



Agenda Date: 2/28/18
Agenda Item: 8C

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 3rd Floor, Suite 314
Post Office Box 350
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM) ORDER
AUTHORIZATION OF COMMERCIAL AND)
INDUSTRIAL PROGRAM ENERGY EFFICIENCY)
INCENTIVES EXCEEDING \$500,000 – MEADOWS)
LANDMARK LLC) DOCKET NO. QG18020110

Parties of Record:

Isaac Gluck, COO, Meadows Landmark LLC
Stefanie A. Brand, Esq., Director, New Jersey Division of Rate Counsel

BY THE BOARD:

The New Jersey Board of Public Utilities ("Board") through its New Jersey Clean Energy Program ("NJCEP") includes several individual Commercial & Industrial ("C&I") Energy Efficiency ("EE") Programs targeting the commercial and industrial market segments. Eligible applicants may receive rebates for a portion of the cost for installing energy efficient technologies such as lighting, HVAC and other energy conservation measures. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. See, In the Matter of the Comprehensive Energy Efficiency and Renewable Energy Resource Analysis for the 2009 through 2012 Clean Energy Program - Revised 2012-2013 Programs and Budgets - Revised Renewable Energy Incentive Approval Process, BPU Dkt. No. E007030203 (June 21, 2013).

The Pay for Performance Existing Buildings ("P4P EB") program uses a comprehensive, whole building approach to energy efficiency in existing commercial and industrial buildings or eligible multifamily facilities. Similar to performance contracting programs offered in other states, this program links incentives directly to energy savings and includes a measurement and verification component to ensure that the estimated savings levels are achieved. Incentives are released upon satisfactory completion of three milestones.

By this Order, the Board considers the application of Meadows Landmark LLC, submitted on May 23, 2016 under the Fiscal Year 2016 ("FY16") P4P EB program, pursuant to the NJCEP FY16 Program & Budget Filing dated April 27, 2016, for a project located at the Meadows Office Complex, 201 State Route 17, Rutherford, New Jersey. The applicant requests a financial incentive of \$609,828.48 for an ensemble of measures at a project cost of \$1,765,400.00. The project is sited at a 12-story office building consisting of 300,000 square feet and a freestanding 5-level parking garage. The proposed energy efficiency measures include the installation of LED lighting, both interior and exterior, high efficiency chillers, high efficiency motors, variable frequency drive retrofits, and HVAC control and building automation system control improvements.

The estimated first incentive, for the proposed energy reduction plan (ERP), is \$27,826.80. The estimated second incentive, to be paid after the installation of the recommended measures, is \$291,000.84. The estimated third incentive, which is paid upon submittal of a Post Construction Benchmarking Report that verifies the level of savings achieved, is \$291,000.84. These incentive amounts are within entity cap guidelines. Installing these measures will result in annual electric savings by an estimated 2,646,519 kWh and an annual estimated electric peak demand reduction of 190 kW. There are no natural gas savings associated with this project. The proposed project will have an estimated annual energy cost savings of \$277,278.28. The payback period without incentives is 6.4 years; and when factoring in the incentives, the payback period is reduced to 4.2 years.

The NJCEP Program Administrator, TRC Environmental Corporation (TRC),¹ submitted its certification that the incentive to be approved for commitment was calculated in accordance with the applicable program's policies and procedures, that the listed amount is the true and accurate estimated incentive for which the applicant is eligible, and that documentation supporting estimated energy savings inputs was located, reviewed, and made available to calculate the rebate amounts as required by the program's policies and procedures. The P4P EB Program Manager, TRC, attested to the accuracy of certain information regarding the project. Based on these certifications and the information provided, Board Staff recommends approval of the above-referenced application.

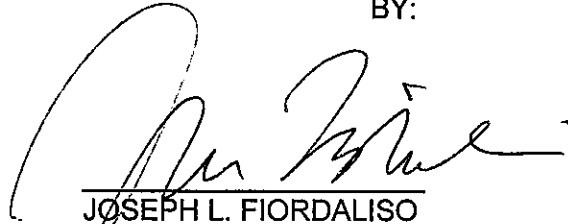
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$609,828.48 for Meadows Landmark LLC, and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

¹ On January 13, 2017, TRC acquired the NJCEP Program Administrator Contract from Applied Energy Group, Inc. (AEG) and assumed AEG's rights and duties thereunder.

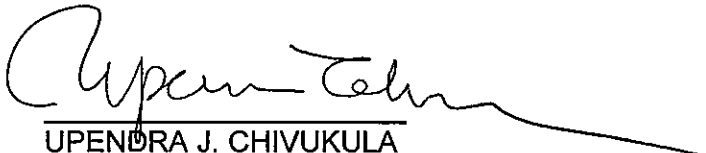
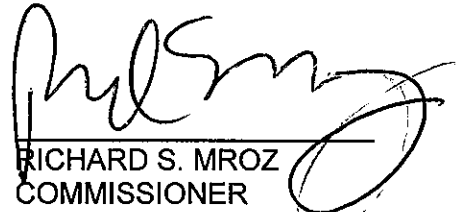
The effective date of this Order is March 10, 2018.

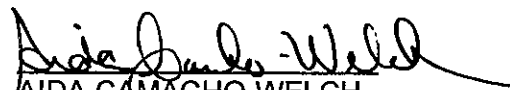
DATED: 2/28/18

BOARD OF PUBLIC UTILITIES
BY:



JOSEPH L. FIORDALISO
PRESIDENT


MARY-ANNA HOLDEN
COMMISSIONER
DIANNE SOLOMON
COMMISSIONER
UPENDRA J. CHIVUKULA
COMMISSIONER
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COMMISSIONER

ATTEST: 
AIDA CAMACHO-WELCH
SECRETARY

I HEREBY CERTIFY that the within
document is a true copy of the original
in the files of the Board of Public Utilities.

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL
AND INDUSTRIAL PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 –
MEADOWS LANDMARK LLC
DOCKET NO. QG18020110

SERVICE LIST

Stefanie A. Brand, Esq., Director
Division of Rate Counsel
140 East Front Street, 4th Floor
Post Office Box 003
Trenton, NJ 08625-0003
sbrand@rpa.nj.gov

Isaac Gluck, COO
Meadows Landmark LLC
8114 Lawndale Avenue
Skokie, IL 60076

Carl Teter, P.E., LEED AP
Vice President
TRC Solutions
900 Route 9 North, Suite 404
Woodbridge, NJ 07095
cteter@trcsolutions.com

Marybeth Brenner
Associate Vice President
TRC Solutions
900 Route 9 North, Suite 404
Woodbridge, NJ 07095
mbrenner@trcsolutions.com

Michael Ambrosio
Director, Policy and Planning
TRC Energy Solutions
317 George Street, Suite 520
New Brunswick, NJ 08901
mambrosio@trcsolutions.com

Valentina Rozanova
Associate Director, Engineering
TRC Solutions
900 Route 9 North, Suite 404
Woodbridge, NJ 07095
vrozanova@trcsolutions.com

Stacy Ho Richardson, Esq.
Counsel's Office
Board of Public Utilities
44 South Clinton Avenue, 3rd Floor, Suite 314
Post Office Box 350
Trenton, NJ 08625-0350
stacy.richardson@bpu.nj.gov

Sherri Jones, Assistant Director
Division of Economic Development &
Emerging Issues
Board of Public Utilities
44 South Clinton Avenue, 3rd Floor, Suite 314
Post Office Box 350
Trenton, NJ 08625-0350
sherri.jones@bpu.nj.gov

Caroline Vachier, DAG
Department of Law & Public Safety
Division of Law
124 Halsey Street
Post Office Box 45029
Newark, NJ 07101-45029
caroline.vachier@law.njoag.gov

Veronica Beke, DAG
Department of Law & Public Safety
Division of Law
124 Halsey Street
Post Office Box 45029
Newark, NJ 07101-45029
veronica.beke@law.njoag.gov

Brian Deluca
Program Manager
TRC Energy Solutions
900 Route 9 North, Suite 104
Woodbridge, NJ 07095
bdeluca@trcsolutions.com

Leigh Cignavitch, EIT, CEM
Project Engineer III
TRC Solutions
900 Route 9 North, Suite 404
Woodbridge, NJ 07095
lcignavitch@trcsolutions.com

The undersigned preparer attests that, to the best of their knowledge and belief, the below information is accurate and the subject project application adheres to the current terms and conditions of the Pay for Performance program.



Signature of Preparer
Valentina Rozanova, TRC- P4P Program Manager

1-18-2018
Date

1. Application Number:
41113
2. Program Name:
NJ Clean Energy Program: Pay-For-Performance Existing Buildings (P4P EB)
3. Customer Contact (name, company, address, phone #):
Isaac Gluck COO, Meadows Landmark LLC, 8114 Lawndale Avenue, Skokie IL 60076, 732-886-2300
4. Project Name and Address:
201 Meadows Landmark, 201 State Route 17, Rutherford NJ 07070
5. Rebate amount:
Incentive #1: \$27,826.80
Incentive #2: \$291,000.84
Incentive #3: \$291,000.84
Total: \$609,828.48
6. Brief description of facility/site:
201 Route 17 North is part of the Meadows Office Complex located in Rutherford, NJ. It is a 12-story office building, with approximately 300,000 square feet. There is a freestanding five level parking garage on the site. The building was built in the early 1980's and has electric heat. The building has a direct electric meter with each tenant being either rent inclusive or is sub metered off the main meter. The utilities are supplied by PSE&G.
7. Brief description of measures:
The project is an ensemble of measures including:
 - **LED Lighting, both interior and exterior**
 - **High Efficiency Chillers**
 - **High Efficiency Motors**
 - **VFD (variable frequency drive) retrofits**
 - **HVAC control and Building Automation System (BAS) control improvements**

**Program Administrator Certification
(New Incentive Commitments > \$500,000)**

I, **Maura Watkins**, TRC Solutions Quality Control, hereby certify that, I have reviewed the application referenced below and determined that, as required by the policies and procedures applicable to the program, (1) the equipment incentives for which the NJCEP Program Manager now seeks approval to commit NJCEP funds have been calculated in accordance with those policies and procedures, and (2) that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

Additionally, for incentives based on estimated energy savings that are uniquely calculated, including the Pay for Performance Program, Large Energy Users Program, and the Combined Heat and Power Program, I also certify that I was able to locate and review documentation supporting the inputs used to calculate the rebate amount and evidencing the NJCEP Program Manager's evaluation of those inputs as required by the program's policies and procedures.

Maura H Watkins

By: _____

Date: 01-23-2018

Maura Watkins

Quality Control – TRC Solutions

Application No.: **41113** _____

Applicant: **Meadows Landmark LLC (Issac Gluck)** _____

Payee: **Meadows Landmark LLC** _____

Committed Amount: **\$609,828.48** _____