



Agenda Date: 10/16/13
Agenda Item: 8B

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 CLEAN ENERGY PROGRAM)
AUTHORIZATION OF COMMERCIAL AND) ORDER
INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY)
INCENTIVES EXCEEDING \$500,000 – CRESTBURY)
ESTATES URBAN RENEWAL, LLC) DOCKET NO. QO13090860

Parties of Record:

Yonah Kohn, Managing Director, Crestbury Estates Urban Renewal, 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, Combined Heat and Power Fuel Cells, 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 (HVAC), water heating and other measures in new or existing buildings.

Crestbury Estates Urban Renewal, LLC, in Brick, NJ, has submitted an application for a total financial incentive in the amount of \$580,856.30 under the 2013 Pay for Performance – Existing Buildings program, for a multi-family building project located at Crestbury Estates, 2553 South 8th Street, Camden, NJ 08104. The estimated first incentive, for the energy reduction plan (ERP), is \$29,426.30. The estimated second incentive, for completed performance-based installation of recommended energy efficiency measures, including lighting upgrades, boiler replacement, low flow water fixtures, window replacement, installation of HVAC controls, caulking and weather-stripping of openings and doors, and attic insulation, is \$275,715. The estimated third incentive, for the post construction benchmarking report, is based on the one-year true up of the ERP, is \$275,715. This project has an estimated 43.5% total energy savings, which translates into an estimated annual energy savings of 297,436 kWh of electricity, 190 kW in electric demand, and 194,398 therms of natural gas. With an estimated total

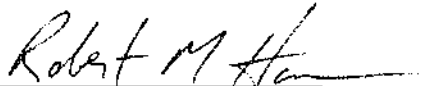
installation cost of \$1,474,150, this application will have an estimated annual energy cost savings of \$215,610, resulting in a payback period of 6.84 years and an internal rate of return of 12.9%.

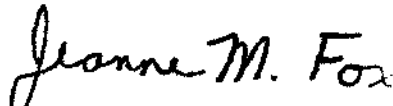
TRC Energy Services, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program (NJCEP) C&I energy efficiency programs, has submitted certification that the incentive for which TRC now seeks approval to commit has been calculated in accordance with the program policies and 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, Staff recommends that the Board approve the above-referenced application.

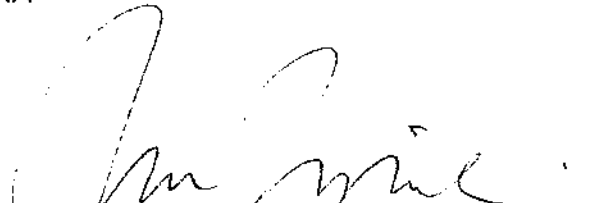
The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$580,856.30 for Crestbury Estates Urban Renewal, LLC, and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

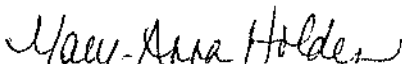
DATED: 10/16/13

BOARD OF PUBLIC UTILITIES
BY:


ROBERT M. HANNA
PRESIDENT


JEANNE M. FOX
COMMISSIONER

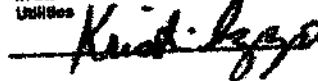

JOSEPH L. FIORDALISO
COMMISSIONER


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 CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL
AND INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING
\$500,000 – CRESTBURY ESTATES URBAN RENEWAL, LLC
DOCKET NO. QO13090860

SERVICE LIST

<p>Brian DeLuca TRC Solutions Program Manager 900 Route 9 North, Suite 104 Woodbridge, NJ 07095</p>	<p>Kristi Izzo, Secretary Board of Public Utilities 44 South Clinton Avenue, 9th Floor Post Office Box 350 Trenton, NJ 08625-0350</p>
<p>Carl Teter TRC Solutions Associate Vice President 900 Route 9 North, Suite 104 Woodbridge, NJ 07095</p>	<p>Rachel Boylan, Esq. Counsel's Office Board of Public Utilities 44 South Clinton Avenue, 9th Floor Post Office Box 350 Trenton, NJ 08625-0350</p>
<p>Valentina Rozanova TRC Solutions Program Manager 900 Route 9 North, Suite 104 Woodbridge, NJ 07095</p>	<p>Elizabeth M. Teng Office of Clean Energy Board of Public Utilities 44 South Clinton Avenue, 9th Floor Post Office Box 350 Trenton, NJ 08625-0350</p>
<p>Michael Ambrosio Applied Energy Group, Inc. 317 George Street Suite 305 New Brunswick, NJ 08901</p>	<p>Sherri Jones Office of Clean Energy Board of Public Utilities 44 South Clinton Avenue, 9th Floor Post Office Box 350 Trenton, NJ 08625-0350</p>
<p>James Nappi Applied Energy Group, Inc. 317 George Street Suite 305 New Brunswick, NJ 08901</p>	<p>Allison E. Mitchell Office of Clean Energy Board of Public Utilities 44 South Clinton Avenue, 9th Floor Post Office Box 350 Trenton, NJ 08625-0350</p>
<p>Caroline Vachier, Esq. Deputy Director General Division of Law Dept. of Law & Public Safety 124 Halsey Street Post Office Box 45029 Newark, NJ 07102-45029</p>	<p>Yonah Kuhn Managing Director Crestbury Estates Urban Renewal, LLC 575 Route 70 2nd Floor Brick, NJ 08723</p>
<p>Veronica Beke, Esq. Deputy Attorney General Division of Law Dept. of Law & Public Safety 124 Halsey Street Post Office Box 45029 Newark, NJ 07102-45029</p>	

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

Diane M. Zukas

I ~~certify~~ 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
Diane M. Zukas, Vice President
App# 20371

Date: 02/11/13

1. Application Number: **20371**
2. Program Name: **Pay for Performance – Existing Buildings**
3. Customer Contact (name, company, address, phone #):
Yonah Kohn, Managing Director
Crestbury Estates Urban Renewal, LLC
575 Route 70, 2nd Floor, Brick, NJ 08723
4. Project Name and Address:
Crestbury Estates
2553 South 8th Street, Camden, NJ 08104
5. Rebate amount:
Incentive #1: \$ 29,426.30
Incentive #2: \$ 275,715.00
Incentive #3: \$ 275,715.00
Total: \$ 580,856.30

6. Brief description of measures

	Measure Name	Measure Category	Measure Details	Fuel Affected	Quantity
1	Lighting Upgrades	Other Lighting	Replace incandescent lighting with GU-24 ENERGY STAR CFLs	Electric	1724
2	Boiler replacement	Hot Water Boiler (Gas)	Replace boilers with high efficiency condensing boilers rated at 90% CE or higher	Natural Gas	25
3	DHW Conservation	Custom Gas	Replace shower heads and sink aerator with low water consumption fixtures	Natural Gas	Refer to Schedule
4	Double Pane Windows	Custom Gas	Replace single pane windows w/metal frame with double pane w/vinyl frame windows	Natural Gas	2104
5	HVAC Controls	Custom Gas	Install HVAC controls to control room temp in select apartments and use average temp to control hot water supply temperature	Natural Gas	All
6	Air Seals	Custom Gas	Caulk/seal all openings and weather strip doors	Natural Gas	All
7	Attic Insulation	Custom Gas	Add 12-inches (R-43) of insulation in attic	Natural Gas	All

7. Annual Estimated Energy Savings: **See below**
8. Annual Estimate Energy Cost Savings: **See below**

Measure Name	Installed Cost (incl. design)		Annual Energy Savings			Demand Savings		Annual O&M Savings		Annual Cost Savings		Measure Life		Simple Payback		Life Cycle Savings		IRR
	\$		kWh	Gas MMBtu	kW	\$	\$	years	years	\$	\$	years	years	\$	%			
1	Lighting Upgrades	\$85,000	183,601.0	-419.4	99.0	\$0	\$27,704	15	3.07	\$245,729	32.1%							
2	Boiler replacement	\$685,750	-20,556.0	4,961.8	0.0	\$0	\$30,433	18	22.53	-\$267,189	-2.3%							
3	DHW Conservation	\$65,000	3,224.0	4,297.8	0.0	\$0	\$34,780	18	1.87	\$413,347	53.5%							
4	Double Pane Windows	\$300,000	53,531.0	4,621.4	12.0	\$0	\$45,908	18	6.53	\$331,396	13.8%							
5	HVAC Controls	\$165,000	31,591.0	4,072.0	12.0	\$0	\$44,557	18	3.70	\$447,815	26.6%							
6	Air Seals	\$15,000	668.0	387.4	1.0	\$0	\$3,175	18	4.72	\$28,667	20.4%							
7	Attic Insulation	\$78,400	45,377.0	2,418.8	66.0	\$0	\$29,053	18	2.70	\$321,181	36.9%							
<p><i>CM Fees</i> \$40,000 <i>Overall project management, all fees associated with specific measures should be noted above.</i></p> <p><i>Partner Fees</i> \$40,000 <i>Per Partner Contract</i></p>																		
		\$1,474,150.00	297,436.0	19,439.8	190.0	\$0	\$215,610		6.84	\$1,440,946	12.9%							

**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: 09-11-2013

Maura Watkins

Quality Assurance Manager - Applied Energy Group, Inc.

Ref:	20371
App #	_____
Applicant	Crestbury Estates Urban Renewal, LLC
Payee	Crestbury Estates Urban Renewal, LLC

Committed Amount: \$580,856.30