

The State Facilities Initiative

As part of the New Jersey Board of Public Utilities (“NJBP”) Clean Energy Program (“CEP”), the State Facilities Initiative (“SFI”) identifies and implements energy efficiency projects in State-owned facilities or State-sponsored projects with the objective of producing energy and cost-savings. Each year a Designated Projects List (“DPL”) is funded by NJBP and the list is created in conjunction with the New Jersey Treasury Division of Property Management and Construction (“DPMC”). The majority of projects on the DPL are managed from start to finish by DPMC who acts on behalf of state agencies to manage construction projects. NJBP works in conjunction with DPMC and requires energy savings to be tracked on projects that were initiated after the energy transition.

The following is a summary of projects that are actively working through the project life cycle as of February 3, 2024.

Pabil Bug Lab

The New Jersey Department of Agriculture's 21,000 square-foot state-of-the-art beneficial insect rearing laboratory was constructed in 1985. Designed for biological pest control the facility allows state entomologists to develop insect rearing techniques and mass produce beneficial insects to be used to help reduce insect and weed populations below economic levels. The laboratory's 11,000 square-foot center section features 30 environmentally controlled insect rearing rooms with the ability to regulate temperature, humidity, and photo period to simulate any season or time of day. Most of the rooms are used for development and implementation of biological control programs.

Over time, the HVAC systems have experienced degradation and the lab rearing rooms are being impacted as the temperature is not consistent. As part of the SFI, the Pabil Bug Lab is being upgraded to more energy efficiency equipment which will allow for the use of the rearing rooms which are currently limited due to not being able to control the environment. Thus allowing for sustainable agriculture efforts to increase. The objective of this project is to replace and increase the energy efficiency of the HVAC systems located mostly in the rooftop mechanical penthouse and associated piping, ductwork and environmental controls that impact the central core laboratory space, offices and portions of additional laboratory space in the building. Various spaces will require renovation due to water damage.

Project Status: In Design Development

The Ashby Building

New Jersey's Department of Community Affairs's (“NJCA”) "Ashby Building" was named after William M. Ashby; a fighter for civil rights for more than nine decades and New Jersey's first African American social worker. The William Ashby Building located at 101 South Broad Street, Trenton, NJ is an 8-story, 190,230 square foot building in 1984. It has a small mechanical penthouse on the roof and is considered a high-rise structure. The building houses the NJCA. The spaces include enclosed and large open offices, archived rooms, break rooms, conference

rooms, electrical and mechanical rooms, training rooms, lobbies, corridors, restrooms, kitchen and café, and storage spaces.

Due to age, the buildings air handling units (AHUs) and the building control system were requested to be upgraded. The SFI is supporting the upgrades.

Project status: In Schematic Design

Ancora Psychiatric Hospital

The Ancora Psychiatric Hospital was constructed in the early 1950's and occupies a 640-acre site that includes 65 buildings. The facility provides residential treatment for approximately 300 persons with mental illness and operated 24 hours a day, 7 days a week.

Through the SFI, NJBPU will fund a project to upgrade three boilers in the Boiler House and upgrade domestic hot water systems to fourteen buildings at the Ancora Psychiatric Hospital.

Project status: Design Development

Greenbrook Regional

The Green Brook Regional Center (GBRC) was originally constructed in 1964 and operated as a hospital. In 1981, the New Jersey Department of Human Service, Division of Developmental Disabilities, took over the building and currently operates the institution as a 24-hour care facility for the developmentally disabled.

The objective of this project is to replace chiller #2 and associated pumps and cooling tower at the GBRC.

Project status: Final Design

Greystone Psychiatric Hospital

Greystone Park Psychiatric Hospital is a 506-bed psychiatric hospital serving a designated New Jersey population. First opened in 1876, the modern facility opened in 2008.

Through the SFI, different energy conservation measures will be deployed at the facility to reduce energy use.

Project Status: In scope of work development

Trenton Psychiatric Hospital

Trenton Psychiatric Hospital (TPH) is a 400-bed psychiatric hospital serving a designated New Jersey population. Dorothea Lynde Dix, a pioneer in the care of the mentally ill, founded New Jersey State Hospital (TPH, today) in the 1840s.

The facility will undergo a comprehensive Energy Savings Improvement Program to upgrade many energy conservation measures. The SFI is supporting the \$30 million project with a \$2.6 million contribution towards energy conservation measures.

Project Status: On hold funding

Woodbine Developmental Center

Woodbine Developmental Center, a residential facility founded in 1921. WDC provides a wide range of habilitation, behavioral and medical services and supports to men with developmental disabilities. To provide for their well-being and continual development, the Center designs and implements a specialized service package to meet the particular needs of each client.

The SFI is supporting energy conservation measures within the facility.

Project Status: Design scope of work

Kohn Training Center

The Joseph Kohn Training Center (JKTC) offers people who are blind and visually impaired an opportunity to learn skills that enable INDEPENDENCE. Students gain skills to attend college, to seek employment or become independent homemakers. The JKTC is located in New Brunswick and opened in the fall of 1988.

The facility will upgrade its lighting to LEDs and its controls to be more energy efficient. The upgrades will help eliminate shadows which impact the visually impaired. Additionally, the project will investigate upgrading the chiller at the facility.

Project status: LED Design Support; Chiller investigation

Hagedorn

Senator Garret W. Hagedorn Psychiatric Hospital first opened in 1907 as the states Sanatorium for Tuberculosis Diseases, where patients benefited from good clean air and access to the outdoors. Today the Hagedorn Psychiatric Hospital facility is closed and decommissioned, but the campus is still utilized. There are both state buildings as well as public trails.

The SFI will fund the upgrading of outdoor lighting to LEDs for increased safety and efficiency.

Project status: construction

Northern Regional Medical Examiner

The Northern Regional Medical Examiner office operates 24 hours a day, 365 days per year. The Medical Investigator works with police in analyzing the death scene and obtains pertinent medical records. The facts may allow the Medical Examiner to close the case and refer it to the family physician to sign the death certificate. The circumstances may require that the body be moved to allow a more detailed examination (viewing) or may involve a complete autopsy.

The SFI is upgrading the lighting in the facility.

Project Status: In planning

National Guard Go Green Project!

Dating back to 1668, New Jersey has had a militia which has turned into the present-day National Guard. Units in the New Jersey Army National Guard train for their domestic and wartime missions at 31 armories and installations across the state. Working with the NJBPU the Department of Military and Veterans Affairs is launching a “Go Green!” initiative through the SFI to upgrade our state armories for energy efficiency and resiliency.

Projects Status

1. Woodstown Readiness Center HVAC system design/build- construction in progress
2. Woodstown Readiness Center roof replacement project has been submitted to NGB for planning review. The D/B/B project will move forward after approval.
3. The Flemington R.C. steep-roof replacement – construction in progress
4. The West Orange R.C. drill hall replacement - construction in progress

New Jersey State Correctional Facility

The oldest prison in New Jersey and the oldest continuously operating prison in America, New Jersey State Prison is a men’s correctional facility. Originally built in 1798 as the third prison in America, it was expanded in 1832 and 1982.

A joint project between the Capital Commission and the SFI, an upgraded utility tunnel and feeder line project will allow for better control of the utilities as well as enable future energy efficiency projects.

Status: Construction

Jackson Regional School

The Jackson Regional Day School was constructed in 1982. The building has a classroom wing and an administrative wing, connected together by a centrally located corridor link. The school provides instruction for 11 months of the year for approximately 80 special needs students from ages 5 to 21. There is an extended school year program in July. The school is normally closed in August. The objective of this project is to upgrade all the existing HVAC equipment at the Jackson Regional Day School in Jackson Township New Jersey. Remove and replace sixteen (16) heat pump units located in various areas of the school.

Project Status: Construction complete 2024; Contractor Closeout

Katzenbach School for the Deaf

The Marie Katzenbach School for the Deaf (MKSD) was established in 1883 and is the largest school for the deaf in the State of New Jersey. It meets the needs of over 100 deaf students and is

the only residential school for the deaf in the State. The 118-acre campus contains 34 buildings that are used as utility, storage, administrative, health, educational, and dormitory facilities.

The objective of this project is to replace the gymnasium heat and exhaust units with energy efficient equipment in the Academic High School. A further objective is to add reheat coils to VAV boxes in the Vocational High School.

Project Status: Project final design

JJC Johnstone Campus

The Juvenile Medium Security Facility (JMSF) opened in 1964 as a satellite to the Johnstone Training Center Campus and is located on Burlington Street in Bordentown Township, NJ. The 100-acre site consists of two buildings. The first building is a single large, variegated main building with various housing, recreation, and administration facilities radiating from the Central Control area located at the core of the Facility. Since 1982, this building has operated independently as a medium security institution for juvenile offenders ranging from 13 to 18 years old. The building, which is in good physical condition, houses a rated capacity of 127 male residents. Total capacity has exceeded this number at times due to partial double-celling. To relieve this overcrowding, the second building, a new 144-bed facility, was constructed on the site adjacent to the existing JMSF building.

The objective of this SFI project is to replace five (5) air handlers and associated condensing units and integrate the new equipment into the existing Building Management System at the Main Building at the JMSF.

Project Status: Final Design; In DCA Permit review

Department of Labor and Workforce Development Headquarters

Department of Labor and Industry Building is a 14-story, 470,800 square foot high-rise building in Trenton, New Jersey. Originally built in 1963, the building had a renovation completed in 1990. Spaces include reception areas, enclosed and large open offices, archived rooms, break rooms, conference rooms, electrical and mechanical rooms, training rooms, auditorium, mail room, print shop, lobbies, corridors, data center, libraries, restrooms, kitchen and café, and storage spaces.

Through the Clean Energy Program Local Government Energy Audit, it was found that the Labor and Industry Building is conditioned by single and multi-zone buildup AHUs located in various spaces. Most of the units are original to the building and are in poor condition. Additionally, the associated valves and controls, hot water and chilled water piping, and other supply piping were observed to be in poor condition.

The SFI is providing supplemental funding to a DPMC project to replace the AHUs.

Project Status: Project final design

NJ Transit Hilton Garage

Bus Garage Modernization Program (Program). NJ TRANSIT's primary goal is to completely renovate and transform its existing bus garage to handle future zero emissions vehicles. The proposed upgrades involve the transition of the garage infrastructure to support electric buses and other zero emissions technologies. The project will upgrade utility service (both sides of the meter) and facility upgrades for an early Construction of eight (8) electric buses at the Hilton Bus Garage.

NJ Transit discovered issues during construction and has put this project on hold. The current plan is to tear down part of the facility and construct a new bus area.

Project status: on hold per NJ Transit

New Jersey Department of Environmental Protection (NJDEP) HQ

The Richard Sullivan building, a 7-floor office building in downtown Trenton, serves as the NJDEP headquarters.

One of the original State Facilities designated projects, the project will install controls in the building. The contractor is working one floor at a time to be able to install the controls while still maintaining an operational building.

Project Status: In construction

New Jersey State Parks

The NJDEP, Division of State Parks has been utilizing the Clean Energy Program Local Government Audit program. Recognizing the importance of public spaces, the SFI has partnered with the State Parks to implement recommendations from the audits and begin the process of upgrading park facilities.

Progress:

Island Beach State Park- upgrade park facilities HVAC and lighting complete

OIT Hub

The Office of Information Technology (OIT) facility known as the Enterprise Data Center (formerly known as the HUB) is located on the campus of the New Jersey State Police Division Headquarters in West Trenton, NJ. The building was constructed in 1986 to house the State's computer operations. The facility now serves as the State's primary data center and supports the operation of distributed server applications for the State of New Jersey.

The objective of this project is to install smart lighting within the raised floor space, warehouse and exterior wall packs at the Enterprise Data Center.

Project status: coordinating with the larger OIT construction project to overall the data center. In design and permit review

State Museum

The New Jersey State Museum was the first state museum in the country to be established with a specific focus on educating the public and is one of the oldest state museums in the nation.

In 1964, the museum moved from the State House Annex into facilities created specifically for it within the newly created Capitol Cultural Complex. The museum's main building consists of four floors of exhibition, program, laboratory, and research space, a planetarium, and a museum gift shop. An adjacent building contains an auditorium, as well as additional gallery spaces.

The SFI upgraded the museum lighting controls and lights to provide greater energy efficiency and preservation of museum pieces.

Project Status: Construction complete 2024.

Department of State Building

Located at 225 West State St, the 6-story office building is home to the Department of State and also houses the State Archives. During the recent State House construction project, the building was utilized by the Governor as the executive office space.

The SFI is upgrading the building management system to better control the facility and its energy use.

Project Status: Scope of work development

Treasury DPMC Project Life Cycle

Rev. 6/15/12



Bureau of Design and Construction

Project Status Codes Through the Project Life Cycle

