

# PARTNERENERGY

## NEW JERSEY PAY FOR PERFORMANCE (P4P) PROGRAM Project Case Study

### PROJECT NAME: Salem Lafayette Low Rise

TYPE OF PROJECT: Existing Building

#### PROJECT DATA:

Project Start Date: 12/2010  
Project Duration: 1 year  
Project Cost: \$596,000  
# Units: 182  
# Floors: 15



#### PROJECT DESCRIPTION:

Partner Energy was approved by the New Jersey Clean Energy Pay for Performance Program as part of their network of Partners to provide comprehensive energy audits and implementation for commercial properties in the state of New Jersey. Partner Energy was subsequently chosen by the owner to perform their comprehensive energy audit and construction management of the implementation. Recommended and approved Energy Efficiency Measures (EEMs) included:

- Boiler Improvement
- Improved TStat Control
- CHW/HHW Circ. Pump VFD
- Condenser Fan VFD
- Low Flow Plumbing Fixtures
- Chiller Replacement

#### PROJECT FUNDING:

Partner Energy's recommended energy efficiency measures were modeled and shown to achieve the minimum 15% energy reduction and 10% IRR to receive the P4P incentives. The P4P program provided \$138,000 in NJOCE incentive grant and remaining \$458,000 was financed through the NJHMFA.

#### PROJECT INVOLVEMENT:

Partner Energy was involved from providing the initial comprehensive energy audit, modeling, and recommendations to the construction management of the installation of the energy efficiency measures and providing quality assurance and verification.

#### PROJECT REFERENCES:

Owner Reference Name: Barbara Burch, State Realty  
Owner Reference Phone: 973 371 4500  
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