



Agenda Date: 5/23/12
Agenda Item: 8A

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 9th Floor
Post Office Box 350
Trenton, NJ 08625-0350
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 –)	DOCKET NOS.
)	
JERSEY CITY HOUSING AUTHORITY, HUDSON GARDENS)	EO12040330V
)	
JERSEY CITY HOUSING AUTHORITY, HOLLAND GARDENS)	EO12040331V
)	
FRANK DONIO, INC.)	EO12040348V

Brian Loughlin, Chief Architect, Jersey City Housing Authority
Pat Aloisio, General Manager, Frank Donio, Inc.

BY THE BOARD:

The New Jersey Board of Public Utilities' (the Board) Commercial and Industrial (C&I) Energy Efficiency Program, which is marketed as the New Jersey SMARTSTART Buildings Program (SSBP or SMARTSTART), includes the C&I New Construction, C&I Retrofit, Pay-for-Performance New Construction, and Pay-for-Performance Existing Buildings, Local Government Energy Audit, Direct Install, Combined Heat and Power, Large Energy Users Pilot, Retro-Commissioning, and Multi-Family Financing Pilot 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.

The Jersey City Housing Authority, Jersey City, New Jersey, has submitted an application for a monetary incentive in the amount of \$376,361 under the 2010 Pay-for-Performance – Existing Buildings program, for a project located at Hudson Gardens, 514 Newark Avenue, Jersey City, NJ. The first estimated incentive, for the energy reduction plan (ERP), is \$15,400. The estimated second incentive, for certain measures (including lighting upgrades, replacement of steam traps, domestic hot water upgrades, installation of steam zone valves, and installation of thermostatic radiator valves that will automatically regulate the steam rate based on room air temperature) is \$209,832. The estimated third incentive, for the post construction

benchmarking report, which is based on the one year true up of the ERP, is \$151,129. This application has an estimated 37% total energy savings and will save the customer an annual estimate of 197,824 kWh of electricity and an annual estimate of 12,698 MMBtu of natural gas, and will result in an annual estimated demand reduction of 63 kW. Overall, this application¹ will have an estimated annual energy cost savings of \$152,561.

Jersey City Housing Authority, Jersey City, NJ, has also submitted an application for a monetary incentive in the amount of \$342,313 under the 2010 Pay-for-Performance – Existing Buildings program, for a project located at Holland Gardens, 241 16th Street, Jersey City, NJ. The first estimated incentive, for the energy reduction plan (ERP), is \$13,610. The estimated second incentive, for certain measures (including replacement of existing oil-fired equipment with local modular natural gas-fired steam boilers, lighting upgrades, replacement of steam traps, installation of thermostatic radiator valves, and domestic hot water upgrades) is \$191,165. The estimated third incentive, for the post construction benchmarking report, which is based on the one year true up of the ERP, is \$137,538. This application has an estimated 42% total energy savings and will save the customer an annual estimate of 215,630 kWh of electricity and an annual estimate of 11,251 MMBtu from the oil to gas conversion, and will result in an annual estimated demand reduction of 53 kW. Overall, this application² will have an estimated annual energy cost savings of \$225,628.

Frank Donio, Inc., Hammonton, NJ, has submitted an application for a monetary amount of \$380,000 under the 2012 stand-alone Combined Heat and Power (CHP) and Fuel Cell (FC) Program. This rebate application involves the installation of a micro-turbine at its refrigerated warehouse and central distribution center located at 692 N. Egg Harbor Rd, Hammonton, NJ. The CHP system's thermal energy will be used to enhance the performance of the existing refrigeration equipment and service several thermal loads in the facility. The equipment is expected to produce 995,144 kWh of electricity annually and is expected to produce 3,996 MMBtu of recovered heat per year for space heating and process cooling. The first estimated incentive, for proof of equipment purchase, is \$76,000. The estimated second incentive, for project completion, is \$228,000. The estimated third incentive, for project inspection, acceptance, and confirmation of meeting minimum energy efficiency requirements following twelve months of operational data, is \$76,000. The project is expected to result in an annual estimated energy cost savings of \$204,241.

TRC, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program (NJCEP) C&I energy efficiency programs, has submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate

¹ This application, no. 10501, was received on August 19, 2010 and initially approved on September 17, 2010 for an incentive of less than \$300,000. The incentive was adjusted upwards exceeding \$300,000 on March 11, 2012, thus requiring Board approval here. The submission of a revised scope of work contained within the Energy Reduction Plan was noticed to the Market Manager on August 17, 2011, and the revised scope of work was submitted to the Market Manager on December 6, 2011.

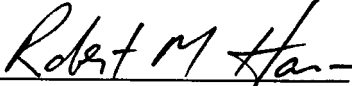
² This application, no. 10503, was received on August 19, 2010 and initially approved on September 17, 2010 for an incentive of less than \$300,000. The incentive was adjusted upwards exceeding \$300,000 on March 22, 2012, thus requiring Board approval here. The submission of a revised scope of work contained within the Energy Reduction Plan was noticed to the Market Manager on August 17, 2011, and the revised scope of work was submitted to the Market Manager on December 6, 2011.

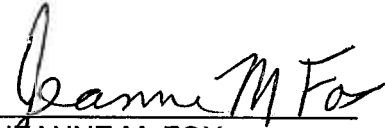
estimated incentives for which the applicants are eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, has reviewed the applications and submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which the applicant is eligible. Based on the above, the Staff recommends that the Board approve the above-referenced applications.


The Board **HEREBY ORDERS** the approval of the aforementioned applications for the total estimated incentive amounts of \$376,361 for Jersey City Housing Authority, Hudson Gardens, \$342,313 for Jersey City Housing Authority, Holland Gardens, and \$380,000 for Frank Donio, Inc., and **AUTHORIZES** issuance of a standard commitment letter to the applicants identified above, setting forth the terms and conditions of these commitments.

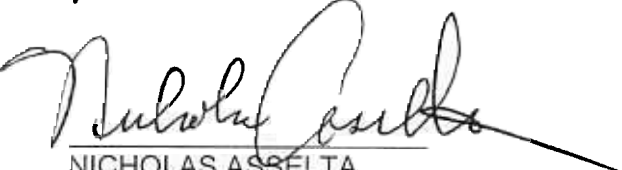
DATED: 5/23/12

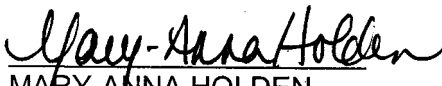
BOARD OF PUBLIC UTILITIES
BY:


ROBERT M. HANNA
PRESIDENT



JEANNE M. FOX
COMMISSIONER


JOSEPH L. FIORDALISO
COMMISSIONER

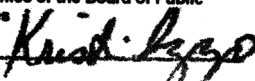

NICHOLAS ASSELTA
COMMISSIONER


MARY-ANNA HOLDEN
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 – JERSEY CITY HOUSING AUTHORITY, HUDSON GARDENS; JERSEY CITY HOUSING AUTHORITY, HOLLAND GARDENS; AND FRANK DONIO, INC.

DOCKET NOS. EO12040330V, EO12040331V, & EO12040348V

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Hammonton, NJ 08037

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**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.



Date: 04-18-2012

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

App # 10501


Applicant Jersey City Housing Authority

Payee Jersey City Housing Authority

Committed Amount: \$376,361.00

Market Manger 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
App# 10501

Date: 4/18/12

1. Application Number: 10501
2. Program Name: Pay for Performance – Existing Buildings
3. Name of applicant and city:
Brian Loughlin, Chief Architect
Jersey City Housing Authority, Hudson Gardens
400 U.S. Highway # 1 Jersey City, New Jersey 07306
201-706-4618
4. Project Address:
Jersey City Housing Authority, Hudson Gardens
514 Newark Avenue, Jersey City, New Jersey 07305
5. Rebate amount:
Incentive #1: \$15,400
Incentive #2: \$209,832
Incentive #3: \$151,129
Total: \$376,361
6. Brief description of measures:
 - 1) **Fluorescent Lighting:** Replacement of incandescent and T12s with CFLs and T8s throughout.
 - 2) **Custom Gas:** replacement of leaking/defective steam traps (approximately 81 units).
 - 3) **Custom Gas:** Replace all faucets and showerheads with energy-efficient low-flow fixtures.
 - 4) **Custom Gas:** Install Steam Zone valve for each building exposure, for a total of four steam valves per building, for all six (6) onsite buildings. A BMS will be set up so that each valve will be modulated based on the average room temperature for several apartments in each exposure in each building.
 - 5) **Custom Gas:** Install Thermostatic Radiator Valves on each steam radiator throughout the site. They will automatically regulate the steam rate based on room air temperature and compliment the zone valves.
7. Annual Estimated Energy Savings:
 - 197,824 kWh
 - 63 kW
 - 12,698 MMBtu (gas savings)
8. Annual Estimate Energy Cost Savings: \$152,561

**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: 04-18-2012

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref: 10503
App # _____

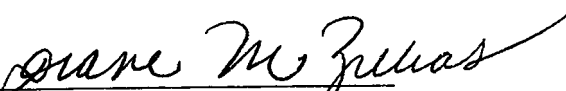
Applicant Jersey City Housing Authority

Payee Jersey City Housing Authority

Committed Amount: \$342,313.00

Market Manger 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
App# 10503

Date: 4/18/12

1. Application Number: **10503**
2. Program Name: **Pay for Performance – Existing Buildings**
3. Name of applicant and city:
Brian Loughlin, Chief Architect
Jersey City Housing Authority, Hudson Gardens
400 U.S. Highway # 1, Jersey City, New Jersey 07306
201-706-4618
4. Project Address:
Jersey City Housing Authority, Holland Gardens
241 16th Street, Jersey City, New Jersey 07310
5. Rebate amount:
Incentive #1: \$13,610
Incentive #2: \$191,165
Incentive #3: \$137,538
Total: \$342,313
6. Brief description of measures:
 - 1) **Natural Gas Boilers:** replacement of the existing, central oil-fired boiler plant with de-centralized, modular, high efficiency steam boilers (2-3 boilers per two buildings, total of 5 buildings on site. Building one [1] will have dedicated boiler).
 - 2) **Fluorescent Lighting:** Replacement of incandescent and T12s with CFLs and T8s throughout.
 - 3) **Custom Gas:** replacement of leaking/defective steam traps (approximately 74 units).
 - 4) **Custom Gas:** Install Thermostatic Radiator Valves on each steam radiator throughout the site. They will automatically regulate the steam rate based on room air temperature and compliment the zone valves.
 - 5) **Custom Gas:** Replace all faucets and showerheads with energy-efficient low-flow fixtures.
7. Annual Estimated Energy Savings:
 - **215,630 kWh**
 - **53 kW**
 - **11,251 MMBtu (net oil savings)**
8. Annual Estimate Energy Cost Savings: **\$225,628**

Market Manger 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

Date: 04/25/12

App# 15733CHP

1. Application Number: **15733CHP**
2. Program Name: **CHP**
3. Customer Contact (name, company, address, phone #):
Pat Aloisio, General Manager
Frank Donio, Inc.
P.O. Box 529, Hammonton, NJ 08037
609-561-2466
4. Project Name and Address:
Frank Donio, Inc.
692 N. Egg Harbor Road, Hammonton, NJ 08037
5. Rebate amount:
Incentive #1: \$76,000
Incentive #2: \$228,000
Incentive #3: \$76,000
Total: \$380,000
6. Brief description:
Frank Donio Inc. intends to install a 200 KW, Capstone c200 LPNG micro-turbine at its 150,000 sq ft refrigerated warehouse and central distribution center located at 692 N. Egg Harbor Rd, Hammonton, NJ 08037. The CHP system's thermal energy will be used to enhance the performance of the existing refrigeration equipment, via two 30-ton absorption chillers, and service several thermal loads in the facility, which include an underfloor system via an additional heat exchanger and heating coils in existing ductwork serving office and repacking areas.
7. Annual Estimated Energy Savings:
Expected Annual Electricity Production: 995,144 kWh
Expected Annual Thermal Energy Production: 3,996 MMBtu of recovered heat for space heating and process cooling.
8. Annual Average Estimate Energy Cost Savings: **\$204,241 (simple payback 5.3 years)**