



STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 9th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE NEW JERSEY CLEAN) ORDER
ENERGY PROGRAM AUTHORIZATION OF)
COMMERCIAL AND INDUSTRIAL (C&I) PROGRAM)
ENERGY EFFICIENCY INCENTIVES EXCEEDING)
\$500,000 – AHOLD ECOMMERCE SALES COMPANY,)
LLC) DOCKET NO. QG13111139

Party of Record:

Scott DeGraeve, Manager, Ahold eCommerce Sales Company, LLC

BY THE BOARD:

The New Jersey Board of Public Utilities' (the Board) Commercial & Industrial (C&I) Energy Efficiency Program includes nine (9) individual programs targeting the commercial and industrial market segments, consisting of New Construction, Retrofit, Pay for Performance - New Construction, Pay for Performance - Existing Buildings, Local Government Energy Audit, Direct Install, Small Combined Heat and Power (CHP) and Fuel Cells (FC), Large Energy Users Program, and the Societal Benefits Charge Credit Program. These programs collectively offer financial incentives 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, heating, ventilation and air conditioning, water heating and other measures in new or existing buildings.

Ahold eCommerce Sales Company, LLC, in Quincy, MA, has submitted an application for a total financial incentive in the amount of \$604,802.10 under the 2012 Pay for Performance - New Construction program, for a project located at a refrigerated warehouse in Prologis Ports Jersey City, 219-295 Routes 1&9, Jersey City, NJ. The estimated first incentive, for the proposed energy reduction plan (ERP), is \$34,560.10. The estimated second incentive, for the as-built reduction plan, including installation of control measures on the refrigeration system, LED lighting with occupancy sensors, increased cooler and freezer insulation, increased exterior wall insulation, increased roof insulation, increased ground insulation, and increased door insulation, is \$345,601. Also included in these measures is the centralization of the warehouse's refrigeration system with the added benefit of using ammonia as a cooling agent, as opposed to the baseline decentralized Freon cooling system that would be present in nine separate units. The estimated third incentive for the commissioning report is \$224,641. This application has an estimated 24% total energy savings as compared to the current energy code used in New Jersey, ASHRAE 90.1.2007, and will save the customer an estimated 3,195,347 kWh of

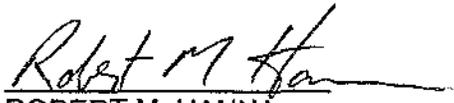
electricity annually, with an estimated demand reduction of 2,640.17 kW annually. However, this project will increase natural gas usage by approximately 5,670 therms annually. Overall, this application will have an estimated annual energy cost savings of \$385,082, with a 19% internal rate of return and a 5 year payback. (Energy savings and cost savings are measured from a code-compliant building ASHRAE 90.1-2007 baseline). This project has an estimated measure incremental cost of \$1,932,489.

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 \$604,802.10 for Ahold eCommerce Sales Company, and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

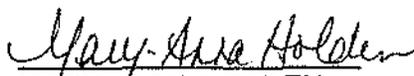
DATED: 12/18/13

BOARD OF PUBLIC UTILITIES
BY:

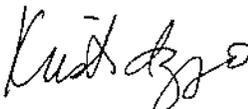

ROBERT M. HANNA
PRESIDENT

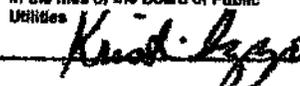

JEANNE M. FOX
COMMISSIONER


JOSEPH L. FIORDALISO
COMMISSIONER


MARY-ANNA HOLDEN
COMMISSIONER


DIANNE SOLOMON
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 NEW JERSEY CLEAN ENERGY PROGRAM AUTHORIZATION OF
COMMERCIAL AND INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES
EXCEEDING \$500,000 –AHOLD ECOMMERCE SALES COMPANY, LLC
DOCKET NO. QG13111139

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Scott DeGraeve, Manager
Ahold eCommerce Sales Company, LLC
1385 Hancock Street
Quincy, MA 02169

Market Manager Certification
(New Incentive Commitments > \$500,000)

I, Carl P. Teier, 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: 

Carl P. Teier, P.E., LEED AP, Associate Vice President
App# 18619

Date: 11-19-13

1. Application Number: 18619

2. Program Name: Pay for Performance- New Construction

3. Customer Contact (name, company, address, phone #):
Scott DeGrave, Manager
Ahold eCommerce Sales Company LLC
1385 Hancock Street, Quincy, MA 02169
617-770-6218

4. Project Name and Address:
Prologis Ports Jersey City
219-295 Routes 1&9, Jersey City, NJ 07306

5. Rebate amount:
Incentive #1: \$34,560.10
Incentive #2: \$345,601.00
Incentive #3: \$224,841.00
Total: \$604,802.10

6. Brief description of measures

Measure ID	Measure Name	Brief Description	Proposed Components								Baseline Components			Incremental Cost	
			Manufacturer	Model	Capacity	Capacity Unit	Quantity	Unit Cost	Material Cost	Contractor Cost	Manufacturer	Quantity	Unit Cost		
1	Custom Electric	Change refrigeration system to control ammonia unit	Trink Compressors	RWFH-222 RWFH-177	152.3 143.9	Tons	2,1		\$3,291,170	Contractor	Packaged Frost System	\$2,385,170	Contractor	\$1,000,000	
2	Custom Electric	Control measures on refrigeration system	Floating suction pressure, wet bulb reset						\$100,000	Contractor	Fixed setpoints	\$0	Contractor	\$100,000	
3	Other Lighting	LED lighting w/ occupancy sensors in refrigerated and warehouse spaces	Digital Lumens	ILE-3-18-W; ILE-3-26-W; ILE-3-13-W			217; 130; 56		\$490,323	Contractor	Fluorescent Lighting	\$138,732	Contractor	\$351,571	
4	Custom Electric	Increase cooler and freezer insulation	N/A				165,910 sq ft	28-35	R-Value	\$1,420,800	Contractor	R-32/R-18	\$1,120,800	Contractor	\$300,000
5	Insulation - Walls, Knee walls, Rim Band/Joists	Increase wall insulation	N/A				63,420 sq ft	12.8	R-Value	\$144,024	Contractor	R-9.6	\$106,356	Contractor	\$37,668
6	Insulation - Ceiling	Increase roof insulation	N/A				342,916 sq ft	18	R-Value	\$371,667	Contractor	R-13	\$485,917	Contractor	\$85,750
7	Insulation - Slab edge/Slab Under	Increase slab insulation	N/A				24,190 sq ft	5	R-Value	\$10,814	Contractor	R-1.4	\$5,814	Contractor	\$5,000
8	Doors	Increase door insulation	N/A				31 car doors (3x7), 60 doors (9x10)	8.2 - 8.5	R-Value	\$93,760	Contractor	R-0.7	\$75,260	Contractor	\$18,500
											Measure incremental costs:	\$1,898,489			
											Partner fees for modeling:	\$22,000			
											Partner fees for inspection & verification:	\$3,000			
											Partner fees for other services related to the program*:	\$9,000			
											Total Project Incremental Cost:	\$1,932,489			
											* Describe other services:	Other services include development of the as-built ERP and the initial preparation and submittal of the NICE P4P New Construction application.			

7. Annual Estimated Energy Savings: See below

8. Annual Estimate Energy Cost Savings: See below

	Energy Savings (kBtu/yr)	Energy Savings (\$/yr)	Category	Energy Savings (kBtu/yr)	Energy Savings (\$/yr)	Category	Annual Energy Savings (\$/yr)	Energy Savings (kBtu/yr)	Energy Savings (\$/yr)	Category	Energy Savings (\$/yr)	Energy Savings (\$/yr)
1 Custom Electric	-56	1,267,980	Electric	2,485.24	0	\$0	\$154,141	25	6.5	15%	\$1,684,074	\$3,853,516
2 Custom Electric	0	\$34,005	Electric	0.00	0	\$0	\$67,389	10	1.5	67%	\$476,543	\$675,886
3 Other Lighting	-900	1,357,181	Electric	154.93	0	\$0	\$158,036	15	2.2	45%	\$1,535,058	\$2,370,547
4 Custom Electric	14	1,111	Electric	0.00	0	\$0	\$233	18	1186.6	-28%	-\$296,523	\$4,551
5 Insulation - Walls, Knee Walls, Rim Band/Joists	73	425	Electric	0.00	0	\$0	\$663	18	56.8	-10%	-\$28,544	\$11,941
6 Insulation - Ceiling	128	10,067	Electric	0.00	0	\$0	\$7,300	18	37.3	-7%	-\$54,110	\$41,408
7 Insulation - Slab edge/Slab Under	18	117	Electric	0.00	0	\$0	\$100	7	50.0	-9%	-\$3,626	\$1,799
8 Doors	166	4,993	Electric	0.00	0	\$0	\$2,000	18	9.2	8%	\$9,007	\$36,000
TOTALS:	-567	3,195,347		2,640.17	0	\$0	\$385,082		5	19%	\$3,321,881	18

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

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, Pay for Performance, Combined Heat & Power and Large Energy Users Program, 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: 11-19-2013

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:	<u>18619</u>
App #	_____
Applicant	<u>Ahold eCommerce Sales Company, LLC</u>
Payee	<u>Ahold eCommerce Sales Company, LLC</u>

Committed Amount: \$604,802.10