

The State Facilities Initiative

As part of the New Jersey Board of Public Utilities (NJBP) Clean Energy Program (CEP), the State Facilities Initiative (SFI), which identifies and implements energy efficiency projects in state-owned facilities or state-sponsored projects. The goal is to achieve both energy and cost savings.

Each year, NJBP funds a Designated Projects List (DPL), which is developed 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, which oversees construction projects on behalf of state agencies. NJBP collaborates with DPMC and requires that energy savings from projects initiated after the energy transition be tracked. The following is a summary of projects that are actively progressing through the project life cycle as of August 2025.

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. This facility was designed for biological pest control, enabling state entomologists to develop insect-rearing techniques and mass-produce beneficial insects. These insects are used to help reduce insect and weed populations below economic levels. The laboratory's 11,000 square foot center section features 28 environmentally controlled insect rearing rooms. These rooms are equipped to regulate temperature, humidity, and photo period light cycles, allowing for the simulation of 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. This project aims to enhance sustainable agriculture efforts by improving the energy efficiency of the HVAC systems primarily located in the rooftop mechanical penthouse. This includes updating associated piping, ductwork, and environmental controls that affect the central core laboratory, offices, and other laboratory spaces within the building. Additionally, several areas will need renovation due to water damage.

A1356 Project Status: In Final Design

The Ashby Building

New Jersey's Department of Community Affairs' ("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, situated at 101 South Broad Street in Trenton, NJ, is an 8-story structure that encompasses 190,230 square feet and was

completed in 1984. It has a small mechanical penthouse on the roof and is considered a high-rise structure. The building houses the NJDCA. The spaces include enclosed and large open offices, archived rooms, break rooms, conference rooms, electrical and mechanical rooms, training rooms, lobbies, corridors, restrooms, a kitchen, and café, and storage spaces.

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

A1366 Project status: In Design Development

Ancora Psychiatric Hospital

The Ancora Psychiatric Hospital was constructed in the early 1950s and occupies a 640-acre site that includes 65 buildings. The facility provides residential treatment for approximately 300 persons with mental illness and operates 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.

M1588 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 Services took over the building, which is now operated by the Division of Developmental Disabilities as a 24-hour care facility for individuals with developmental disabilities.

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

M1578 Project status: Final Design

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.

A1241 Project Status: On hold funding

Kohn Training Center

The Joseph Kohn Training Center (JKTC) provides individuals who are blind or visually impaired with opportunities to learn skills that promote independence. Students acquire the skills necessary to attend college, pursue employment, or become self-sufficient homemakers. The JKTC is located in New Brunswick and opened in the fall of 1988. The facility will upgrade its lighting to LED and its controls to improve energy efficiency. The upgrades will help eliminate shadows that impact the visually impaired. Additionally, the project will explore the possibility of upgrading the facility's chiller.

R0261 Project status: LED Upgrade Complete; Chiller investigation

Hagedorn

Senator Garret W. Hagedorn Psychiatric Hospital first opened in 1907 as the state's Sanatorium for Tuberculosis Diseases, where patients benefited from good, clean air and access to the outdoors. Although the Hagedorn Psychiatric Hospital facility is now closed and decommissioned, the campus continues to be utilized. It includes both state buildings and 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's 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- construction in progress

3. FL009 The Flemington R.C. steep-roof replacement – complete
4. WO002 The West Orange R.C. drill hall replacement - construction in progress

New Jersey State Correctional Facility

New Jersey State Prison men's correctional facility is the oldest prison in New Jersey and the oldest continuously operating prison in the United States. Originally built in 1798, it was the third prison established in America. The facility was expanded in 1832 and again in 1982.

A joint project between the Capital Commission and the SFI aims to upgrade the utility tunnel and feeder line. This project will improve control over utilities and facilitate future energy efficiency initiatives.

C1046 Status: Construction

Jackson Regional School

The Jackson Regional Day School was constructed in 1982 and features a classroom wing and an administrative wing connected by a central corridor. The school serves approximately 80 special needs students, ages 5 to 21, and operates for 11 months each year. An extended school year program is offered in July, while the school is typically 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. This includes the removal and replacement of sixteen (16) heat pump units situated in various areas of the school.

E0393 Project Status: Construction complete 2024

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 school is situated on a 118-acre campus that includes 34 buildings used for various purposes, such as utility, storage, administrative, health, educational, and dormitories.

This project aims to replace the gymnasium's heating and exhaust units with energy-efficient equipment in the Academic High School. Additionally, the project seeks to add reheat coils to the VAV (Variable Air Volume) boxes in the Vocational High School.

E0402 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. It is situated on Burlington Street in Bordentown Township, NJ. The facility spans 100 acres and consists of two buildings. The primary structure is a large, variegated main building, which includes different housing, recreation, and administrative

facilities that fan out from the Central Control area located at the heart of the facility. Since 1982, this building has operated independently as a medium security institution for juvenile offenders from ages 13 to 18. The building, which is in good physical condition, houses a rated capacity of 127 male residents. At times, the total capacity has exceeded this due to partial double-celling. To alleviate overcrowding a new 144-bed facility was constructed on the site adjacent to the existing JMSF building.

HVAC Project The objective of this SFI project is to replace five (5) air handlers and their corresponding condensing units, while integrating the new equipment into the existing Building Management System at the Main Building of the JMSF.

S0648 Project Status: Final Design; In DCA Permit review

PLC Upgrades This project will provide upgrades to the electrical system within the security system and allow for energy efficiency measures to be implemented.

Project Status: In planning stage


JJC The Northern Region Independence and Re-entry Success Center (NRI-RSC)

The Northern Region Independence and Re-entry Success Center is the JJC's first program that houses transitional residents only. A resident's stay at the Success Center can range from two weeks to 45 days. This improvement will allow for building envelope upgrades.

Project Status: In planning

Department of Labor and Workforce Development Headquarters

Department of Labor and Industry Building is a 14-story high-rise located in Trenton, New Jersey, covering 470,800 square feet. Originally constructed in 1963, the building underwent a renovation in 1990. It features a variety of spaces, including 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, a kitchen, a 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 as well as the hot and chilled water piping, were found to be in poor condition.

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

A1378 Project Status: Project final design

NJ Transit Hilton Garage

The Bus Garage Modernization Program (Program) aims to fully renovate and transform NJ TRANSIT's existing bus garage to accommodate future zero-emission vehicles. The proposed upgrades will enhance the garage's infrastructure to support electric buses and other zero emissions technologies. The project will upgrade utility service (on both sides of the meter) and facility upgrades, which will facilitate the 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 seven-story office building in downtown Trenton, serves as the headquarters for the New Jersey Department of Environmental Protection (NJDEP).

As one of the original designated projects for State Facilities, this initiative will implement control systems throughout the building. The contractor is working on one floor at a time to install these controls while ensuring the building remains operational.

A1302 Project Status: In construction

New Jersey State Parks

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

Progress:

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

- Lighting upgrades- 11 parks identified for LED upgrades

- Hot Water tank replacement- parks have been identified off of completed LGEA audits

OIT Hub

The Office of Information Technology (OIT) facility, known as the Enterprise Data Center and formerly known as the HUB, is located on the campus of the New Jersey State Police Division Headquarters in West Trenton, NJ. This facility was constructed in 1986 to house the State's computer operations. Today, it serves as the State's primary data center, supporting various 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 on the exterior wall packs of the Enterprise Data Center.

A1357/ A1405 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 established in the country with a specific focus on public education, making it one of the oldest state museums in the nation.

In 1964, the museum relocated from the State House Annex to new facilities specifically designed for it within the newly created Capitol Cultural Complex. The main building of the museum features four floors dedicated to exhibitions, programs, laboratories, and research spaces, along with a planetarium and a museum gift shop. An adjacent building houses an auditorium and 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.

Roebling Building

The Mary Roebling Building is situated in Trenton on a .75-acre site at the intersection of West State and North Warren Streets. This building offers approximately 300,000 square feet of space and accommodates approximately 1,500 employees. The upcoming lighting upgrade will replace existing lighting with LEDs.

Project Status: Planning phase

State Library

The New Jersey State Library is located within the New Jersey State Capitol Complex in Trenton. Originally, the library was located in the State House, which is now part of the Capitol Complex, during the early years of the state's government. The current building was constructed to accommodate the library's move from the State House. The library serves as the official depository for state documents and offers library services to state officials, employees, and residents. This project aims to upgrade the lighting on three floors within the library.

Project Status: planning phase

Justice Complex

The New Jersey Supreme Court is located in the Richard J. Hughes Justice Complex in Trenton. The eight-story structure, made of steel and aluminum, was completed and opened by then - Gov. Brendan T. Byrne in January 1982. The complex spans 1.2 million-square-feet also houses the Administrative Office of the Courts, the Department of Law and Public Safety, and the Public Defender's Office.

The main portion of the building is designed in a "V" shape surrounding a central cube that contains the Supreme Court courtroom, two additional courtrooms, and office/conference space. Indoor bridges connect the offices located on the fourth, fifth, seventh, and eighth floors. The main entrance leads to the lobby/atrium, which extends through 10 stories up to a skylight on the roof.

This project will upgrade lighting to LED in specific parts of the building.

Project Status: In planning

Treasury DPMC Project Life Cycle

Rev. 6/15/12



Bureau of Design and Construction

Project Status Codes Through the Project Life Cycle

