)		
Parabolic Wall Mounted		2'T5	6'T8 U-Shaped	Neon	Photocell (PC)		
Pole Mounted		2'T5 U-Shaped	8'T12	Quartz Halogen	Switch (Sw)		
Pole Mounted Off Building		2'T8 U-Shaped	8'T12 U-Shaped				

APPENDIX C: UPCOMING EQUIPMENT PHASEOUTS

LIGHTING:

- As of **July 1, 2010** magnetic ballasts most commonly used for the operation of T12 lamps will no longer be produced for commercial and industrial applications.

- As of **January 1, 2012** 100 watt incandescent bulbs will be phased out in accordance with the Energy Independence and Security Act of 2007.

- Starting **July 2012** many non energy saver model T12 lamps will be phased out of production.

- As of **January 1, 2013** 75 watt incandescent bulbs will be phased out in accordance with the Energy Independence and Security Act of 2007.

- As of **January 1, 2014** 60 and 40 watt incandescent bulbs will be phased out in accordance with the Energy Independence and Security Act of 2007.

- Energy Independence and Security Act of 2007 incandescent lamp phase-out exclusions:
  1. Appliance lamp (e.g. refrigerator or oven light)
  2. Black light lamp
  3. Bug lamp
  4. Colored lamp
  5. Infrared lamp
  6. Left-hand thread lamp
  7. Marine lamp
  8. Marine signal service lamp
  9. Mine service lamp
  10. Plant light lamp
  11. Reflector lamp
  12. Rough service lamp
  13. Shatter-resistant lamp (including a shatter-proof lamp and a shatter-protected lamp)
  14. Sign service lamp
  15. Silver bowl lamp
  16. Showcase lamp
  17. 3-way incandescent lamp
  18. Traffic signal lamp
  19. Vibration service lamp
  20. Globe shaped “G” lamp (as defined in ANSI C78.20-2003 and C79.1-2002 with a diameter of 5 inches or more
  21. T shape lamp (as defined in ANSI C78.20-2003 and C79.1-2002) and that uses not more than 40 watts or has a length of more than 10 inches
  22. A B, BA, CA, F, G16-1/2, G-25, G30, S, or M-14 lamp (as defined in ANSI C79.1-2002 and ANSI C78.20-2003) of 40 watts or less
  23. Candelabra incandescent and other lights not having a medium Edison screw base.

- When installing compact fluorescent lamps (CFLs), be advised that they contain a very small amount of mercury sealed within the glass tubing and EPA guidelines concerning cleanup and safe disposal of compact fluorescent light bulbs should be followed.

Additionally, all lamps to be disposed should be recycled in accordance with EPA guidelines through state or local government collection or exchange programs instead.

HCFC (Hydrochlorofluorocarbons):

- As of **January 1, 2010,** no production and no importing of R-142b and R-22, except for use in equipment manufactured before January 1, 2010, in accordance with adherence to the Montreal Protocol.

- As of **January 1, 2015,** No production and no importing of any HCFCs, except for use as refrigerants in equipment manufactured before January 1, 2010.

- As of **January 1, 2020** No production and no importing of R-142b and R-22.

APPENDIX D: THIRD PARTY ENERGY SUPPLIERS

http://www.state.nj.us/bpu/commercial/shopping.html

Alpha Gas and Electric, LLC 641 5th Street Lakewood, NJ 08701	(855) 553-6374 www.alphagasandelectric.com	**FirstEnergy Solutions** 300 Madison Avenue Morristown, NJ 07962	(800) 977-0500 www.fes.com	**Palmco Power NJ, LLC** One Greentree Centre 10000 Lincoln Drive East, Suite 201 Marlton, NJ 08053	(877) 726-5862 www.PalmcoEnergy.com
Ambit Northeast, LLC 103 Carnegie Center Suite 300 Princeton, NJ 08540	(877)-30-AMBIT (877) 302-6248 www.ambitenergy.com	**Gateway Energy Services Corp.** 44 Whispering Pines Lane Lakewood, NJ 08701	(800) 805-8586 www.gesc.com	**Pepco Energy Services, Inc.** 112 Main St. Lebanon, NJ 08833	(800) ENERGY-9 (363-7499) www.pepco-services.com
American Powernet Management, LP 437 North Grove St. Berlin, NJ 08009	(877) 977-2636 www.americanpowernet.com	**GDF SUEZ Energy Resources NA, Inc.** 333 Thornall Street Sixth Floor Edison, NJ 08837	(866) 999-8374 www.gdfsuezenergyresources.com	**Plymouth Rock Energy, LLC** 338 Maitland Avenue Teaneck, NJ 07666	855-32-POWER (76937) www.plymouthenergy.com
Astral Energy LLC 16 Tyson Place Bergenfield, NJ 07621	(201) 384-5552	**Glacial Energy of New Jersey, Inc.** 75 Route 15 Building E Lafayette, NJ 07848	(888) 452-2425 www.glacialenergy.com	**Reliant Energy** 211 Carnegie Center Princeton, NJ 08540	(877) 297-3795 (877) 297-3780 www.reliant.com/pjm
Barclays Capital Services, Inc. 70 Hudson Street Jersey City, NJ 07302-4585	(888) 978-9974 www.group.barclays.com	**Green Mountain Energy Company** 211 Carnegie Center Drive Princeton, NJ 08540	(866) 767-5818 www.greenmountain.com/commercial-home	**ResCom Energy LLC 18C Wave Crest Ave. Winfield Park, NJ 07036**	(888) 238-4041 http://rescomenergy.com
BBPC, LLC d/b/a Great Eastern Energy 116 Village Blvd. Suite 200 Princeton, NJ 08540	888-651-4121 www.greateasternenergy.com	**Hess Corporation** 1 Hess Plaza Woodbridge, NJ 07095	(800) 437-7872 www.hess.com	**Respond Power LLC** 10 Regency CT Lakewood, NJ 08701	(877) 973-7763 www.respondpower.com
Blue Star Energy Services, Inc. d/b/a Blue Star Energy Solutions 309 Fellowship R2.,	(866) 258-3782 www.bluestarenergy.com	**HIKO Energy, LLC** 655 Suffern Road Teaneck, NJ 07666	(888) 264-4908 www.hikoenergy.com	**South Jersey Energy Company** 1 South Jersey Plaza, Route 54 Folsom, NJ 08037	(800) 266-6020 www.southjerseyenergy.com
BlueStar Energy Solutions 309 Fellowship Road, Fl. 2 Mount Laurel, NJ 08054	(866) 258-3782 (BLUESTAR) www.bluestarenergy.com	**HOP Energy, LLC d/b/a Metro Energy, HOP Fleet Fueling, HOP Energy Fleet Fueling** 1011 Hudson Avenue Ridgefield, NJ 07657	(877) 390-7155 www.hopenergy.com	**Sperian Energy Corp.** 1200 Route 22 East, Suite 2000 Bridgewater, NJ 08807	(888) 682-8082
Champion Energy Services, LLC 72 Avenue L Newark, NJ 07105	(877) 653-5090 www.championenergyservices.com	**Hudson Energy Services, LLC** 7 Cedar Street Ramsey, New Jersey 07446	(877) Hudson 9 www.hudsonenergyservices.com	**S.J. Energy Partners, Inc.** 208 White Horse Pike, Suite 4 Barrington, N.J. 08007	(800) 695-0666 www.sjnaturalgas.com
Clearview Electric, Inc. 505 Park Drive Woodbury, NJ 08096	(888) CLR-VIEW (888) 257-8439 www.clearviewenergy.com	**IDT Energy, Inc.** 550 Broad Street Newark, NJ 07102	(877) 887-6866 www.idtenergy.com	**Sprague Energy Corp.** 12 Ridge Road Chatham Township, NJ 07928	(800) 225-1560 www.spragueenergy.com
ConEdison Solutions Cherry Tree Corporate Center 535 State Highway 38 Cherry Hill, NJ 08002	(888) 665-0955 www.conedsolutions.com	**Integrys Energy Services, Inc.** 99 Wood Ave, South, Suite 802 Iselin, NJ 08830	(877) 763-9977 www.integrysenergy.com	**Starion Energy PA Inc.** 101 Warburton Avenue Hawthorne, NJ 07506	(800) 600-3040 www.starionenergy.com
Constellation NewEnergy, Inc. 900A Lake Street, Suite 2 Ramsey, NJ 07446	(866) 237-7693 www.constellation.com	**Liberty Power Delaware, LLC 3000 Atrium Way Suite 273 Mt. Laurel, NJ 08054**	(866) 769-3799 www.libertypowercorp.com	**Stream Energy** 309 Fellowship Rd., Suite 200 Mt. Laurel, NJ 08054	(877) 39-8150 www.streamenergy.net
Constellation Energy 900A Lake Street, Suite 2 Ramsey, NJ 07446	(877) 997-9995 www.constellation.com	**Liberty Power Holdings, LLC 3000 Atrium Way Suite 273 Mt. Laurel, NJ 08054**	(866) 769-3799 www.libertypowercorp.com	**Systrum Energy** 1 Bergen Blvd. Fairview N.J 07022	(877) 797-8786 www.systrumenergy.com
Credit Suisse, (USA) Inc. 700 College Road East Princeton, NJ 08450	(212) 538-3124 www.creditsuisse.com	**Linde Energy Services** 575 Mountain Avenue Murray Hill, NJ 07974	(800) 247-2644 www.linde.com	**UGI Energy Services, Inc. d/b/a GASMARK 224 Strawbridge Drive Suite 107 Moorestown, NJ 08057**	(856) 273-9995 www.ugienergyservices.com
Direct Energy Business, LLC 120 Wood Avenue, Suite 611 Iselin, NJ 08830	(888) 925-9115 www.directenergybusiness.com	**Marathon Power LLC** 302 Main Street Paterson, NJ 07505	(718) 435-2200 www.mecny.com	**Verde Energy USA, Inc.** 50 East Palisades Avenue Englewood, NJ 07631	(800) 388-3862 www.lowcostpower.com
Direct Energy Services, LLC 120 Wood Avenue, Suite 611 Iselin, NJ 08830	(866) 547-2722 www.directenergy.com	**NATGASCO, Inc.** 532 Freeman St. Orange, NJ 07050	(973) 678-1800 x. 251 www.supremeenergyinc.com	**Xoom Energy New Jersey, LLC** 744 Broad Street Newark, NJ 07102	888-997-8979 www.xoomenergy.com
DTE Energy Supply, Inc. One Gateway Center, Suite 2600 Newark, NJ 07102	877-332-2450 www.dtesupply.com	**NJ Gas & Electric** 1 Bridge Plaza fl. 2 Fort Lee, NJ 07024	(866) 568-0290 www.NJGandE.com	**YEP Energy** 89 Headquarters Plaza North #1463 Morristown, NJ 07960	855-363-7736 www.yepenergyNJ.com
		North American Power and Gas, LLC 222 Ridgedale Avenue Cedar Knolls, NJ 07927	(888) 313-9086 www.napower.com		

APPENDIX E: GLOSSARY AND METHOD OF CALCULATIONS

Net ECM Cost: The net ECM cost is the cost experienced by the customer, which is typically the total cost (materials + labor) of installing the measure minus any available incentives. Both the total cost and the incentive amounts are expressed in the summary for each ECM.

Annual Energy Cost Savings (AECS): This value is determined by the audit firm based on the calculated energy savings (kWh or Therm) of each ECM and the calculated energy costs of the building.

Lifetime Energy Cost Savings (LECS): This measure estimates the energy cost savings over the lifetime of the ECM. It can be a simple estimation based on fixed energy costs. If desired, this value can factor in an annual increase in energy costs as long as the source is provided.

Simple Payback: This is a simple measure that displays how long the ECM will take to break-even based on the annual energy and maintenance savings of the measure.

ECM Lifetime: This is included with each ECM so that the owner can see how long the ECM will be in place and whether or not it will exceed the simple payback period. Additional guidance for calculating ECM lifetimes can be found below. This value can come from manufacturer's rated lifetime or warranty, the ASHRAE rated lifetime, or any other valid source.

Operating Cost Savings (OCS): This calculation is an annual operating savings for the ECM. It is the difference in the operating, maintenance, and / or equipment replacement costs of the existing case versus the ECM. In the case where an ECM lifetime will be longer than the existing measures (such as LED lighting versus fluorescent) the operating savings will factor in the cost of replacing the units to match the lifetime of the ECM. In this case or in one where one-time repairs are made, the total replacement / repair sum is averaged over the lifetime of the ECM.

Return on Investment (ROI): The ROI is expresses the percentage return of the investment based on the lifetime cost savings of the ECM. This value can be included as an annual or lifetime value, or both.

Net Present Value (NPV): The NPV calculates the present value of an investment's future cash flows based on the time value of money, which is accounted for by a discount rate (assumes bond rate of 3.2%).

Internal Rate of Return (IRR): The IRR expresses an annual rate that results in a break-even point for the investment. If the owner is currently experiencing a lower return on their capital than the IRR, the project is financially advantageous. This measure also allows the owner to compare ECMs against each other to determine the most appealing choices.

Gas Rate and Electric Rate ($/therm and $/kWh): The gas rate and electric rate used in the financial analysis is the total annual energy cost divided by the total annual energy usage for the 12 month billing period studied. The graphs of the monthly gas and electric rates reflect the total monthly energy costs divided by the monthly usage, and display how the average rate fluctuates throughout the year. The average annual rate is the only rate used in energy savings calculations.

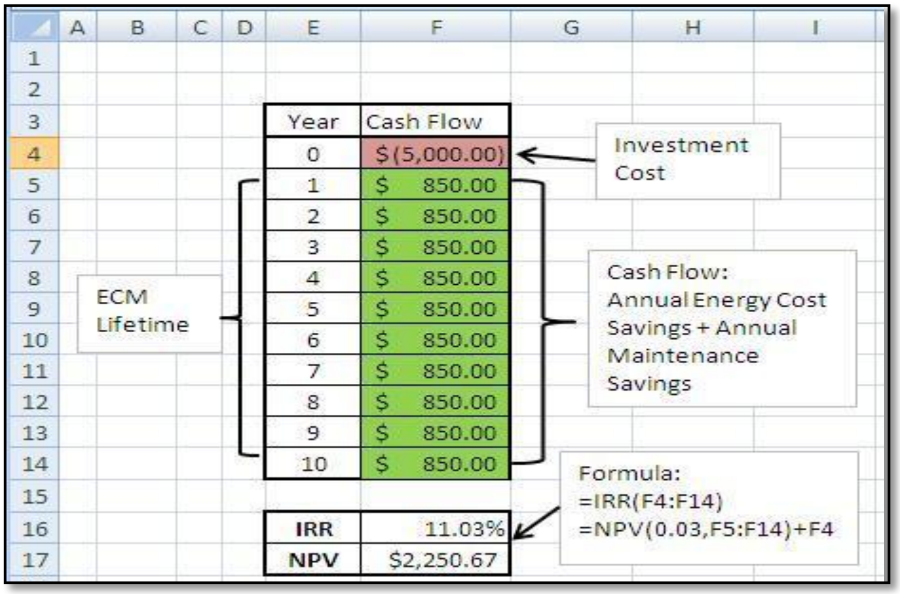
Calculation References

Term	Definition
ECM	Energy Conservation Measure
AOCS	Annual Operating Cost Savings
AECS	Annual Energy Cost Savings
LOCS*	Lifetime Operating Cost Savings
LECS	Lifetime Energy Cost Savings
LCS	Lifetime Cost Savings
NPV	Net Present Value
IRR	Internal Rate of Return
DR	Discount Rate
Net ECM Cost	Total ECM Cost – Incentive
LECS	AECS X ECM Lifetime
AOCS	LOCS / ECM Lifetime
LCS	LOCS+LECS
Simple Payback	Net ECM Cost / (AECS + AOCS)
Lifetime ROI	(LECS + LOCS – Net ECM Cost) / Net ECM Cost
Annual ROI	(Lifetime ROI / Lifetime) = [(AECS + OCS) / Net ECM Cost – (1 / Lifetime)]

** The lifetime operating cost savings are all avoided operating, maintenance, and/or component replacement costs over the lifetime of the ECM. This can be the sum of any annual operating savings, recurring or bulk (i.e. one-time repairs) maintenance savings, or the savings that comes from avoiding equipment replacement needed for the existing measure to meet the lifetime of the ECM (e.g. lighting change outs).*

Excel NPV and IRR Calculation

In Excel, function =IRR (values) and =NPV (rate, values) are used to quickly calculate the IRR and NPV of a series of annual cash flows. The investment cost will typically be a negative cash flow at year 0 (total cost - incentive) with years 1 through the lifetime receiving a positive cash flow from the annual energy cost savings and annual maintenance savings. The calculations in the example below are for an ECM that saves $850 annually in energy and maintenance costs (over a 10 year lifetime) and takes $5,000 to purchase and install after incentives:



Year	Cash Flow
0	$(5,000.00)
1	$ 850.00
2	$ 850.00
3	$ 850.00
4	$ 850.00
5	$ 850.00
6	$ 850.00
7	$ 850.00
8	$ 850.00
9	$ 850.00
10	$ 850.00

IRR	11.03%
NPV	$2,250.67

Investment Cost

ECM Lifetime

Cash Flow: Annual Energy Cost Savings + Annual Maintenance Savings

Formula:
=IRR(F4:F14)
=NPV(0.03,F5:F14)+F4

Solar PV ECM Calculation

There are several components to the calculation:

Costs:	Material of PV system including panels, mounting and net-metering + Labor
Energy Savings:	Reduction of kWh electric cost for life of panel, 25 years Solar Renewable Energy Credits (SRECs) – Market-rate incentive. Calculations assume $608/Megawatt hour consumed per year for a maximum of 15 years; added to annual energy cost savings for a period of 15 years. (Megawatt hour used is rounded to nearest 1,000 kWh)
Assumptions:	A Solar Pathfinder device is used to analyze site shading for the building and determine maximum amount of full load operation based on available sunlight. When the Solar Pathfinder device is not implemented, amount of full load operation based on available sunlight is assumed to be 1,180 hours in New Jersey.

Total lifetime PV energy cost savings =
kWh produced by panel * [$/kWh cost * 25 years + $608/Megawatt hour /1000 * 15 years]

ECM and Equipment Lifetimes

Determining a lifetime for equipment and ECM's can sometimes be difficult. The following table contains a list of lifetimes that the NJCEP uses in its commercial and industrial programs. Other valid sources are also used to determine lifetimes, such as the DOE, ASHRAE, or the manufacturer's warranty.

Lighting is typically the most difficult lifetime to calculate because the fixture, ballast, and bulb can all have different lifetimes. Essentially the ECM analysis will have different operating cost savings (avoided equipment replacement) depending on which lifetime is used.

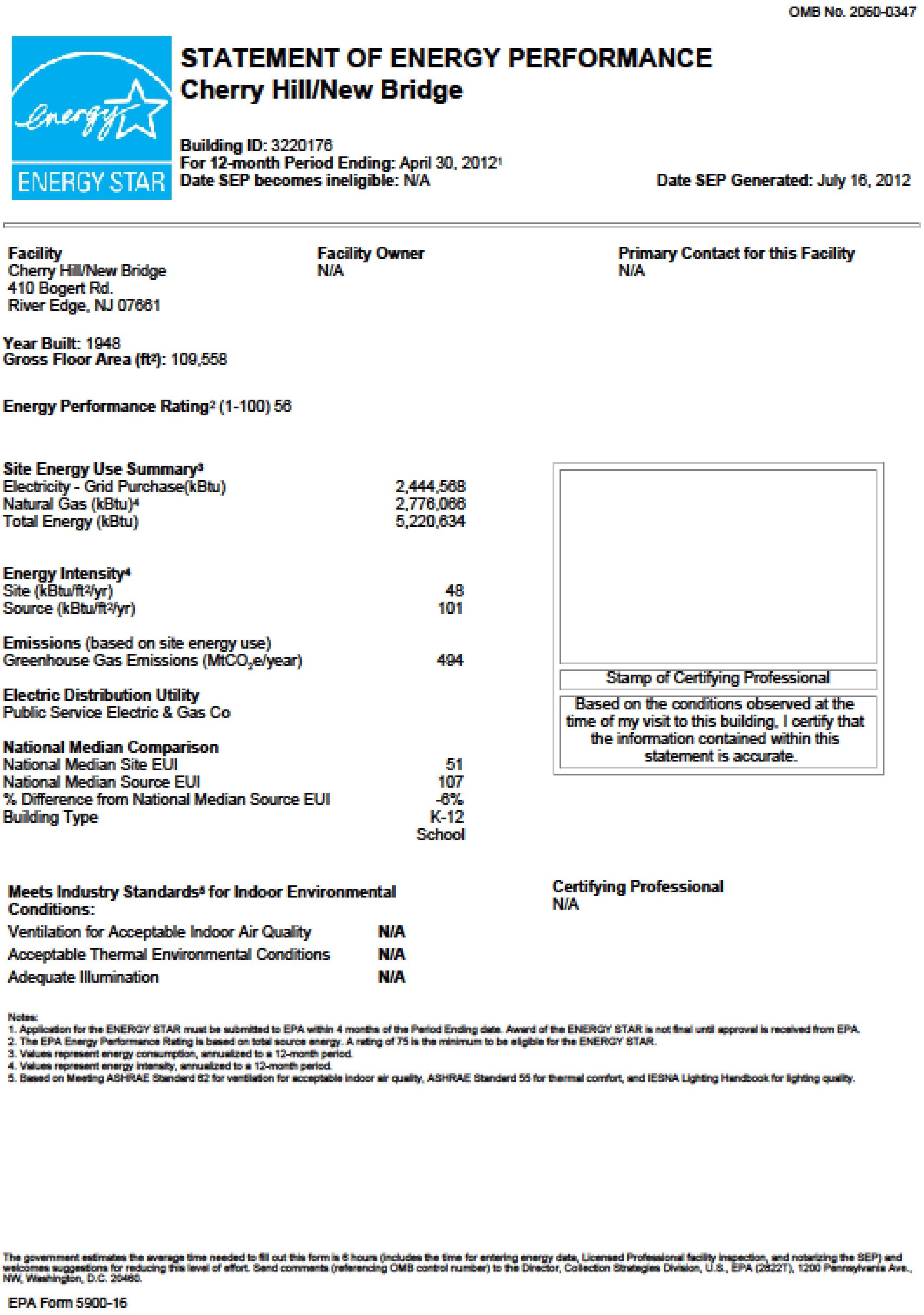
When the bulb lifetime is used (rated burn hours / annual burn hours), the operating cost savings is just reflecting the theoretical cost of replacing the existing case bulb and ballast over the life of the recommended bulb. Dividing by the bulb lifetime will give an annual operating cost savings.

When a fixture lifetime is used (e.g. 15 years) the operating cost savings reflects the avoided bulb and ballast replacement cost of the existing case over 15 years minus the projected bulb and ballast replacement cost of the proposed case over 15 years. This will give the difference of the equipment replacement costs between the proposed and existing cases and when divided by 15 years will give the annual operating cost savings.

New Jersey Clean Energy Program Commercial Equipment Life Span

Measure	Life Span
Commercial Lighting — New	15
Commercial Lighting — Remodel/Replacement	15
Commercial Custom — New	18
Commercial Chiller Optimization	18
Commercial Unitary HVAC — New - Tier 1	15
Commercial Unitary HVAC — Replacement - Tier 1	15
Commercial Unitary HVAC — New - Tier 2	15
Commercial Unitary HVAC — Replacement Tier 2	15
Commercial Chillers — New	25
Commercial Chillers — Replacement	25
Commercial Small Motors (1-10 HP) — New or Replacement	20
Commercial Medium Motors (11-75 HP) — New or Replacement	20
Commercial Large Motors (76-200 HP) — New or Replacement	20
Commercial VSDs — New	15
Commercial VSDs — Retrofit	15
Commercial Comprehensive New Construction Design	18
Commercial Custom — Replacement	18
Industrial Lighting — New	15
Industrial Lighting — Remodel/Replacement	15
Industrial Unitary HVAC — New - Tier 1	15
Industrial Unitary HVAC — Replacement - Tier 1	15
Industrial Unitary HVAC — New - Tier 2	15
Industrial Unitary HVAC — Replacement Tier 2	15
Industrial Chillers — New	25
Industrial Chillers — Replacement	25
Industrial Small Motors (1-10 HP) — New or Replacement	20
Industrial Medium Motors (11-75 HP) — New or Replacement	20
Industrial Large Motors (76-200 HP) — New or Replacement	20
Industrial VSDs — New	15
Industrial VSDs — Retrofit	15
Industrial Custom — Non-Process	18
Industrial Custom — Process	10
Small Commercial Gas Furnace — New or Replacement	20
Small Commercial Gas Boiler — New or Replacement	20
Small Commercial Gas DHW — New or Replacement	10
C&I Gas Absorption Chiller — New or Replacement	25
C&I Gas Custom — New or Replacement (Engine Driven Chiller)	25
C&I Gas Custom — New or Replacement (Gas Efficiency Measures)	18
O&M savings	3
Compressed Air (GWh participant)	8

APPENDIX F: STATEMENT OF ENERGY PERFORMANCE FROM ENERGY STAR®



OMB No. 2060-0347

STATEMENT OF ENERGY PERFORMANCE
Cherry Hill/New Bridge

Building ID: 3220176
For 12-month Period Ending: April 30, 2012[1]
Date SEP becomes ineligible: N/A
Date SEP Generated: July 16, 2012

Facility
Cherry Hill/New Bridge
410 Bogert Rd.
River Edge, NJ 07661

Facility Owner
N/A

Primary Contact for this Facility
N/A

Year Built: 1948
Gross Floor Area (ft²): 109,558

Energy Performance Rating[2] (1-100) 56

Site Energy Use Summary[3]	
Electricity - Grid Purchase(kBtu)	2,444,568
Natural Gas (kBtu)[4]	2,776,066
Total Energy (kBtu)	5,220,634
Energy Intensity[4]	
Site (kBtu/ft²/yr)	48
Source (kBtu/ft²/yr)	101
Emissions (based on site energy use)	
Greenhouse Gas Emissions ($MtCO_2e$/year)	494
Electric Distribution Utility	
Public Service Electric & Gas Co	
National Median Comparison	
National Median Site EUI	51
National Median Source EUI	107
% Difference from National Median Source EUI	-6%
Building Type	K-12 School

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Meets Industry Standards[5] **for Indoor Environmental Conditions:**

Ventilation for Acceptable Indoor Air Quality	**N/A**
Acceptable Thermal Environmental Conditions	**N/A**
Adequate Illumination	**N/A**

Certifying Professional
N/A

Notes:
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Values represent energy intensity, annualized to a 12-month period.
5. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

The government estimates the average time needed to fill out this form is 6 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notarizing the SEP) and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S., EPA (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460.

EPA Form 5900-16

APPENDIX G: INCENTIVE PROGRAMS

New Jersey Clean Energy Pay for Performance

The NJ Clean Energy Pay for Performance (P4P) Program relies on a network of Partners who provide technical services to clients. LGEA participating clients who are not receiving Direct Energy Efficiency and Conservation Block Grants are eligible for P4P. SWA is an eligible Partner and can develop an Energy Reduction Plan for each project with a whole-building traditional energy audit, a financial plan for funding the energy measures and an installation construction schedule.

The Energy Reduction Plan must define a comprehensive package of measures capable of reducing a building's energy consumption by 15+%. P4P incentives are awarded upon the satisfactory completion of three program milestones: submittal of an Energy Reduction Plan prepared by an approved Program Partner, installation of the recommended measures, and completion of a Post-Construction Benchmarking Report. The incentives for electricity and natural gas savings will be paid based on actual savings, provided that the minimum 15% performance threshold savings has been achieved.

Energy Provider Incentives

- **South Jersey Gas** - Offers financing up to $100,000 on the customer's portion of project cost through private lender. In addition to available financing, it provides matching incentive on gas P4P incentives #2 and #3 up to $100,000 (not to exceed total project cost).

For further information, please see: http://www.njcleanenergy.com/commercial-industrial/programs/pay-performance/existing-buildings .

Direct Install 2011 Program*

Direct Install is a division of the New Jersey Clean Energy Programs' Smart Start Buildings. It is a turn-key program for small to mid-sized facilities to aid in upgrading equipment to more efficient types. It is designed to cut overall energy costs by upgrading lighting, HVAC, and other equipment with energy efficient alternatives. The program pays **up to 60%** of the retrofit costs, including equipment cost and installation costs.

Eligibility:

- Existing small and mid-sized commercial and industrial facilities with peak electrical demand **below 100 kW** within 12 months of applying (the 100 kW peak demand threshold has been waived for local government entities who receive and utilize their Energy Efficiency and Conservation Block Grant in conjunction with Direct Install)
- Must be located in New Jersey
- Must be served by one of the state's public, regulated or natural gas companies

Energy Provider Incentives

- **South Jersey Gas** – Program offers financing up to $25,000 on customer's 40% portion of the project and combines financing rate based on portion of the project devoted to gas and electric measures. All gas measures financed at 0%, all electric measures financed at normal rate. Does not offer financing on projects that only include electric measures.
- **Atlantic City Electric –** Provides a free audit, and additional incentives up to 20% of the current incentive up to a maximum of $5,000 per customer.

For the most up to date information on contractors in New Jersey who participate in this program, go to: http://www.njcleanenergy.com/commercial-industrial/programs/direct-install or visit the utility web sites.

Smart Start

New Jersey's SmartStart Building Program is administered by New Jersey's Office of Clean Energy. The program also offers design support for larger projects and technical assistance for smaller projects. If your project specifications do not fit into anything defined by the program, there are even incentives available for custom projects.

There are a number of improvement options for commercial, industrial, institutional, government, and agricultural projects throughout New Jersey. Alternatives are designed to enhance quality while building in energy efficiency to save money. Project categories included in this program are New Construction and Additions, Renovations, Remodeling and Equipment Replacement.

Energy Provider Incentives

- **South Jersey Gas –** Program to finance projects up to $25,000 not covered by incentive
- **New Jersey Natural Gas** – Will match SSB incentives on gas equipment
  PSE&G - Provides funding for site-specific uses of emerging technology. The incentives are determined on a case by case basis.

For the most up to date information on how to participate in this program, go to: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/nj-smartstart-buildings.

Renewable Energy Incentive Program*

The Renewable Energy Incentive Program (REIP) provides incentives that reduce the upfront cost of installing renewable energy systems, including solar, wind, and sustainable biomass. Incentives vary depending upon technology, system size, and building type. Current incentive levels, participation information, and application forms can be found at the website listed below.

Solar Renewable Energy Credits (SRECs) represent all the clean energy benefits of electricity generated from a solar energy system. SRECs can be sold or traded separately from the power, providing owners a source of revenue to help offset the cost of installation. All solar project owners in New Jersey with electric distribution grid-connected systems are eligible to generate SRECs. Each time a system generates 1,000 kWh of electricity an SREC is earned and placed in the customer's account on the web-based SREC tracking system.

For the most up to date information on how to participate in this program, go to: http://www.njcleanenergy.com/renewable-energy/home/home.

Combined Heat and Power (CHP)

Energy Provider Incentives

- South Jersey Gas - Provides additional incentive of $1.00/watt up to $1,000,000 on top of NJCEP incentive.

Utility Sponsored Programs

Check with your local utility companies for further opportunities that may be available.

Energy Efficiency and Conservation Block Grant Rebate Program

The Energy Efficiency and Conservation Block Grant (EECBG) Rebate Program provides supplemental funding up to $20,000 for eligible New Jersey local government entities to lower the cost of installing energy conservation measures. Funding for the EECBG Rebate Program is provided through the American Recovery and Reinvestment Act (ARRA).

For the most up to date information on how to participate in this program, go to: http://njcleanenergy.com/EECBG.

Other Federal and State Sponsored Programs

Other federal and state sponsored funding opportunities may be available, including BLOCK and R&D grant funding. For more information, please check http://www.dsireusa.org/.

*Subject to availability. Incentive program timelines might not be sufficient to meet the 25% in 12 months spending requirement outlined in the LGEA program.

APPENDIX H: ENERGY CONSERVATION MEASURES

ECM #	ECM description	est. installed cost, $	est. incentives, $	net est. ECM cost with incentives, $	kWh, 1st yr savings	kW, demand reduction/mo	therms, 1st yr savings	kBtu/sq ft, 1st yr savings	est. operating cost, 1st yr savings, $	total 1st yr savings, $	life of measure, yrs	est. lifetime cost savings, $	simple payback, yrs	lifetime return on investment, %	annual return on investment, %	internal rate of return, %	net present value, $	CO_2 reduced, lbs/yr
1	Insulate and seal window AC untis	220	0	220	4	0	7	0.0	0	219	5	1,097	1.0	400	80	97	756	86
2	Install 57 Occupancy Sensors	12,540	1,140	11,400	30,539	6	0	10.4	0.00	4,581	15	68,715	2.5	503	34	40	41,187	54,680
3	Gymnasium Lighting	5,600	0	5,600	9,951	2	0	3.4	0.00	1,543	15	23,142	3.6	313	21	27	12,554	17,817
4	Retro-commissioning	34,580	0	34,580	29,865	9	2,815	5.5	1,820	7,182	12	86,186	4.8	149	12	18	34,947	84,503
	Total	**52,940**	**1,140**	**51,800**	**70,359**	**15**	**2,822**	**10.4**	**1,820**	**13,525**	**20**	**69,812**	**3.8**	**903**	**114**	**137**	**41,943**	**157,086**

APPENDIX I: PREVENTATIVE MAINTENANCE PLAN

Facility operation and maintenance requirements cover a wide range of services to ensure that building systems operate as required to meet the demands of the facility and the occupants that these systems serve. To ensure continuous, problem free operation it is imperative that building operators maintain a consistent preventative maintenance plan. While not all problems can be avoided, a well thought out maintenance plan can reduce unexpected equipment failures, extend the lifetime of equipment and alleviate occupant complaints. A well rounded preventive maintenance plan consists of scheduled maintenance requirements (varying by equipment) that provide a basis for performing maintenance procedures including adjustment, calibration or replacement of wear and tear parts and an overall investigation of equipment condition and operation.

Preventive Maintenance typically provides significant benefits such as:

- Lower overall operation and maintenance costs
- Reduced equipment down time
- Improved equipment lifetime
- Maintain performance efficiency of operating equipment
- Lower replacement costs through longer equipment life
- Improve occupant comfort, health and safety.

The following list provides a general guidance for estimating minimum preventative maintenance frequency for typical equipment found within commercial buildings. It is necessary for owners and operators to consult manufacturer operations and maintenance manuals for specific requirements to ensure all warranties are maintained.

Heating Systems	**Frequency (Per Year)**
Boilers	4
Boiler water treatment	3 (heating season)
Expansion tanks	2
Condenser pumps	4
Deaerator tank	1
Steam traps & valves	3
Valves & actuators	3
Fuel tanks & distribution	1
Heat exchangers	2
Terminal/package units	2
Fin tubes/radiators	2
Dampers/draft control	4
Ductwork & insulation	2
Piping & insulation	2
Control sensors	2

Air Handling Systems	**Frequency (Per Year)**
Air handling units	4
Unit ventilators	4
Fans	2
Fire dampers	1
Filters	2
Humidifiers	2

Cooling Systems	**Frequency (Per Year)**
Condensing units	2
Expansion Tanks	2
Heat exchangers	2
Water treatment	1
Water filtration	2
Piping & insulation	2
Valves & actuators	3
Control sensors	2
Packaged A/C units	4

Chillers: oil levels and operation	26 (cooling season)
Chillers: tubes	1
CHW Pumps	2
Heat pumps	2

Mechanical Controls	**Frequency (Per Year)**
Compressors	4
Pneumatic valves/levers	2
Pneumatic tubing	2
Electronic controls	4

Plumbing Systems	**Frequency (Per Year)**
Cold/Hot water piping	1
Water heaters	2
Piping insulation	2
Circulation pumps	4
Sump pumps	6
Valves and traps	6

Lighting Systems	**Frequency (Per Year)**
Fluorescent fixtures	2
Incandescent fixtures	4
HID fixtures	2
Emergency lighting	12
Exterior lighting	2
Occupancy controls	2
Daylight controls	2
Other controls	2

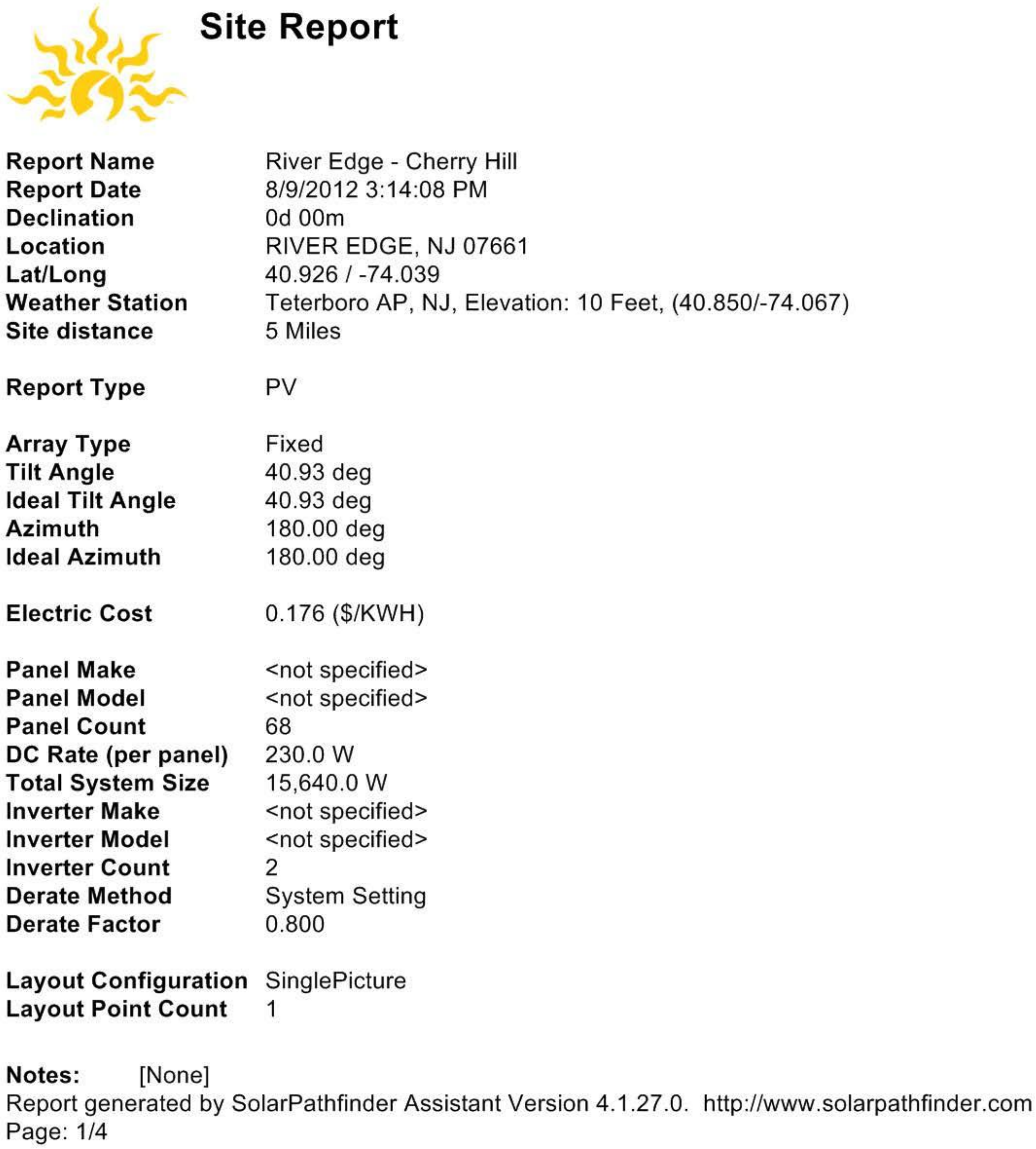
Roof Systems	**Frequency (Per Year)**
Roofing membranes	2
Insulation	2
Paving and ballast paving	1
Equipment curbs/supports	2
Expansion/seismic joints	1
Drains, gutters, etc.	12
Flashing and trim	2
Roof openings	4
Parapet caps	2

Exterior Wall Systems	**Frequency (Per Year)**
Facade integrity	2
Cladding/sheathing	1
Doors	3
Window systems	2
Louvers and screens	1
Expansion/seismic joints	3
Insulation	1
Protective coating	1
Sealants	2

Power Distribution Systems	**Frequency (Per Year)**
Power Panels	3
Transformers	1
Wiring	1
Substation	1
Switchgear	1
Overcurrent protection	1

Conveying Systems	**Frequency (Per Year)**
Elevator & Escalator Motors and Drives	2

APPENDIX J: SOLAR PV SHADING ANALYSIS



Site Report

Report Name	River Edge - Cherry Hill
Report Date	8/9/2012 3:14:08 PM
Declination	0d 00m
Location	RIVER EDGE, NJ 07661
Lat/Long	40.926 / -74.039
Weather Station	Teterboro AP, NJ, Elevation: 10 Feet, (40.850/-74.067)
Site distance	5 Miles

Report Type	PV

Array Type	Fixed
Tilt Angle	40.93 deg
Ideal Tilt Angle	40.93 deg
Azimuth	180.00 deg
Ideal Azimuth	180.00 deg

Electric Cost	0.176 ($/KWH)

Panel Make	<not specified>
Panel Model	<not specified>
Panel Count	68
DC Rate (per panel)	230.0 W
Total System Size	15,640.0 W
Inverter Make	<not specified>
Inverter Model	<not specified>
Inverter Count	2
Derate Method	System Setting
Derate Factor	0.800

Layout Configuration	SinglePicture
Layout Point Count	1

Notes: [None]

Report generated by SolarPathfinder Assistant Version 4.1.27.0. http://www.solarpathfinder.com

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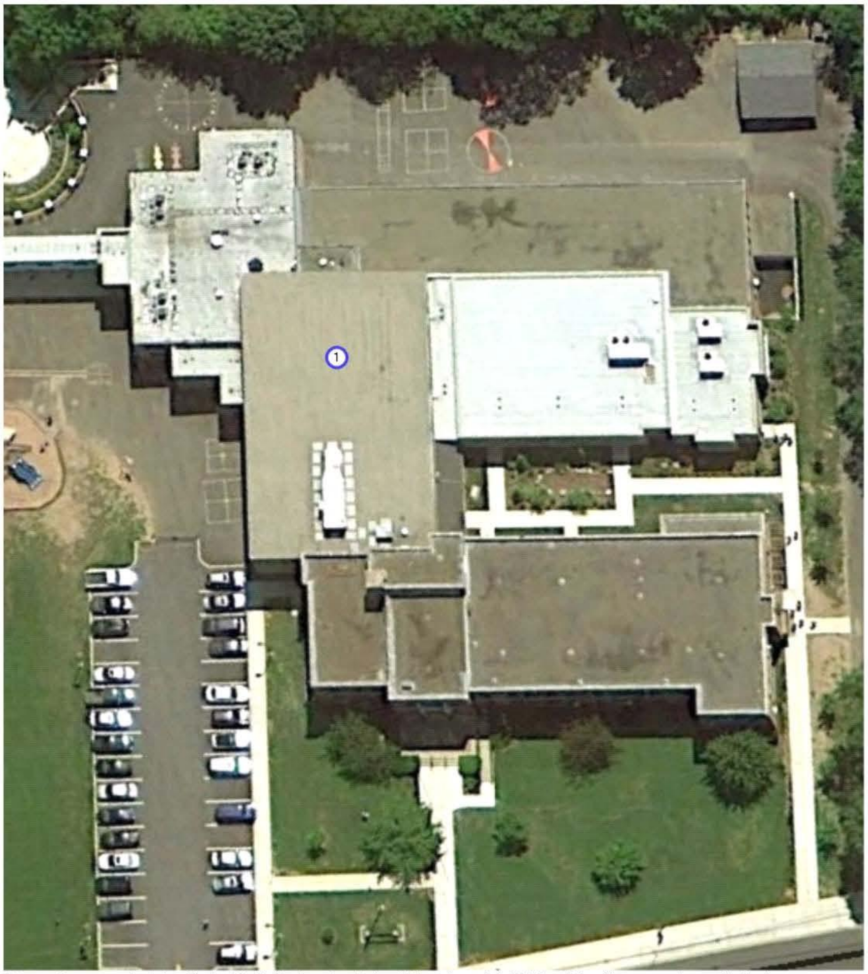
System Picture Layout

Layout Type Single Picture
Layout Point Count 1



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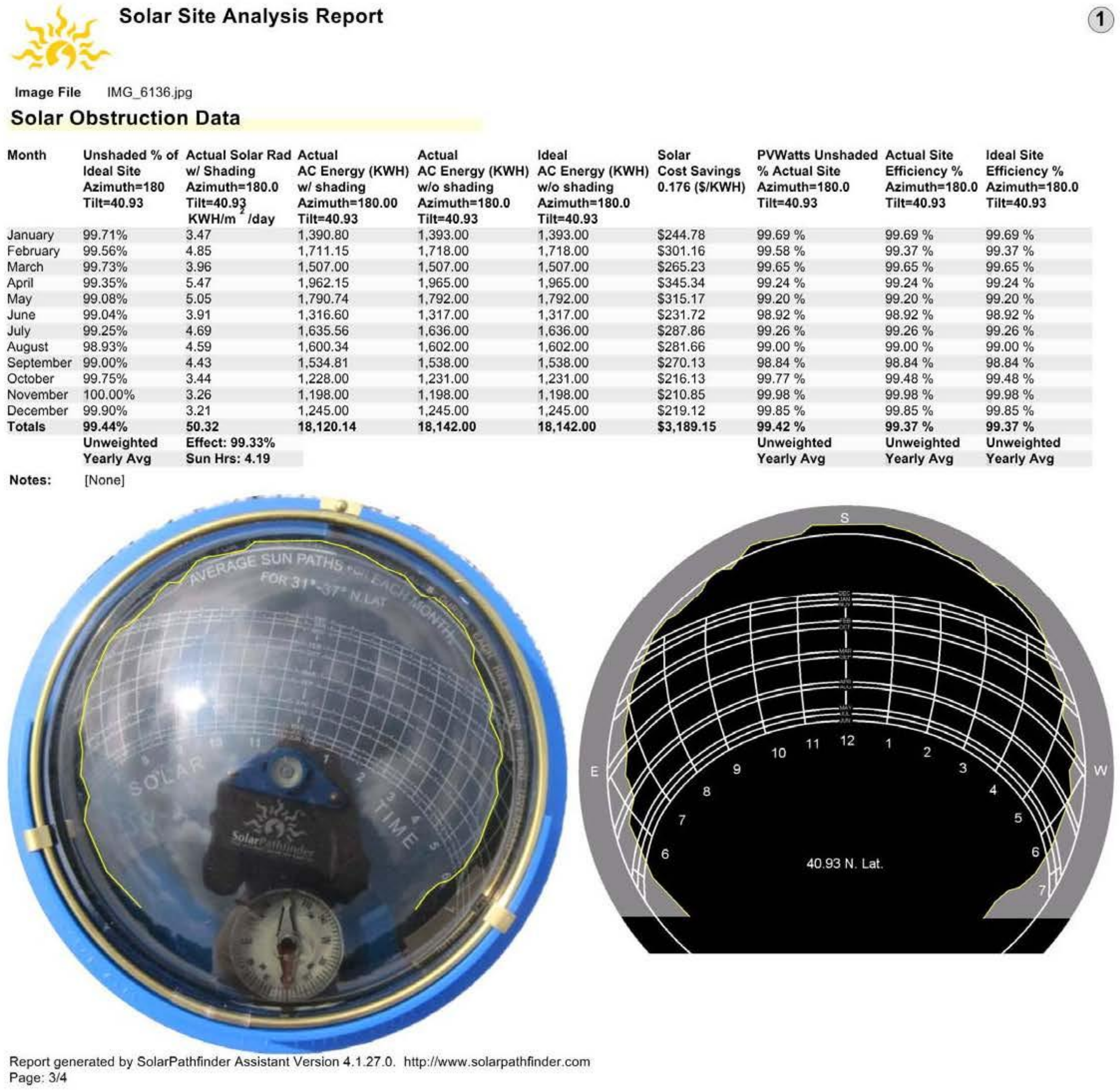

Solar Site Analysis Report

①

Image File IMG_6136.jpg

Solar Obstruction Data

Month	Unshaded % of Ideal Site Azimuth=180 Tilt=40.93	Actual Solar Rad w/ Shading Azimuth=180.0 Tilt=40.93 KWH/m^2/day	Actual AC Energy (KWH) w/ shading Azimuth=180.00 Tilt=40.93	Actual AC Energy (KWH) w/o shading Azimuth=180.0 Tilt=40.93	Ideal AC Energy (KWH) w/o shading Azimuth=180.0 Tilt=40.93	Solar Cost Savings 0.176 ($/KWH)	PVWatts Unshaded % Actual Site Azimuth=180.0 Tilt=40.93	Actual Site Efficiency % Azimuth=180.0 Tilt=40.93	Ideal Site Efficiency % Azimuth=180.0 Tilt=40.93
January	99.71%	3.47	1,390.80	1,393.00	1,393.00	$244.78	99.69 %	99.69 %	99.69 %
February	99.56%	4.85	1,711.15	1,718.00	1,718.00	$301.16	99.58 %	99.37 %	99.37 %
March	99.73%	3.96	1,507.00	1,507.00	1,507.00	$265.23	99.65 %	99.65 %	99.65 %
April	99.35%	5.47	1,962.15	1,965.00	1,965.00	$345.34	99.24 %	99.24 %	99.24 %
May	99.08%	5.05	1,790.74	1,792.00	1,792.00	$315.17	99.20 %	99.20 %	99.20 %
June	99.04%	3.91	1,316.60	1,317.00	1,317.00	$231.72	98.92 %	98.92 %	98.92 %
July	99.25%	4.69	1,635.56	1,636.00	1,636.00	$287.86	99.26 %	99.26 %	99.26 %
August	98.93%	4.59	1,600.34	1,602.00	1,602.00	$281.66	99.00 %	99.00 %	99.00 %
September	99.00%	4.43	1,534.81	1,538.00	1,538.00	$270.13	98.84 %	98.84 %	98.84 %
October	99.75%	3.44	1,228.00	1,231.00	1,231.00	$216.13	99.77 %	99.48 %	99.48 %
November	100.00%	3.26	1,198.00	1,198.00	1,198.00	$210.85	99.98 %	99.98 %	99.98 %
December	99.90%	3.21	1,245.00	1,245.00	1,245.00	$219.12	99.85 %	99.85 %	99.85 %
Totals	**99.44%**	**50.32**	**18,120.14**	**18,142.00**	**18,142.00**	**$3,189.15**	**99.42 %**	**99.37 %**	**99.37 %**
	Unweighted Yearly Avg	**Effect: 99.33%** **Sun Hrs: 4.19**					**Unweighted Yearly Avg**	**Unweighted Yearly Avg**	**Unweighted Yearly Avg**

Notes: [None]

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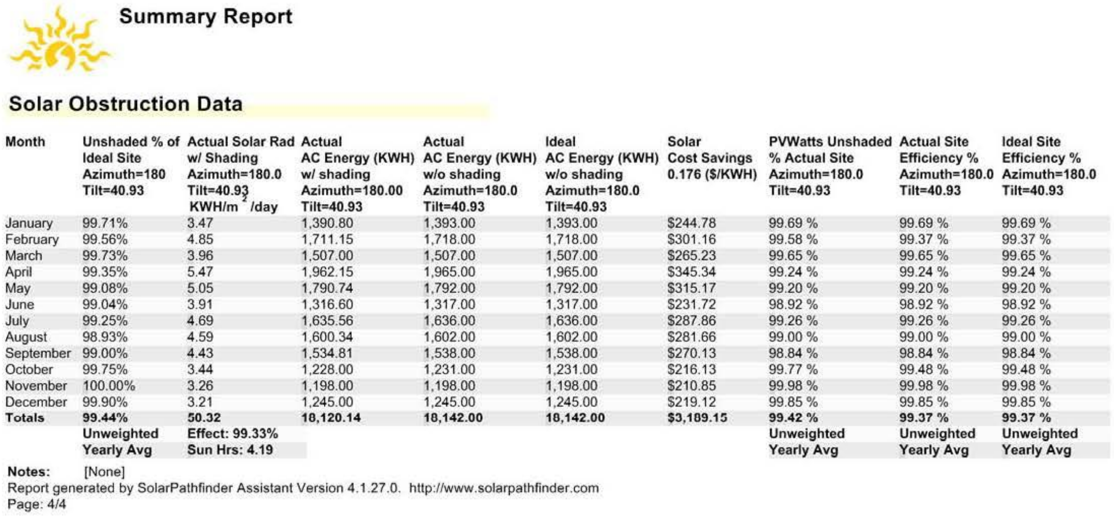

Summary Report

Solar Obstruction Data

Month	Unshaded % of Ideal Site Azimuth=180 Tilt=40.93	Actual Solar Rad w/ Shading Azimuth=180.0 Tilt=40.93 KWH/m ^{2} /day	Actual AC Energy (KWH) w/ shading Azimuth=180.00 Tilt=40.93	Actual AC Energy (KWH) w/o shading Azimuth=180.0 Tilt=40.93	Ideal AC Energy (KWH) w/o shading Azimuth=180.0 Tilt=40.93	Solar Cost Savings 0.176 ($/KWH)	PVWatts Unshaded % Actual Site Azimuth=180.0 Tilt=40.93	Actual Site Efficiency % Azimuth=180.0 Tilt=40.93	Ideal Site Efficiency % Azimuth=180.0 Tilt=40.93
January	99.71%	3.47	1,390.80	1,393.00	1,393.00	$244.78	99.69 %	99.69 %	99.69 %
February	99.56%	4.85	1,711.15	1,718.00	1,718.00	$301.16	99.58 %	99.37 %	99.37 %
March	99.73%	3.96	1,507.00	1,507.00	1,507.00	$265.23	99.65 %	99.65 %	99.65 %
April	99.35%	5.47	1,962.15	1,965.00	1,965.00	$345.34	99.24 %	99.24 %	99.24 %
May	99.08%	5.05	1,790.74	1,792.00	1,792.00	$315.17	99.20 %	99.20 %	99.20 %
June	99.04%	3.91	1,316.60	1,317.00	1,317.00	$231.72	98.92 %	98.92 %	98.92 %
July	99.25%	4.69	1,635.56	1,636.00	1,636.00	$287.86	99.26 %	99.26 %	99.26 %
August	98.93%	4.59	1,600.34	1,602.00	1,602.00	$281.66	99.00 %	99.00 %	99.00 %
September	99.00%	4.43	1,534.81	1,538.00	1,538.00	$270.13	98.84 %	98.84 %	98.84 %
October	99.75%	3.44	1,228.00	1,231.00	1,231.00	$216.13	99.77 %	99.48 %	99.48 %
November	100.00%	3.26	1,198.00	1,198.00	1,198.00	$210.85	99.98 %	99.98 %	99.98 %
December	99.90%	3.21	1,245.00	1,245.00	1,245.00	$219.12	99.85 %	99.85 %	99.85 %
Totals	**99.44%**	**50.32**	**18,120.14**	**18,142.00**	**18,142.00**	**$3,189.15**	**99.42 %**	**99.37 %**	**99.37 %**
	Unweighted	**Effect: 99.33%**					**Unweighted**	**Unweighted**	**Unweighted**
	Yearly Avg	**Sun Hrs: 4.19**					**Yearly Avg**	**Yearly Avg**	**Yearly Avg**

Notes: [None]

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APPENDIX K: METHOD OF ANALYSIS

Assumptions and tools

Energy modeling tool:	Established/standard industry assumptions
Cost estimates:	RS Means 2009 (Facilities Maintenance & Repair Cost Data) RS Means 2009 (Building Construction Cost Data) RS Means 2009 (Mechanical Cost Data) Published and established specialized equipment material and labor costs Cost estimates also based on utility bill analysis and prior experience with similar projects

Disclaimer

This engineering audit was prepared using the most current and accurate fuel consumption data available for the site. The estimates that it projects are intended to help guide the owner toward best energy choices. The costs and savings are subject to fluctuations in weather, variations in quality of maintenance, changes in prices of fuel, materials, and labor, and other factors. Although we cannot guarantee savings or costs, we suggest that you use this report for economic analysis of the building and as a means to estimate future cash flow.

THE RECOMMENDATIONS PRESENTED IN THIS REPORT ARE BASED ON THE RESULTS OF ANALYSIS, INSPECTION, AND PERFORMANCE TESTING OF A SAMPLE OF COMPONENTS OF THE BUILDING SITE. ALTHOUGH CODE-RELATED ISSUES MAY BE NOTED, SWA STAFF HAVE NOT COMPLETED A COMPREHENSIVE EVALUATION FOR CODE-COMPLIANCE OR HEALTH AND SAFETY ISSUES. THE OWNER(S) AND MANAGER(S) OF THE BUILDING(S) CONTAINED IN THIS REPORT ARE REMINDED THAT ANY IMPROVEMENTS SUGGESTED IN THIS SCOPE OF WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS THAT APPLY TO SAID WORK. PARTICULAR ATTENTION MUST BE PAID TO ANY WORK WHICH INVOLVES HEATING AND AIR MOVEMENT SYSTEMS, AND ANY WORK WHICH WILL INVOLVE THE DISTURBANCE OF PRODUCTS CONTAINING MOLD, ASBESTOS, OR LEAD.