

Agenda Date: 8/21/13 Agenda Item: 8D

CLEAN ENERGY

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/

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES)	ORDER
EXCEEDING \$500,000)	DOCKET NOS.
CELGENE CORPORATION)	EO13070677V
PORT IMPERIAL SOUTH 13, LLC)	EO13070678V

Parties of Record:

Joseph Osmulski, Lead Specialist, Celgene Corporation

Andrew Marshall, Executive Vice President, Port Imperial South 13, 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 (CHP)/Fuel Cells, Large Energy Users Program, and the SBC 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, HVAC, water heating and other measures in new or existing buildings.

Celgene Corporation, in Summit, NJ, has submitted an application for a total financial incentive in the amount of \$834,568 under the 2011 Pay for Performance – Existing Buildings Program, for a project located at 86 Morris Avenue, Summit, NJ 07901. The estimated first incentive, for the energy reduction plan (ERP), is \$36,086. The estimated second incentive, for completed performance-based installation of recommended energy efficiency measures, including steam boiler replacement and optimization, building management system upgrades, lighting upgrades, motor replacement, and chilled water system optimization, is \$399,241. The estimated third incentive, for the post construction benchmarking report, which is based on the one-year true up of the ERP, is \$399,241. This project has an estimated 16.6% total energy savings, which

translates into an estimated annual energy savings of 1,671,593 kWh of electricity, resulting in an estimated annual electric demand reduction of 17 kW. The application will also save an estimated 232,082 therms annually. With an estimated first project installation cost of \$2,316,577, this application will have an estimated annual energy cost savings of \$454,952.00, resulting in an internal rate of return of 19%.

Port Imperial South 13 LLC, in Short Hills, NJ, has submitted an application for a total financial incentive in the amount of \$516,415.10 under the 2012 Pay for Performance - New Construction Program, for a high-rise multifamily project located at 1300 Avenue at Port Imperial, Weehawken, NJ 07086. The estimated first estimated incentive, for the proposed energy reduction plan (ERP), is \$33,317. The estimated second incentive, for the as-built reduction plan, including improved roof insulation; improved exterior wall insulation; improved glazing in windows and glass doors; optimized interior lighting; reduced plug loads through ENERGYSTAR appliances; installation of high efficiency residential packaged terminal air conditioner units; installation of high efficiency air to air heat pumps; installation of an efficient boiler; installation of high efficiency domestic water heaters; low flow fixtures in kitchens and toilets; high efficiency unitary HVAC/split systems; installation of unitary HVAC/split systems in the pool unit, pool heating, and heat recovery; efficient exterior lighting; and installation of garage carbon monoxide sensors for exhaust fans, is \$333,171.00. The estimated third incentive for the commissioning report is \$149,927.00. This application has an estimated 18% 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 338,912 kWh of electricity annually, and will result in an estimated demand reduction of 380 kW annually. The application will also save an estimated 63,270 therms annually. Overall, this application will have an estimated annual energy cost savings of \$148,568.00. (Energy savings and cost savings are measured from a code-compliant building ASHRAE 90.1-2007 baseline). This project has an estimated incremental cost of \$769,515.87.

TRC, the Market Manager engaged by the Board to manage the New Jersey Clean Energy Program (NJCEP) C&I energy efficiency programs, has submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which the applicants are eligible. Further, Applied Energy Group, in its role as the NJCEP Program Coordinator, has reviewed the applications and submitted certifications that the incentives for which TRC now seeks approval to commit have been calculated in accordance with the program policies and procedures, and that the listed amounts are the true and accurate estimated incentives for which the applicants are eligible. Based on the above, the Staff recommends that the Board approve the above-referenced applications.

The Board <u>HEREBY ORDERS</u> the approval of the aforementioned applications for the total estimated incentive amounts of \$834,568 for Ceigene Corporation and \$516,415.10 for Port Imperial South 13 LLC, and <u>AUTHORIZES</u> issuance of standard commitment letters to the applicants identified above, setting forth the terms and conditions of these commitments.

DATED: 8/21/13

BOARD OF PUBLIC UTILITIES BY:

ROBERT HANNA

PRESIDENT

EANNE M. FOX OMMISSIONER

a Holder

COMMISSIONER

JOSEPH L. FIORDALISO COMMISSIONER

DIANNÉ SOLOMON COMMISSIONER

ATTEST:

KRISTI IZZO SECRETARY

I MEREBY CERTIFY that the within document is a true copy of the original in the files of the Board of Public

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL (C&I) PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 - CELGENE CORPORATION & PORT IMPERIAL SOUTH 13, LLC

DOCKET NOS. E013070677V & E013070678V

SERVICE LIST

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P.O. Box 45029
Newark, NJ 07102

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Joseph Osmulski Lead Specialist Celgene Corporation 86 Morris Avenue Summit, NJ 07901

Andrew Marshall
Executive Vice President of
Development
Port Imperial South 13, LLC
233 Canoe Brook Road
Short Hills, NJ 07078

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

	a Watkins		rtify that in its	role as Program
Coordinator, A	oplied Energy (Group, Inc. has r	eviewed the	referenced
below, as requi	red by the polic he standardize	cies and proced	lures applica	ble to each
seeks approval	to commit hav	d equipment inc	tentives for v	vnich IRC now dance with those
policies and pro	ocedures, and	that the amoun	t shown belo	w is the true and
accurate estim	ated incentive	for which the ap	oplicant(s) is(are) eligible.
For incentives h	ared on unique		etimostados.	
including the C	ustom Program	ely calculated e , Pay for Perforn	isiimatea en nance. Comi	ərgy savıngs, bined Heat &
Power and Larg	je Energy Users	Program, Applie	ed Energy Gr	oup certifies
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Quality Assur	ance Manage	r - Applied Energ	av Group. Ind	5 .
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Ref:				
App #	14029			
Applicant	Celgene Corpo	oration	PA	
Payee	Celgene Corpo	oration		
,				7-1

Committed Amount: \$834,568.10

Market Manager Certification (New Incentive Commitments > \$300,000)

I <u>Carl Teter</u> 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: July

Date: 7-25-/3

Carl P. Teter, P.E., LEED AP, Associate Vice President

App# 14029

1. Application Number: 14029

2. Program Name: Pay for Performance-Existing Buildings

Customer Contact (name, company, address, phone #):
 Joseph Osmulski, Lead Specialist
 Celgene Corp.
 86 Morris Avenue, Summit NJ 07901
 908-673-9074

Project Name and Address:
 Celgene Corp.
 86 Morris Ave, Summit, NJ 07901

5. Rebate amount:

Incentive #1: \$36,086.10 Incentive #2: \$399,241.00 Incentive #3: \$399,241.00 Total: \$834,568.10

6. Brief description of measures

	Mersure Name	s e : Measure Details (Describe ; Equipment/Controls to-be Installed)	se Fuel Affecteds	Öğantity
1	Steam (gas) Boiler Replacement-Optimization	Replace one existing boiler with 12000 MBH gas fired steam boiler rated at 83% combustion efficiency and add economizer. One additional existing boiler to remain but upgrade with burner controls.	Natural Gas	1
2	DDC Controls	Upgrade BMS/DDC Controls, include DCV (demand control ventilation) where applicable, Enthalpy Economizer control and Supply Air Temperature Reset, Ventilation Unoccupied Shut-Off Control	Electric	
3	Lighting Upgrade	Replace Metal Halide Lowbay fixtures with 2x4-T8 fluorecsent	Electric	9
4	Premium Efficiency Motors – ODP 1800 RPM	Replace lower than NEMA efficient motors with NEMA Premium Efficient motors	Electric	19
5	Chilled Water System Optimization	Variable Primary Pumping, Condenser Water Reset.	Electric	

- 7. Annual Estimated Energy Savings: 1,671,593 kWh; 17 kW; 232,082 therms
- 8. Annual Estimate Energy Cost Savings: \$454,952.00

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

1, Maur	a Watkins	, hereby cer	tify that in it	s role as Program
Coordinator, A	pplied Energy G	roup, Inc. has re	eviewed the	referenced
below, as requi	red by the polic	ies and proced	ures applica	able to each
	he standardized			
seeks approval	to commit have	been calculate	ed in accor	dance with those
policies and pro	ocedures, and th	nat the amount	shown belo	w is the true and
accurate estim	ated incentive f	or which the ap	plicant(s) is	(are) eligible.
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	ustom Program,			
	ge Energy Users F			
locating docun	nentation suppo	rting the inputs	used to cal	culate the rebate
			ose inputs o	as required by the
program s poile	cies and proced	ures.		
Maur	a 4 Wat	kins		
Ву:			Date: _	07-25-2013
Maura Watk	ins			
Quality Assu	rance Manager	- Applied Energ	gy Group, In	c.
Ref:	16164			
App #	16164		-11.1	
Applicant	Port Imperial S	outh 13 LLC	·	
Payee	Port Imperial S	outh 13, LLC		· · · · · · · · · · · · · · · · · · ·

Committed Amount: \$516,415.10

Market Manager Certification (New Incentive Commitments > \$300,000)

I <u>Carl Teter</u> 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: Julius

Date: 7-25-/3

Carl P. Teter, P.E., LEED AP, Associate Vice President

App# 16164

1. Application Number: 16164

2. Program Name: Pay for Performance-New Construction

Customer Contact (name, company, address, phone #):
 Andrew Marshall EVP Development
 Port Imperial South 13, LLC (Roseland Property)
 233 Canoe Brook Road, Short Hills, NJ 07078
 973-218-2300

4. Project Name and Address:

Port Imperial South 13 Urban Renewal, L.L.C. "RiverParc" 1300 Avenue at Port Imperial, Weehawken, NJ 07086

5. Rebate amount:

Incentive #1: \$33,317.10 Incentive #2: \$333,171.00 Incentive #3: \$149,927.00 Total: \$516,415.10

6. Brief description of measures:

En	orgy Efficiency Measure	5 Brief Description of Measure	Capacity.	E (Capapity SUnits	Quantity	Efficiency
1	Insulation - Ceiling	Improved roof insulation	N/A³	N/A	7" (avg.)	R-35 ci. (avg.)
2	Insulation - Walls Kneewalls, Rifn Band/Joists	Improved exterior wall insulation	15).N/A	N/A	2" 1.5"	Ř ² 13 c.i. 1 R ² 9,3
3	Windows and Glass Doors	Improved glazing	N/A	N/A*	1448	u-value 0.42 SHGC 0.28;
4	Other Lighting	Optimized interior fighting	√J/A	\w .	Various	Generally CFL/LED
5	Custom Electric	Reduçed plug loads (ENERGY STAR ∖ appliances)	N/Å .	w×	840*	ENERGY STÄR
6	Unitary HVAC/Split Systems	High efficiency residential PTAC units	18,000 24,000 - 2,000 - 2,000	BTUH	280	12 SEER
7	Air to Air Heat Pump	High efficiency amenity split units	18,000 48,000 24,000 60,000 36,000	ВТОН	8 	15:5 SEER/8.3 HSPF 15.5 SHER/8.7 HSPF 16.SEER/8.5 HSPF 14:SEER/8.3 HSPF 16:SEER/8.2 HSPF
8	Hot Water Boiler (Gas)	Böller efficiency	40,000	ВТЛН	280	67% EF

9	Water/Heater (Gas) High efficiency/domestic 50 (Gals. water, heaters	40,000	BTUH	280	69%epp
10	Custom Gas Low flow fixtures in kitchens and toilets.	N/A	gpm/gpf	280 384 384 384	1% gpm 178 gpm 178 gpm 100 gpm 1 6/0 8 gpf
11	Umtary HVAC/Split : High efficiency-make-up: . Systems: units	380,000 - 434,000 - 568,000 - 83,000 - 240,000	втун:		1 k1 EER 11:3 EER 5 10:8 EER 41:0 EER/3:30 COP 11:0 EER
12	Unitary HVAC/Split Roof unit + pool heating + Systems - heat recovery.	208200 4 399000	BTÜH	35. F 18. 34. 2. 4	11.38 P.ER
13	Öther Lighting Exterior lighting	N/A	N/A	varlõus	, ŅĀ
14	Custom Electric Garage CO sensors	î îva	ŅĄ.	1	NA

- Annual Estimated Energy Savings (from ASHRAE 90.1-2007 baseline): 338,912 kWh; 380 kW; 63,720 therms
- 8. Annual Estimate Energy Cost Savings: \$148,568.00