



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 - 90 COLUMBUS URBAN)
RENEWAL LLC) DOCKET NO. QO16101043

Parties of Record:

James Ronga, Principal, 90 Columbus Urban Renewal LLC c/o Ironstate Development
Stefanie A. Brand, Esq., Director, Division of Rate Counsel

BY THE BOARD:

Pursuant to N.J.S.A. 48:3-60, the New Jersey Board of Public Utilities (Board) administers the New Jersey Clean Energy Program (NJCEP). The NJCEP offers financial incentives to New Jersey Commercial and Industrial customers to encourage the adoption of energy efficient technologies. Eligible applicants may receive rebates for a portion of the cost for installing energy efficient technologies, such as lighting, HVAC and water heating at their locations. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. See I/M/O the Comprehensive Energy Efficiency and Renewable Energy Resource Analysis for the 2009 through 2012 Clean Energy Program – Revised 2012-2013 Programs & Budgets – Revised Rebate Approval Process, BPU Dkt. No. EO07030203 (May 3, 2013).

The P4P – New Construction Program promotes high performance buildings that achieve 15% or more energy cost savings than buildings built to the current energy code. This program links incentives directly to energy savings and includes a commissioning component to ensure that the estimated savings levels are achieved. Incentives are released upon satisfactory completion of three milestones.

90 Columbus Urban Renewal LLC, in Hoboken, NJ, has submitted an application for a total financial incentive of \$741,503.75 under the 2015 Pay for Performance – New Construction Program, for a project located at 90 Christopher Columbus Drive, Jersey City, NJ. This application was accepted under the Program Manager TRC FY2015 Program & Budget guidelines dated September 17, 2014. The proposed project is a 50-story high-rise building consisting of apartments, amenities, and support space. The proposed energy efficiency

measures include, but are not limited to, high efficiency HVAC systems, high efficiency domestic hot water heaters, window and glass door upgrades, improved insulation, efficient lighting configurations, low flow water fixtures, and efficient refrigerators and dishwashers.

The estimated first incentive, for the proposed energy reduction plan (ERP), is \$50,000.00. The estimated second incentive, for the as-built reduction plan based on the final installed work scope, is \$512,225.00. The estimated third incentive, for the commissioning report confirming ERP performance target achievement, is \$179,278.75. These incentive amounts are within entity cap guidelines. The project has an estimated 15.6% total energy savings as compared to the energy code used in New Jersey at the date of application, American Society of Heating and Air-Conditioning Engineers (ASHRAE) 90.1.2007, and will save the customer an estimated 675,638 kWh of electricity annually and reduce electric demand by 453.46 kW annually. Through this project, the customer is also anticipated to save 11,980 therms of natural gas. The incremental project cost is \$1,049,585.00. Overall, this project has an estimated annual energy cost savings of \$119,774.28, with a 38.7% internal rate of return and a 3 year simple payback period with incentive. Absent these incentives, the project would have a 9.3% internal rate of return and a 9 year simple payback.

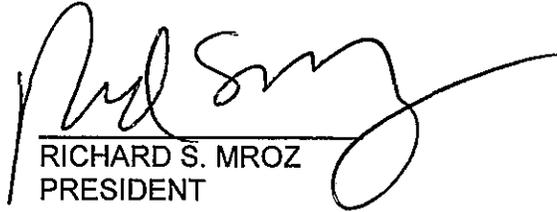
TRC, the Program Manager engaged by the Board to manage the NJCEP P4P – New Construction program, submitted its certification that the incentive was calculated in accordance with the program policies and procedures, and that the listed amount is the true and accurate estimated incentive for which the applicant is eligible. Further, Applied Energy Group, in its role as the NJCEP Program Administrator, also reviewed the application and submitted its certification that the incentives were 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 these certifications and the information provided by the Program Manager and Program Administrator, Board 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 \$741,503.75 for 90 Columbus Urban Renewal LLC, and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of these commitments.

The effective date of this Order is December 10, 2016.

DATED: 11/30/16

BOARD OF PUBLIC UTILITIES
BY:



RICHARD S. MROZ
PRESIDENT



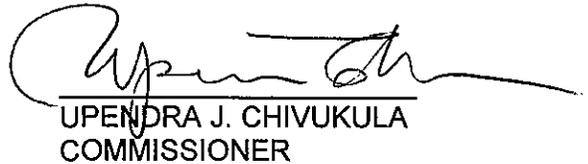
JOSEPH L. FIORDALISO
COMMISSIONER



MARY-ANNA HOLDEN
COMMISSIONER

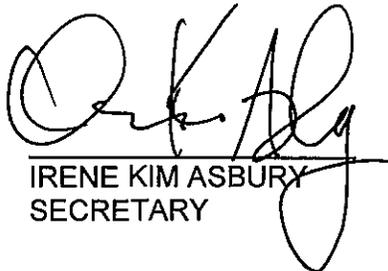


DIANNE SOLOMON
COMMISSIONER



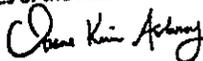
UPENDRA J. CHIVUKULA
COMMISSIONER

ATTEST:



IRENE KIM ASBURY
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 \$500,000 – 90 COLUMBUS URBAN RENEWAL LLC
DOCKET NO. QO16101043

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

I, **Maura Watkins**, Quality Assurance Manager for NJCEP Program Administrator, Applied Energy Group, Inc., here by 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 TRC 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 Custom Program, Pay for Performance and Large Energy Users Program, I also certify that I was able to locate and review 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: 10-27-2016

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Application No.: 32951

Applicant: 90 Columbus Urban Renewal, LLC (James Ronga)

Payee: 90 Columbus Urban Renewal, LLC

Committed Amount: \$741,503.75

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

I Carl Teter 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: _____ Date: 11-01-16
Carl P. Teter, P.E., LEED AP, Associate Vice President
App# 32951

1. Application Number: 32951
2. Program Name: 90 Columbus Urban Renewal, LLC
3. Customer Contact (name, company, address, phone #):

James Ronga, Principal
90 Columbus Urban Renewal LLC c/o Ironstate Development
50 Washington Street, Hoboken, NJ 07030
201-963-5200

4. Project Name and Address:

90 Columbus Urban Renewal LLC
90 Christopher Columbus Dr, Jersey City, NJ 07302

5. Rebate amount:
Incentive #1: \$50,000.00
Incentive #2: \$512,225.00
Incentive #3: \$179,278.75
Total: \$741,503.75

6. Brief description of facility/site: **The project includes 539 apartments occupying 512,225 square feet (SF) plus associated amenities and support spaces in 50 stories of Construction. 90 Columbus is part of a multi-building development at the entrance of the Grove Street PATH station, which includes 70 Columbus, a residential tower, and 80 Columbus, a Marriott Residence Inn, both previously approved for incentives under the P4P New Construction Program. From developer website: "Once thought of simply as a value alternative to Manhattan, Jersey City has successfully transitioned into one of the country's hottest real estate destinations. Enjoying a similar trajectory as Brooklyn, Jersey City is flourishing with new restaurants, cafes, coffee houses and cultural attractions which have attracted an influx of entrepreneurs and artists who want to live, work, and play in a vibrant metropolitan area with convenient access to Manhattan."**

7. Project Cost:

- 1) Total: \$12,635,108.00
- 2) Incremental Cost: \$1,049,585.00

8. Brief description of measures, savings, and cost savings:

Energy Efficiency Measure	Brief Description of Measure	Annual Energy Savings (MMBtu) (kWh)		Most Affected Fuel	Demand Savings (kW)	Annual Water/Sewer Savings (1000 gals)	Annual O&M Savings (\$)	Annual Cost Savings (\$)	Lifetime (years)	Payback* (years)	IRR*	Lifecycle Savings	Weighted Lifetime	
1	Unitary HVAC/Split Systems	Upgrade HVAC system from ASHRAE Baseline Systems to PTHP units in Apartment Spaces, a DX Split System in Main Lobby, Ductless Split Systems in Rooftop Mechanical Spaces and Rooftop Units serving Corridors and Amenity Spaces	-418	266,607	Elec	447.90	0	\$0.00	\$36,580.68	15	4.8	19.6%	\$262,911	\$548,710
2	Dual Enthalpy Economizer	Upgrade RTU controls to allow for economizer operation	0	703	Elec	1.18	0	\$0.00	\$112.13	15	10.7	4.6%	\$139	\$1,682
3	Water Heater (Gas) - > 50 Gals.	Upgrade domestic hot water heaters to high efficiency models	886	-51,346	Gas	-5.74	0	\$0.00	\$2,616.01	10	13.1	-4.6%	-\$11,951	\$26,160
4	Custom Gas	Implement low flow kitchen faucets, lavatory faucets and shower heads	685	12,866	Gas	1.44	4,172	\$0.00	\$10,225.86	18	5.1	18.7%	\$88,390	\$184,066
5	Custom Electric	Reduce size of domestic hot water booster pump in response to reduced demand	0	2,901	Elec	0.26	0	\$0.00	\$452.62	18	0.0	∞	\$6,225	\$8,147
6	Insulation - Walls, Kneewalls, Rim Band/Joists	Improve U-Factor	35	117,580	Elec	0.00	0	\$0.00	\$18,767.31	30	3.0	33.6%	\$312,048	\$563,019
7	Windows and Glass Doors	Improve U-Factor and SHGC	9	156,236	Elec	0.00	0	\$0.00	\$24,485.66	30	15.9	4.7%	\$91,550	\$734,570
8	Other Lighting	Reduce lighting power densities in apartment units from 1.1 W/SF to 0.83 W/SF	0	85,460	Elec	8.04	0	\$0.00	\$13,331.70	20	7.5	11.9%	\$98,342	\$266,634
9	Other Lighting	Reduce exterior lighting power density	0	4,103	Elec	0.39	0	\$0.00	\$640.07	20	23.4	-1.5%	-\$5,477	\$12,801
10	Custom Electric	Upgrade standard refrigerator and dishwashers to ENERGY STAR models	0	80,527	Elec	0.00	0	\$0.00	\$12,562.24	13	5.1	17.1%	\$69,699	\$163,309
TOTALS:			1,198	675,638		453.46	4,172	\$0.00	\$119,774.28		9	9.3%	\$911,874	21

***Above payback and IRR are calculated without the program incentive. Once the program incentive is included the IRR is 38.7% and payback is 3 years.**