



Agenda Date: 1/17/19
Agenda Item: 8E

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)
AUTHORIZATION OF COMMERCIAL AND)
INDUSTRIAL PROGRAM ENERGY EFFICIENCY)
INCENTIVES EXCEEDING \$500,000 – GOLDMAN)
SACHS)
ORDER
DOCKET NO. QO18121303

Parties of Record:

Jacob Moon, Engineering Manager, Goldman Sachs (Jones Lang LaSalle)
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. Incentives are also available for projects involving Distributed Energy Resources. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. 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 & Budgets – Revised Rebate Approval Process, BPU Docket No. EO07030203 (May 3, 2013).

The Large Energy Users Program ("LEUP") fosters self-investment in EE and combined heat and power projects for New Jersey's largest C&I customers. Incentives are awarded to customers that satisfy the program's eligibility and program requirements for investing in self-directed energy projects that are customized to meet the requirements of the customers' existing facilities, while advancing the State's energy efficiency, conservation, and greenhouse gas reduction goals. To qualify under the LEUP guidelines in effect at the time of the application, eligible entities must have contributed a minimum of \$300,000 into the NJCEP fund in the fiscal year prior to the application date.

By this Order, the Board considers the application of the Goldman Sachs Group, Inc. submitted on June 19, 2018 under the Fiscal Year 2018 ("FY18") LEUP pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for Fiscal Year 2018, dated June 28, 2017. The

project is located at 30 Hudson Street, Jersey City, New Jersey. The applicant requests a total financial incentive of \$1,181,956.07 for a project that will cost \$1,812,673.00.

This application covers three distinct upgrades. First, fourteen existing computer room air handler chilled water units will have new sheaves and belts installed to permanently reduce flow to match actual loading in the data center. Sheave replacements allow the units to run at reduced airflow, which produces significant fan consumption energy savings. Second, three existing chillers that currently operate with constant speed compressors will be retrofitted with variable frequency drives. The controls sequencing will be modified to provide equal runtime to all chillers and to align with actual chilled water load of the building throughout the year. Finally, approximately 90% of the owner-occupied areas of the high rise building will be outfitted with LEDs. Existing lighting controls, which are a combination of timeclock and daylighting, are expected to remain in place to control the new LED lamps.

Currently, the Goldman Sachs building at 30 Hudson Street uses 38,210,255 kWh of electricity annually, including 8,140 kW during periods of peak demand. This project is anticipated to save 3,602,806 kWh of electricity and reduce peak demand by 411 kW per year. The proposed project will have an estimated annual energy cost savings of \$384,419.00. The payback period without incentives is 4.72 years; when factoring in the incentives, the payback period is reduced to 1.16 years. Implementation of these measures will also assist in compliance with L. 2018, c. 17, (C.48:3-87.10), which requires the owner or operator of commercial buildings over 25,000 square feet to benchmark the building's energy and water use. The required inspection of sites that receive funding through the LEUP following the installation of energy efficient measures will not only help to ensure adherence with agreed-upon performance and energy savings baselines, but will also allow for a more defined pathway for commercial building owners to report their energy usage.

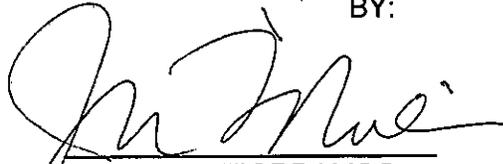
TRC Environmental Corporation, the Program Manager engaged by the Board to manage the NJCEP LEUP program, attested to the accuracy of certain information regarding the project and that the project application adheres to the current terms and conditions of the program. Further, TRC, in its role as the NJCEP Program Administrator, submitted its certification that the incentives were calculated in accordance with the program's policies and procedures, the listed amounts are the true and accurate estimated incentives for which the applicant is eligible, and the 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. Based on these certifications and the information provided by the Program Manager and Program Administrator, Board Staff recommends approval of the above-referenced application.

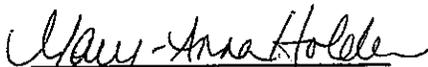
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$1,181,956.07 for the Goldman Sachs Group, Inc. and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

The effective date of this Order is January 27, 2019.

DATED: 1/17/19

BOARD OF PUBLIC UTILITIES
BY:

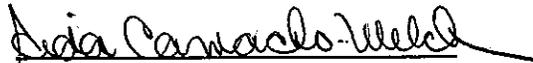

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ATTEST: 
AIDA CAMACHO-WELCH
SECRETARY

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 – GOLDMAN SACHS

DOCKET NO. QO18121303

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The undersigned preparer attests that, to the best of their knowledge and belief, the above information is accurate and the subject project application adheres to the current terms and conditions of the Large Energy Users program.



Signature of Preparer

11/28/18
Date

Brian De Luca
Name of Preparer

51777
App#51777

1. Application Number: **51777 Goldman Sachs**
2. Application Received Date and Fiscal Year: **FY18 Large Energy Users Program**
3. Compliance Filing: **FY18 Compliance Filing dated June 28,2017**
4. Customer Contact (name, company, address, phone #):

**Jacob Moon
Engineering Manager
Goldman Sachs (Jones Lang LaSalle)
200 West Street
6th Floor
New York, NY 10282
(212) 357-6223**

5. Project Name and Address:
**30 Hudson Lighting Retrofits, Add VFDs to Chillers, Sheave Replacement of PWD CRAHs
30 Hudson Street
Jersey City, NJ 07302**

6. Rebate amount: **\$1,181,956.07**

7. Brief description of measures:

Lighting Retrofit: Retrofit of approximately 90% of the owner-occupied areas of the high rise building. Existing offices, conference rooms, common spaces and exterior are lit almost exclusively with fluorescent lamps. The existing fixtures and lamps will be replaced with LEDs. Existing lighting controls, which are a combination of timeclock and daylighting, are expected to remain in place to control the new LED lamps.

Add VFDs to Chillers: Three existing chillers that currently operate with constant speed compressors will be retrofitted with variable frequency drives. Each existing chiller is 1,250 tons. The controls sequencing will be modified to provide equal runtime to all chillers and to align with actual chilled water load of the building throughout the year.

Sheave Replacement of PWD CRAHs: (14) existing computer room air handler chilled water units will have new sheaves and belts installed to permanently reduce flow to match actual loading in the data center. Sheave replacements allow the units to run at reduced airflow, which produces significant fan consumption energy savings.

8. Annual Estimated Energy Savings:
**3,602,806 kWh
411 kW peak demand
0 therms**

9. Annual Estimated Energy Cost Savings: **\$384,419.00**
10. Project cost: **\$1,812,673.00**
11. Operational and Maintenance Savings: **\$0.00**
12. Simple Payback Period: **4.72 years without incentive; 1.16 years with incentive**

**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: 12-06-2018

Maura Watkins

Quality Control – TRC Solutions

Application No.: 51777

Applicant: The Goldman Sachs Group, Inc.

Payee: The Goldman Sachs Group, Inc.

Committed Amount: \$1,181,956.07