



Agenda Date: 12/14/11  
Agenda Item: 8C

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
**44 South Clinton Avenue, 9<sup>th</sup> Floor**  
**Post Office Box 350**  
**Trenton, NJ 08625-0350**  
**[www.nj.gov/bpu/](http://www.nj.gov/bpu/)**

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM ) ORDER  
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL )  
(C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES )  
EXCEEDING \$300,000 - BPT, LLC/DBA COLONY HOUSE ) DOCKET NO. EO11110816V

Parties of Record:

**John Puma**, Senior Director of Energy Management, BPT, LLC/dba Colony House

BY THE BOARD:

The New Jersey Board of Public Utilities' (the Board) Commercial and Industrial (C&I) Energy Efficiency Program, which is marketed as New Jersey SMARTSTART Buildings Program (SSBP or SMARTSTART), includes the C&I New Construction, C&I Retrofit, Direct Install, Pay-for-Performance New Construction, and Pay-for-Performance Existing Buildings Programs. These programs collectively offer financial incentives to New Jersey property owners to encourage the installation of energy efficient products and technologies. Eligible applicants may receive incentives for a portion of the cost of installing energy efficient technologies such as lighting, HVAC, water heating or other measures in new or existing buildings.

BPT, LLC/dba Colony House, Englewood Cliffs, NJ, has submitted an application for a monetary incentive in the amount of \$439,823 under the Pay-for-Performance – Existing Buildings program, for a project located at a property under its management, Colony House, at 1050 George Street, New Brunswick, NJ. The first estimated incentive, for the energy reduction plan (ERP), is \$38,582. The estimated second incentive, for certain measures (including upgrades to space and service water heating system; apartment zone control of hot water system; installation of variable frequency drives [VFDs] on condenser and main space heating/cooling pumps; installation of apartment occupancy sensors and controls; pipe insulation; lighting upgrades; and installation of high efficiency motors and VFDs on rooftop exhaust fans) is \$234,549, and the estimated third incentive for the one year true up of the ERP is \$166,692. This application has an estimated 46% total energy savings and will save the customer an annual estimate of 910,681 kWh of electricity and an annual estimate of 9,264 MMBtu of natural gas, and will result in an annual estimated demand reduction of 197 kW. Overall, this application will have an estimated annual energy cost savings of \$263,235.

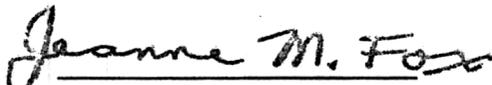
TRC, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program (NJCEP) C&I energy efficiency programs, has submitted certification that the incentive for which TRC now seeks approval to commit has been calculated in accordance with the program policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, has reviewed the application and submitted certification that the incentive for which TRC now seeks approval to commit has been calculated in accordance with the program policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Based on the above, the Staff recommends that the Board approve the above referenced application.

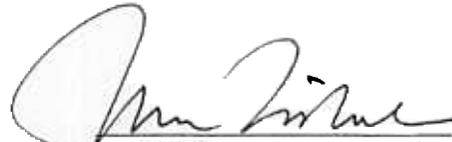
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$439,823 for BPT, LLC/dba Colony House, and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

DATED: 12/15/11

BOARD OF PUBLIC UTILITIES  
BY:

  
LEE A. SOLOMON  
PRESIDENT

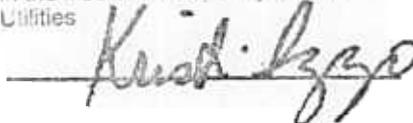
  
JEANNE M. FOX  
COMMISSIONER

  
JOSEPH L. FIORDALISO  
COMMISSIONER

  
NICHOLAS ASSELTA  
COMMISSIONER

ATTEST:   
KRISTI IZZO  
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 (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING  
\$300,000 – BPT, LLC/DBA COLONY HOUSE

DOCKET NO. EO11110816V

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John Puma  
Sr. Director of Energy  
Management  
BPT, LLC/dba Colony House  
270 Sylvan Avenue  
Englewood Cliffs, NJ 07632

**Program Coordinator Certification  
(New Incentive Commitments > \$300,000)**

I, **Maura Watkins**, hereby certify that in its role as Program Coordinator, Applied Energy Group, Inc. has reviewed the referenced below, as required by the policies and procedures applicable to each program, that the standardized equipment incentives for which TRC now seeks approval to commit have been calculated in accordance with those policies and procedures, and that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

For incentives based on uniquely calculated estimated energy savings, including the Custom Program and Pay for Performance, Applied Energy Group certifies locating documentation supporting the inputs used to calculate the rebate amount and evidencing TRC's evaluation of those inputs as required by the program's policies and procedures.

*Maura H Watkins*

By: \_\_\_\_\_

Date: 11-18-2011

**Maura Watkins**

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:	<u>11265</u>
App #	_____
Applicant	<u>BPT LLC / dba Colony House</u>
Payee	<u>BPT, LLC</u>

Committed Amount: \$439,823.00

**Program Coordinator Certification  
(New Incentive Commitments > \$300,000)**

I, **Maura Watkins**, hereby certify that in its role as Program Coordinator, Applied Energy Group, Inc. has reviewed the referenced below, as required by the policies and procedures applicable to each program, that the standardized equipment incentives for which TRC now seeks approval to commit have been calculated in accordance with those policies and procedures, and that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

For incentives based on uniquely calculated estimated energy savings, including the Custom Program and Pay for Performance, Applied Energy Group certifies locating documentation supporting the inputs used to calculate the rebate amount and evidencing TRC's evaluation of those inputs as required by the program's policies and procedures.

*Maura H Watkins*

By: \_\_\_\_\_

Date: 11-18-2011

**Maura Watkins**

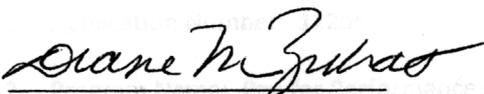
Quality Assurance Manager - Applied Energy Group, Inc

Ref:	<u>11265</u>
App #	_____
Applicant	<u>BPT LLC / dba Colony House</u>
Payee	<u>BPT, LLC</u>

Committed Amount \$439,823.00

**Market Manager Certification**  
**(New Incentive Commitments > \$300,000)**

I, Diane M. Zukas, hereby certify that applications on the attached list have been reviewed by TRC or its subcontractors as required by the policies and procedures applicable to each program, that the incentives for which TRC now seeks approval to commit have been calculated in accordance with those policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which each applicant is eligible.

By:   
Diane M. Zukas  
Vice President

Date: November 22, 2011

Application 11265

1. Application Number: **11265**
2. Program Name: **Pay for Performance – Existing Buildings**
3. Customer Contact (name, company, address, phone #):  
**John Puma, Senior Director Energy Management**  
**BPT, LLC /dba Colony House**  
**270 Sylvan Avenue**  
**Englewood Cliffs, NJ 07632**  
**201-227-2288**
4. Project Name and Address:  
**Colony House**  
**1050 George Street**  
**New Brunswick, NJ 08901**
5. Rebate amount:  
**Incentive #1: \$38,582**  
**Incentive #2: \$234,549**  
**Incentive #3: \$166,692**  
**Total: \$439,823**

6. Brief description of measures:

	Measure Name	Measure Details	Fuel Affected	Quantity
1	Upgrade space and service water heating system	Replace Steam Boilers with Hot Water Boilers and install Gas Domestic Water Heaters in lieu of existing Steam Heat Exchanger	Natural Gas	5
2	Apartment zone control of hot water system	Install Zone Valves in all apartments and Automatic Temperature Controls to modulate control valves and cycle fan motors in unit fan coils	Natural Gas	263
3	VFD on condenser and main space heating/cooling pumps	Provide and install new Premium Efficiency Motors with Variable Frequency Drives (VFD) on System and Tower Pumps/Fans to enable part load control and delivery, thus reducing energy consumption in proportion to varying demand from space heating and cooling	Electric	4
4	Apartment occupancy sensors And controls	Install occupancy based temperature and lighting controls for apartments	Electric	263
5		Install Pipe Insulation in mechanical room	Natural Gas	
6	Lighting upgrade	Replace various inefficient lighting sources with higher efficiency options (incandescent to CFLs/LEDs/Induction lighting; T12s to T8s)	Electric	
7	High efficiency motors and VFD on rooftop exhaust fans	Replace existing exhaust fans with models containing HE motors with VFD control and BMS capability to adjust ventilation rates	Electric	

7. Annual Estimated Energy Savings:  
**Annual kWh saved: 910,681**  
**Annual kW saved: 197**  
**Annual Therms saved: 92,640 (i.e. 9,264 MMBtu)**
8. Annual Estimate Energy Cost Savings: **\$263,235**