

Maximizing Energy Efficiency: A Comprehensive Guide to ALL4's ENERGY STAR Services

Presenters:

Stewart W. McCollam, PE - Kentucky Office Leader

James Giannantonio, PMP, LEED AP - Managing Consultant

Moderator:

Daryl Whitt, PE, CEM - Technical Director, Climate Change & Sustainability

Wednesday, May 22, 2024



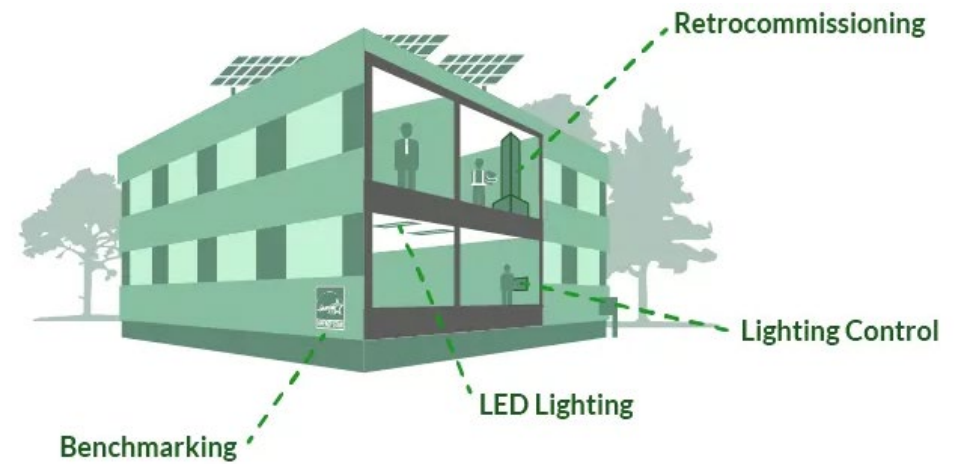
Webinar Agenda

- I. Logistics
- II. What is ENERGY STAR?
- III. ENERGY STAR Industrial Focus on Distilled Spirit Production
- IV. New Jersey's Energy and Water Benchmarking Program
- V. Summary of ALL4's ENERGY STAR Services
- VI. Conclusion
- VII. Additional Resources
- VIII. ALL4 Contact Information and Q&A Session



I. Logistics

- ❑ Thank you for attending!
- ❑ Questions?
 - Please enter questions in the text box and we will address them at the end of the webinar.
- ❑ Will I get a copy of the slides?
 - Yes, we will post webinar recording and slide deck on our website and the link will be emailed to participants.
- ❑ A certificate of attendance will be sent to all attendees.



II. What is ENERGY STAR?

- ❑ Established in 1992 by the U.S. EPA, ENERGY STAR has become a widely recognized symbol for energy efficiency excellence, recognizing buildings, industrial facilities, and products for superior energy performance.
- ❑ Buildings that earn the ENERGY STAR label use less energy, are less expensive to operate, and generate fewer greenhouse gas emissions than their peers.
- ❑ Although the program is voluntary, states like New Jersey and cities like NYC, Denver, and Washington, D.C., are utilizing ENERGY STAR to carry out their energy and water benchmarking and efficiency initiatives and mandates.



How is ENERGY STAR Utilized?

- ❑ ENERGY STAR is leveraged to enhance energy efficiency and reduce environmental impact through both voluntary and mandatory measures.
- ❑ Voluntary Uses of ENERGY STAR
 - Certification of Buildings and Products
 - Benchmarking and Tracking
 - Quantify Greenhouse Gas (GHG) Emissions
 - Market Differentiation
 - Corporate Sustainability Goals
 - Energy Efficiency Programs
- ❑ Mandatory Uses of ENERGY STAR
 - Regulatory Requirements (FAR 23.203)
 - Building Codes and Standards
 - Energy Efficiency Standards



ENERGY STAR Scoring

- ❑ The ENERGY STAR Score methodology is based on a 100-point scale.
- ❑ Higher score means better energy performance.
- ❑ 50 is the median score.
- ❑ A score of 75 or higher indicates that a building is a top performer and may be eligible for ENERGY STAR certification.
- ❑ CBECS is used as the foundation for the ENERGY STAR rating system



Benefits of ENERGY STAR

According to the U.S. EPA, the top 8 reasons to pursue ENERGY STAR:

1. Cost Savings (e.g., Lower Utility Bills)
2. Reduced Greenhouse Gas Emissions
3. Compliance with Mandates
4. Increased Property Value
5. Higher Occupancy and Rents
6. Federal Tenant Eligibility
7. Improved Financing Terms
8. Alignment with Social and Environmental Values



Additional ENERGY STAR Benefits

1. Improved Indoor Air Quality (IAQ)
2. Enhanced Comfort
3. Reduced Maintenance Costs
4. Resilience to Energy Price Volatility
5. Corporate Social Responsibility (CSR)
6. Community Benefits
7. Long-Term Value Preservation
8. Access to Incentives and Rebates
9. Industry Differentiation as Energy Efficiency Leaders





ENERGY STAR Industries in Focus

- ❑ Aerospace & Defense
- ❑ Aluminum Casting
- ❑ Asphalt Pavement Production
- ❑ Bakeries
- ❑ Cement Manufacturing
- ❑ Corn Refining
- ❑ Dairy Processing
- ❑ Distilled spirits production
- ❑ Fertilizer Manufacturing
- ❑ Fruit and Vegetable Processing
- ❑ Glass Manufacturing
- ❑ Iron and Steel Manufacturing
- ❑ Metal Casting
- ❑ Motor Vehicle Manufacturing
- ❑ Petrochemical Manufacturing
- ❑ Petroleum Refining
- ❑ Pharmaceutical Manufacturing
- ❑ Printing
- ❑ Pulp and Paper Manufacturing
- ❑ Ready Mix Concrete Manufacturing



III. ENERGY STAR Industrial Focus on Distilled Spirit Production

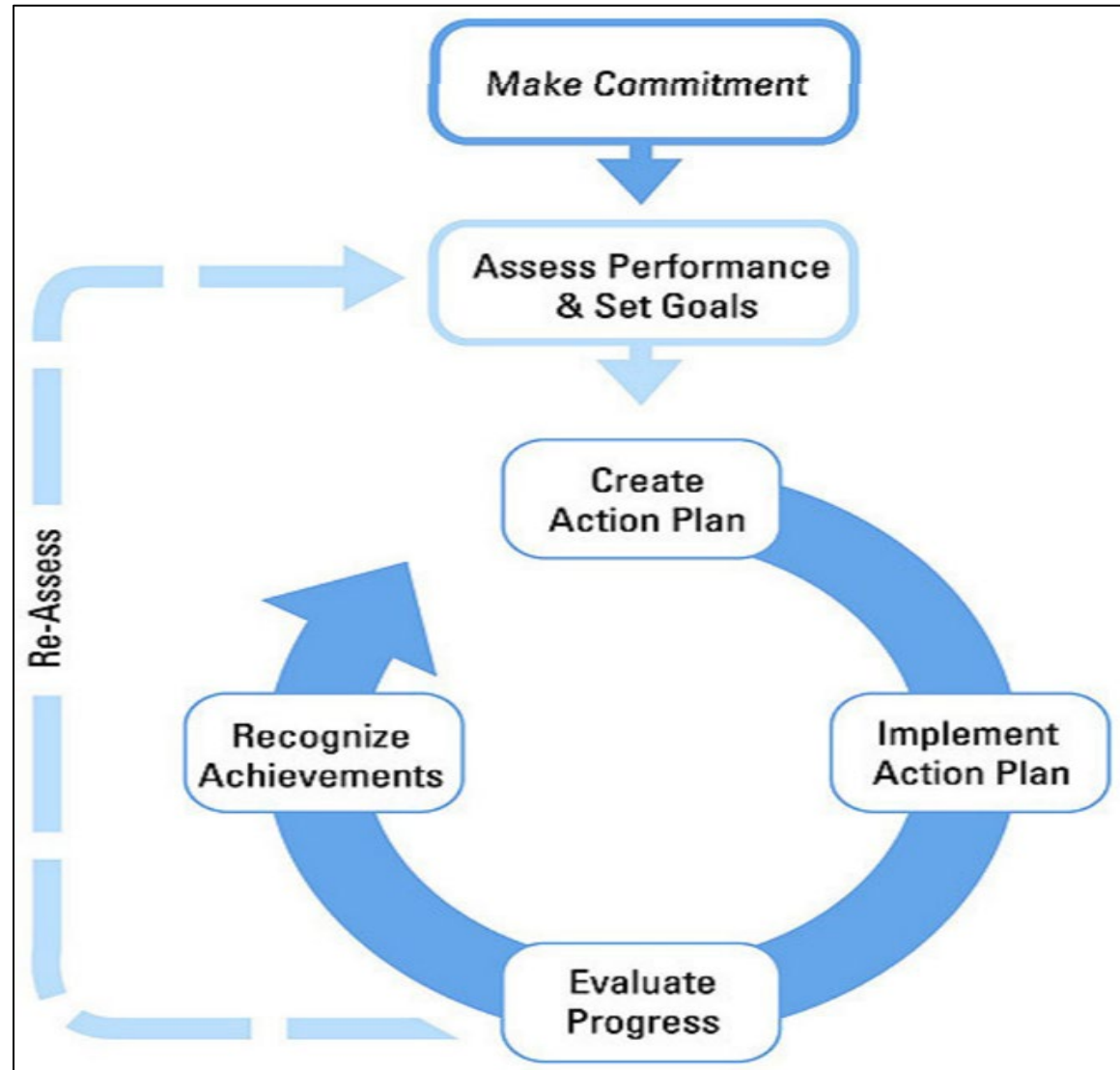
- The ENERGY STAR Industrial Focus on Distilled Spirit Production program equips distilleries with tools to enhance energy efficiency. It enables them to benchmark their energy usage, learn from industry leaders, and implement strategies to reduce emissions and save energy.



2023 ENERGY STAR certified plant Jack Daniel Distillery with Melvin Keebler - SVP General Manager Jack Daniel Supply Chain holding the certificate of certification.

ENERGY STAR Industrial Focus on Distilled Spirit Production

- The program includes the ENERGY STAR Guidelines for Energy Management, which can help distillers build an energy management system (EMS).



ENERGY STAR's Distilled Spirits Focus Benefits

- ❑ Management Tools: Energy Efficiency and Cost Saving Opportunities for Distilleries
- ❑ EPA Recognition: ENERGY STAR Challenge for Industry
- ❑ Assistance to Build EMS and Programs, share best practices, and address queries related to energy efficiency
- ❑ Participation in Industry Collaboration (e.g., regular webinars, updates on industry developments)





The Distilled Spirits Plant Energy Performance Indicator (EPI)

- ❑ The EPI is designed for facilities primarily engaged in manufacturing or processing distilled spirits.
- ❑ Applies to plants producing more than 50% of their product value from specified categories such as whiskey, vodka, gin, rum, etc.
- ❑ Facilities with less than 50% sales in these categories can use the EPI if they accurately submeter relevant production activities.
- ❑ Allows comparison with similar plants (benchmarking tool).
- ❑ Provides a relative measure of energy efficiency through an Energy Performance Score.
- ❑ Plants scoring 75 or higher qualify for ENERGY STAR certification.





Distilled Spirits Plant Energy Performance Indicator

Version 1.0, Release 06/12/2023

Plant Characteristics

NAICS Code: 312140
ZIP Code: 27708
Location: Durham, NC
30-Year HDD (deg F): 3,457
30-Year CDD (deg F): 1,417
Notes:

Current Plant

Enter Name

Year: 2023

Choose US or International Units:

US Units

Total Distilled Production: 0.0

proof gallons

Redistilled Purchased Spirits:

proof gallons

Byproduct Moisture Removal Percentage:

%

HDD:

deg F

How much of the production/warehouse space is climate controlled (heated)?

%

Reference Plant

Enter Name

2022

0.0

Energy Consumption

Select Site Energy Units:

Electricity

Onsite Renewables

Gas

Distillate Oil

Residual Oil

Coal

Other

MWh

MWh

MMBtu

MMBtu

MMBtu

MMBtu

MMBtu

Enter Name Annual Purchases & Transfers

2023

Annual Cost (\$)*

Enter Name Annual Purchases & Transfers

2022

Annual Cost (\$)*

0

Enter cost

0

Enter cost

* Entering cost data is optional and does not impact the computation of the Energy Performance Score.

Results

Your Current Plant

Enter Name

2023

Your Reference Plant

Enter Name

2022

Average Plant

Enter Name

2023

Efficient Plant

Enter Name

2023

Display results in: US Units

Energy Performance Score (EPS)

100

100

50

75

Source Energy (MMBtu)

0

0

15

12

Site Energy (MMBtu)

0

0

15

12

Annual Energy Cost (\$/year)

\$0

\$0

\$0

\$0

Total Production (proof gallons)

0

0

0

0

Energy Cost/Total Production (\$/proof gallons)

0.00

0.00

0.00

0.00

Energy Intensity (Source MMBtu/proof gallons)

1.000

1.000

148,543.607

121,982.948

Energy Intensity (Site MMBtu/proof gallons)

1.000

1.000

148,543.607

121,982.948

Case Study:



- ALL4 assisted Heaven Hill Brands in successfully achieving ENERGY STAR certification for two of its distilleries.

Heaven Hill Bernheim Distillery Louisville, KY



Deep Eddy Vodka Distillery Buda, TX



Case Study: Heaven Hill Brands

- Verified that the Distillery established a formal certification file.
- Performed a Site Visit of the Distillery to review energy data, production data, and source documents used to produce the Statement of Energy Performance.
- Completed the PE Verification Checklist required for the ENERGY STAR certification package.
- Documented the professional engineer review of the ENERGY STAR for Distilled Spirits formal certification file in memorandum format.



September 29, 2023

ENERGY STAR for Industry
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Mail Code 6202A
Washington, DC 20460

Dear ENERGY STAR for Industry:

As the corporate energy director for Heaven Hill Brands, I am writing to nominate the following plants for award of the 2023 ENERGY STAR:

Heaven Hill Distilleries, Inc. – Bernheim Distillery
1701 W. Breckinridge Street
Louisville, Kentucky 40210

and

Deep Eddy Vodka
150 Precision Drive
Buda, Texas 78610

As documented by the attached Statement of Energy Performance, I affirm that the aforementioned plant meets the conditions necessary to qualify for the ENERGY STAR, including an Energy Performance Score in the top quartile of the most current version of the ENERGY STAR Energy Performance Indicator for Distilleries, scoring within the top quartile of the *Solomon-ELI*™ scoring system.

I have personally examined and am familiar with the information contained in this Application. The information is based on reasonable inquiry and is, to the best of my knowledge, true, accurate, and complete. I have no reason to believe the plant would not meet all EPA program requirements for receiving the ENERGY STAR.

I am submitting this application within one year of the period ending date on the enclosed Statement of Energy Performance. I understand EPA reserves the right to request and review any records which support the data used to produce the Energy Performance Score for this plant. I also certify that I am maintaining a formal certification file on this plant in accordance with EPA's formal certification file requirements. Furthermore, I agree to associate the ENERGY STAR name and logo only with the aforementioned plant and to adhere to ENERGY STAR's Identity Guidelines.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Nally".

Rachel Nally
Director, Environment & Sustainability

Attachments:
Statement of Energy Performance, Award Specification Sheet, PE Verification Checklist

Corporate Headquarters | 1064 Locust Rd. | Bardonia, NY | 40004 | 502.348.3921 | heavenhill.com

Statement of Energy Performance



STATEMENT OF ENERGY PERFORMANCE

OMB No. 2060-0347

Bernheim

For 12-month period ending: 4/30/2023

Facility Address
Bernheim
1701 W Breckinridge St

Louisville, KY
40210

Owner's Address
Heaven Hill Brands
4500 Bowling Blvd.
Suite 300
Louisville, KY
40207

Energy Manager Contact
Rachel Nally
rnally@heavenhill.com
(502) 813-2392

Distilled Spirits Plant
Energy Performance Indicator
Version 1.0, Release
06/12/2023

Energy Performance Score: 77

Professional Verification
Professional Engineer Name
Address
Address 2
City, State ZIP
Phone Number:
Email Address:
License Number:
Licensing State:

Stewart W. McCollam
1899 Ivanhoe Ct

Louisville, KY 40205
(502) 254-0401
smccollam@all4inc.com
29112
Kentucky



Date: 2023.09.29
11:36:46 -04'00'

Based on the conditions observed at the time of my visit to this facility, I certify that the information used in this tool to generate the energy performance score represented on this statement is accurate.

EPI Verification - choose "Yes" for one option BEFORE PRINTING:

No

EPI attached for EPA review.

Yes

EPI contains proprietary information and has been sent to the designated reviewer. (Note: do not send proprietary data to EPA.)



STATEMENT OF ENERGY PERFORMANCE

OMB No. 2060-0347

Deep Eddy

For 12-month period ending: 30-Apr-23

Facility Address
Deep Eddy
150 Precision Dr

Buda, TX
78610

Owner's Address
Deep Eddy
150 Precision Dr

Buda, TX
78610

Energy Manager Contact
Rachel Nally
rnally@heavenhill.com

Distilled Spirits Plant
Energy Performance Indicator
Version 1.0, Release
06/12/2023

Energy Performance Score: 92

Professional Verification
Professional Engineer Name
Address
Address 2
City, State ZIP
Phone Number:
Email Address:
License Number:
Licensing State:

Christopher Ward
5321 Raleigh Street

Denver, CO 80212
770.557.2798
cward@all4inc.com
140336
Texas



Professional Engineer Stamp

Based on the conditions observed at the time of my visit to this facility, I certify that the information used in this tool to generate the energy performance score represented on this statement is accurate.

EPI Verification - choose "Yes" for one option BEFORE PRINTING:

No

EPI attached for EPA review.

Yes

EPI contains proprietary information and has been sent to the designated reviewer. (Note: do not send proprietary data to EPA.)

The public reporting burden for this collection of information is estimated to range up to 15 minutes per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates, and any suggested methods for minimizing respondent burden, including through the use of automated collection techniques to the Director, Collection Strategies Division, U.S. Environmental Protection Agency (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

EPA Form 5900-89

Professional Engineer Site Visit Checklist



LEARN MORE AT
energystar.gov

Professional Engineer
Verification Checklist

Plant: Heaven Hill Bernheim Distillery // 1701 W Breckinridge St, Louisville, KY 40210

Date: September 26, 2023 (Site Visit Performed September 20, 2023)

PE: Stewart W. McCollam // State of Kentucky Professional Engineer License No. 29112

Review location: Corporate Office ☐ Site Visit ☒ Other ☐

If other is checked, please describe how the PE confirmed that the plant met the eligibility requirements for certification and the authenticity and completion of the data used in the EPI.

For petroleum refineries, PEs must address when the questions below relate to verifying the data on the input forms used to generate a Solomon-EI™ score whenever reference to the Energy Performance Indicator (EPI) is made.

Plant Physical Characteristics and Eligibility

• The plant has established a formal certification file.	Yes ☒ No ☐
• Where? C:\Users\mally\Heaven Hill Distilleries Inc\Environmental - General\Sustainability\Sustainability Surveys\EPA Energy Star Survey\2023 Supporting Materials	
• The plant's activities conform to the eligibility description in the EPI Instructions.	Yes ☒ No ☐
• These plant activities are described in the certification file.	Yes ☒ No ☐
• Relevant calculations of plant activities (e.g., space requirements) meet specified minimums in the EPI Instructions.	Yes ☒ No ☐
• These plant calculations supporting eligibility are documented in the certification file.	Yes ☒ No ☐

Plant Operating Characteristics

• All data are confirmed to belong to the plant named in the EPI and plant certification documents.	Yes ☒ No ☐
• All data are confirmed to match the same 12-month time period specified on the Statement of Energy Performance.	Yes ☒ No ☐
• The plant's data is current (defined as within one year of the Period Ending Date on the Statement of Energy Performance).	Yes ☒ No ☐
• All original source data (e.g., production records) has been reviewed to assure all data were correctly transcribed into a spreadsheet, database, etc.	Yes ☒ No ☐
• If original source data are not available for review: Internal verification procedures have been verified by PE and are applied to any company databases used for applicable data.	Yes ☐ No ☐ NA ☒
• All calculations made using the original source data have been reviewed to assure accuracy, correct conversion of units, and use of generally accepted and uniformly applied conversion factors.	Yes ☒ No ☐ NA ☐
• Annual totals resulting from all calculations match the values entered into the EPI.	Yes ☒ No ☐
• Annual totals resulting from all calculations match the units specified in the EPI.	Yes ☒ No ☐
• Inputs or calculations for other required plant physical characteristics (e.g., square footage, kilns) are consistent with source documents provided in the certification file.	Yes ☒ No ☐
• All source data, calculations, and assumptions have been documented in the formal certification file. Note that referral to a company database is not adequate; the file includes a static record of data drawn from the database on the date of EPI completion (i.e., the date the EPI score and Statement of Energy Performance were produced).	Yes ☒ No ☐
• All production metrics (e.g., quantities, capacities, labor hours) follow the procedure specified in the EPI instructions.	Yes ☒ No ☐
• Source data, calculations, and documentation for all other data types (e.g. HDD/CDD) have been reviewed and documented in the formal certification file.	Yes ☒ No ☐ NA ☐
• For cement plants, all energy data was entered using Low Heating Value.	Yes ☐ No ☐ NA ☒
• For cement plants, quarry energy data has been included.	Yes ☐ No ☐ NA ☒

Updated May 2022

EPA Form No. 5900-383



LEARN MORE AT
energystar.gov

Professional Engineer
Verification Checklist

Energy Data

• All data confirmed to belong to the plant are named in the EPI and plant certification documents.	Yes ☒ No ☐
• All data confirmed to match the same 12-month time period are specified on the Statement of Energy Performance.	Yes ☒ No ☐
• The plant's data are current (defined as within 12 months of the Period Ending Date on the Statement of Energy Performance).	Yes ☒ No ☐
• If not, why?	
• All original source data (e.g., utility invoices) have been reviewed to assure all data were correctly transcribed into a spreadsheet, database, etc.	Yes ☒ No ☐
• If original source data are not available for review: Internal verification procedures have been verified by PE and are applied to any company databases used for applicable data.	Yes ☐ No ☐ NA ☒
• All calculations made using the original source data have been reviewed to assure accuracy, correct conversion of units, and use of generally accepted and uniformly applied conversion factors.	Yes ☒ No ☐
• Annual totals resulting from all calculations match the values entered into the EPI.	Yes ☒ No ☐
• All source data, calculations, and assumptions have been documented in the formal certification file. Note that referral to a company database is not adequate; the file must include a static record of data drawn from the database on the date of EPI completion (i.e., the date the EPI score and Statement of Energy Performance were produced).	Yes ☒ No ☐
• Annual totals resulting from all calculations match the units specified in the EPI.	Yes ☒ No ☐
• All energy sources used at the plant are included in the EPI.	Yes ☒ No ☐
• All energy sources follow the energy accounting procedure specified in the EPI instructions.	Yes ☒ No ☐
• Calculations for energy transfers (purchased steam, compressed air) have been reviewed for accuracy.	Yes ☐ No ☐ NA ☒

ENERGY STAR Energy Performance Score

• All the required data have been entered into the EPI.	Yes ☒ No ☐
• The data have been properly entered into the EPI.	Yes ☒ No ☐
• The plant's EPI score is 75 or higher.	Yes ☒ No ☐

PE Verification

• The PE review of the plant has been documented (e.g., site visit vs. corporate office, date, personnel met with, findings/corrections/recommendations from the review).	Yes ☒ No ☐
• The PE completed the Verification Checklist for submission to EPA, and added the original document to the formal certification file.	Yes ☒ No ☐
• The PE signed, stamped – indicating if embossed, and provided the required license information on the Statement of Energy Performance for submission to EPA, and added the original document to the formal certification file.	Yes ☒ No ☐

Please note any company personnel involved in review:

Bethany Schagane (Environmental Coordinator) and Rachel Nally (Director, Environment and Sustainability) provided energy and production data to reviewing engineer Stewart McCollam.

Please comment on any answers marked no and note any findings, corrections, or recommendations from the review: Review Memo provided to Heaven Hill that contains findings and recommendations from the review.

 Date: 2023.09.28
07:28:14 -04'00'

PE Signature: _____

Updated May 2022

EPA Form No. 5900-383

Case Study: Rabbit Hole

- Verified that the Distillery established a formal certification file.
- Performed a site visit of the Distillery to review energy data, production data, and source documents used to produce the Statement of Energy Performance.
- Completed the PE Verification Checklist required for the ENERGY STAR certification package.
- Documented the professional engineer review of the ENERGY STAR for Distilled Spirits formal certification file in memorandum format.



PE Site Visit & Statement of Energy Performance

**LEARN MORE AT**
energystar.gov

Professional Engineer
Verification Checklist

**ENERGY STAR**

STATEMENT OF ENERGY PERFORMANCE

OMB No. 2060-0347

Rabbit Hole Distillery

For 12-month period ending: 30-Jun-23

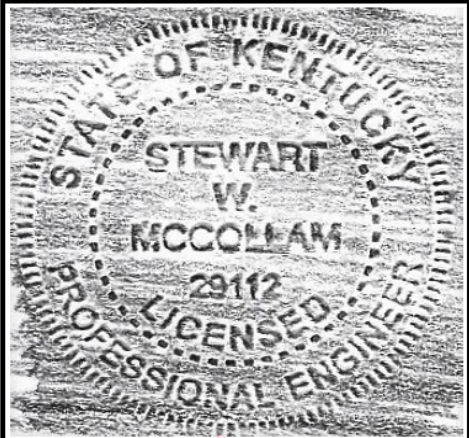
Facility Address Rabbit Hole Distillery 711 E. Jefferson St. Louisville, KY 40202	Owner's Address Rabbit Hole Spirits, LLC 711 E. Jefferson Street Louisville, KY 40202	Energy Manager Contact Greg Fore greg@rabbitholedistillery.com (502) 552-5087
--	--	--

Distilled Spirits Plant
Energy Performance Indicator
Version 1.0, Release
06/12/2023

Energy Performance Score:	76
GHG Savings (Kg CO2e)	754,440
Source Energy Savings (MMBtu)	16,012
Site Energy Savings (MMBtu)	12,383

Professional Verification

Professional Engineer Name	Stewart W. McCollam
Address	1899 Ivanhoe Ct
Address 2	
City, State ZIP	Louisville, KY 40205
Phone Number:	(502) 254-0401
Email Address:	smccollam@all4inc.com
License Number:	29112
Licensing State:	Kentucky



Date: 2023.09.25
22:48:57 -04'00'

Based on the conditions observed at the time of my visit to this facility, I certify that the information used in this tool to generate the energy performance score represented on this statement is accurate.

EPI Verification - choose "Yes" for one option BEFORE PRINTING:

Yes	EPI attached for EPA review.
No	EPI contains proprietary information and has been sent to the designated reviewer. (Note: do not send proprietary data to EPA.)



EPA Announces First-Ever ENERGY STAR Certified Distilleries

November 17, 2023

WASHINGTON – Today, the U.S. Environmental Protection Agency (EPA) is recognizing eight distilleries for being the first to earn EPA's ENERGY STAR certification for superior energy performance. On average, a large distillery—one that produces more than 750,000 proof gallons per year—consumes as much energy as 7,000 American homes. Distilleries that earn the ENERGY STAR use significantly less energy, and contribute fewer greenhouse gas emissions, than their peers.

“To solve the climate crisis, we need every sector of American manufacturing to demonstrate leadership in reducing emissions,” said **EPA Administrator Michael S. Regan**. “I congratulate these ENERGY STAR-certified plants for leading the way and showing that distilleries can reduce emissions by operating in a more energy efficient and cost-effective way.”

The first distilleries to earn EPA's ENERGY STAR certification are:

- Bardstown Bourbon Company Distillery; Bardstown, Ky.
- Brown Forman's Jack Daniel Distillery; Lynchburg, Tenn.
- Rabbit Hole Distillery, Louisville, Ky.
- Heaven Hill's Bernheim Distillery; Louisville, Ky.
- Heaven Hill's Deep Eddy Vodka Distillery; Buda, Texas
- MGP/Lux Row Distillery; Bardstown, Ky.
- Heaven's Door Distillery; Pleasureville, Ky.
- Westland Whiskey Distillery, Seattle, Wash.

<https://www.epa.gov/newsreleases/epa-announces-first-ever-energy-star-certified-distilleries>



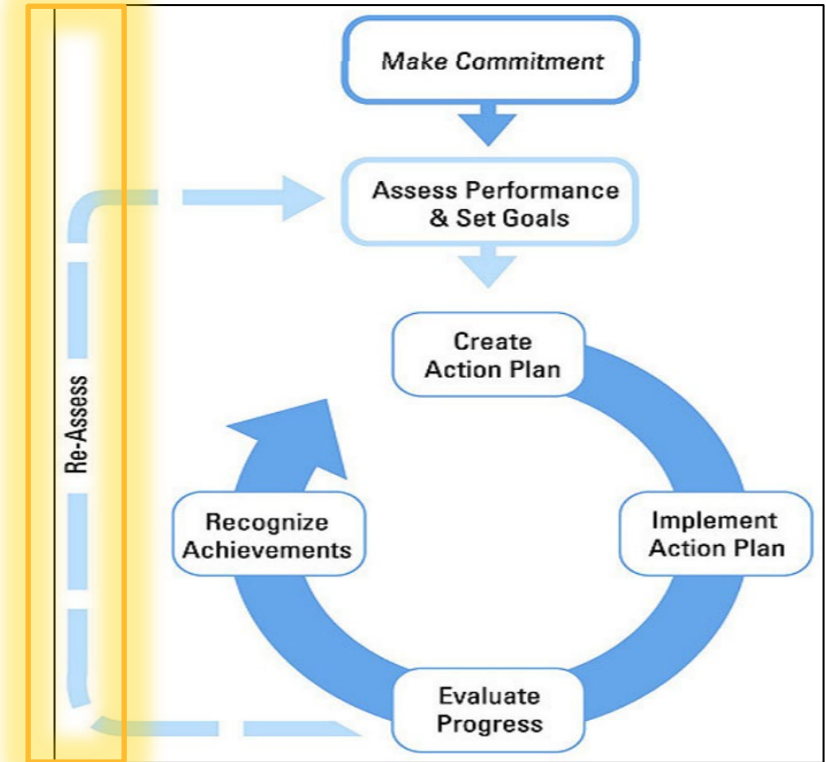
Lessons Learned for Certification

- ❑ Establish facility certification file early.
- ❑ Use the kickoff meeting to review facility certification file and identify potential documentation gaps.
 - Documentation of stillage and byproducts processing data.
 - Identification of utility meters on facility diagram
 - Facility production boundary and basis
- ❑ Review facility data **before** site visit.
- ❑ Identify key databases and record systems to be reviewed by the Professional Engineer (PE) during verification process.
- ❑ Establish agenda for site visit just like an audit.



Certification is Just the Beginning

- ❑ Following initial certification, annual re-certifications can be obtained for distilleries.
- ❑ What projects are you considering that will improve energy efficiency?
- ❑ Does your Management of Change (MOC) have decision points for a project that jeopardizes continued certification?
- ❑ Distilleries that improve their energy intensity by 10% or more within five years are eligible for ENERGY STAR Challenge for Industry recognition.
 - Establish an energy intensity metric;
 - Select an energy tracking method;
 - Set a baseline (12-month period) and 10% improvement goal;
 - Create a file for all documents and a plan for tracking data;
 - Register for the Challenge;
 - Track energy use and achieve the 10 percent reduction; and
 - Verify energy savings and apply for recognition.



IV. New Jersey Energy and Water Benchmarking Program

- ❑ The New Jersey Energy and Water Benchmarking Program is an initiative aimed at promoting energy and water efficiency in buildings throughout the state.
- ❑ The law mandates that commercial buildings over 25,000 square feet are required to benchmark their energy and water usage by July 1, 2024, with a 90-day grace period for all building owners, to the New Jersey Department of Environmental Protection (NJDEP).
- ❑ This data is then used to benchmark the buildings' performance against similar buildings in terms of size, usage, and other factors.



Case Study: Cooper University Health Care

- ❑ ALL4 assisted Cooper University Healthcare to comply with the State of New Jersey's Clean Energy Act's Energy and Water Benchmarking Law.
- ❑ This included assisting the Cooper team to gather, track, and report on their Calendar Year (CY) 2022 energy and water data for their hospital located at 3 Cooper Plaza, Camden, NJ 08103.
- ❑ Utilized the U.S. EPA's Energy Star Portfolio Manager (Portfolio Manager) tool.



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor



State of New Jersey

BOARD OF PUBLIC UTILITIES
44 South Clinton Avenue, 1st Floor
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

Joseph L. Fiordaliso
President

Mary-Anna Holden
Commissioner

Dr. Zenon Christodoulou
Commissioner

Christine Guhl-Sadovy
Commissioner

Marian Abdou
Commissioner

COOPER MEDICAL
1 FEDERAL ST, #NW-400A
CAMDEN, NJ 08103

Dear COOPER MEDICAL

According to State records, there is a building larger than 25,000 square feet under your ownership or management. Accordingly, you must comply with the NJ Clean Energy Act's Energy and Water Benchmarking Law by October 1, 2023. Under this law, the owner or operator of a commercial building larger than 25,000 square feet must track and report energy and water usage by using the US Environmental Protection Agency's Energy Star Portfolio Manager tool. To access the Energy Star Portfolio Manager, go to: https://www.energystar.gov/buildings/benchmark/portfolio_manager_login.

To submit your data, please follow the instructions below.

Building Address: 3 Cooper Plz, Camden, NJ 08103-1438

NJ Benchmarking Unique Building ID: [REDACTED]

Instructions:

- 1) Decide if you want to apply for an exemption.
- 2) Assign responsibility to a staff member or a consultant to complete the benchmarking submission. You can hire a NJ Certified Benchmarker to do the benchmarking.
- 3) Create Portfolio Manager Account, add buildings and their profile data. The profile data must include a NJ Unique Building ID (UBID). The UBID for your building is: [REDACTED]. If your building is part of a campus, you can copy and paste the 5th to 12th digits of the UBID into Google Maps, to see the exact location of the specific building.
- 4) Request and upload energy and water data from your utility or enter data from your own billing records.
- 5) Share data with NJBPU.
- 6) Submit

Case Study: Cooper Healthcare



Help

Language: [English](#) | [Français](#)

Welcome to Portfolio Manager

Helping you track and improve energy efficiency across your entire portfolio of properties.

Username: *

Password: *

[I forgot my password.](#)
[I forgot my username.](#)

Sign In

Create a New Account



[ENERGY STAR
Buildings Homepage](#)



[Take a Training](#)



[Learn More About
Portfolio Manager](#)

 These links provide more information from ENERGY STAR and are not available in French.

 You are accessing a U.S. Government information system. System usage may be monitored, recorded, and subject to audit. Unauthorized use of the system is prohibited and subject to criminal and civil penalties. Use of the system indicates consent to monitoring and recording.

Follow Us



[Contact Us](#) | [Privacy Policy](#) | [Accessibility Statement](#) | [Browser Requirements](#) | [ENERGY STAR Buildings & Plants Website](#)

Set up a Property: Let's Get Started!

Properties come in all shapes and sizes, from a leased space in a large office building, to a K-12 school with a pool, to a large medical complex with lots of buildings. Since there are so many choices, Portfolio Manager can walk you through getting your property up and running. When you're done, you'll be ready to start monitoring your energy usage and pursue recognition!



Your Property Type

We'll get into the details later. For now, overall, what main purpose does your property serve?

Select a property type ▼

[Learn more about Property Types.](#)



Your Property's Buildings

How many physical buildings do you consider part of your property?

- ☐ **None:** My property is part of a building (e.g., a Tenant Space)
- ☐ **One:** My property is a single building
- ☐ **More than One:** My property includes multiple buildings ([Campus Guidance](#))

How many?



Your Property's Construction Status

Is your property already built or are you entering this property as a construction project that has not yet been completed?

- ☒ **Existing:** My property is built, occupied and/or being used. I will be using Portfolio Manager to track energy/water consumption and, perhaps, pursue recognition.
- ☐ **Design Project:** My property is in the conceptual design phase (pre-construction); I will be using Portfolio Manager to evaluate the energy efficiency of the design project.
- ☐ **Test Property:** This is not a real property. I am entering it to test features, or for other purposes such as training.



Tip

To set up a property, you'll need information such as [gross floor area](#) and [operating hours](#).



Tip

Not sure what kind of property you are? Because we focus on whole building benchmarking, you want to select the property type that best reflects the activity in the majority of your building. Don't worry if you have other tenants with different business types, just select the main activity.



Test Properties

You may want to enter a property into Portfolio Manager that isn't actually a "real" property, either to familiarize yourself with features or maybe to train other people. By telling us this a "Test" property, we can give the option of including this property in your portfolio-level metrics, charts and table or not, depending what your needs are. This can be configured on your [Account Settings](#).

[Get Started!](#)

[Cancel](#)

Standard IDs

Standard IDs are typically used in data collection, including by most state and local governments with benchmarking laws. If your property is covered by a benchmarking law, you probably need to fill this in. See [this FAQ](#) if you need help finding your Standard ID.

Standard ID - City/Town:

ID:

Standard ID - County/District:

ID:

Standard ID - State/Province:

ID:

Standard ID - Other:

ID:

[Add Another](#)

- BOMA BEST Building ID
- CoStar Property ID
- Green Globes CIEB Project ID
- Green Globes NC Project ID
- GSA Lease Number
- HUD Property AMP ID
- HUD Property REMS ID
- LEED Canada Project ID
- LEED US Project ID
- NYC Building Identification Number (BIN)
- REALPac Energy Benchmarking Program Building Name
- State of Washington Unique Facilities Identifier (UFI)
- Unique Building Identifier (UBID)**
- US Agency Designated Covered Facility ID
- US Federal Real Property Unique Identifier
- USDA Property AMAS ID

[Back](#)

[Continue](#)

[Cancel](#)

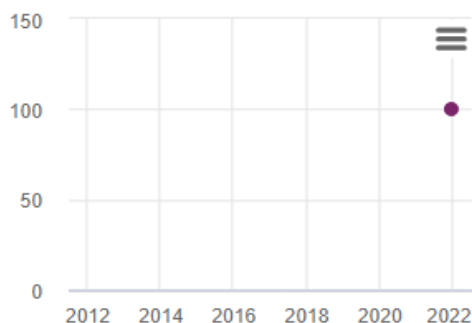
MyPortfolio

[Sharing](#)
[Reporting](#)
[Recognition](#)

Properties (1)

[Add a Property](#)

ENERGY STAR Score Trend

[Change Metric](#)


(Chart current as of
09/15/2023 03:43 PM EDT)

[Refresh Chart](#)

Manage Portfolio

 [Transfer ownership](#) of a property that you manage to another Portfolio Manager user.

 [Upload and/or update multiple properties](#) at once using an Excel spreadsheet if you are a pro. This can be done to create new properties, add use details, create meters and add

Dashboard

Please [refresh](#) to see your current metrics.

[View All Properties \(1\)](#)
[Energy Highlights](#)
[Refresh Metrics](#)
[Add/Edit/Delete Groups](#)
[Add/Edit/Delete Views](#)

Name	Energy Current Date	ENERGY STAR Score	Site EUI (kBtu/ft²)	Source EUI (kBtu/ft²)
Cooper University Healthcare - Sheridan Pavilion				

[First](#)
[Previous](#)

Page 1 of 1

[Next](#)
[Last](#)

View 1 - 1 of 1

MyPortfolio

Sharing

Reporting

Recognition

Cooper University Healthcare - Sheridan Pavilion



3 Cooper Plz, Camden, NJ 08103-1438 | [Map It](#)

Portfolio Manager Proj 3824

Year Built: 1986

[Edit](#)



Not currently eligible for
ENERGY STAR
Certification

[Change Metric](#)

ENERGY STAR Score (1-100)

Current Score: 100

Baseline Score: 100

Summary

Details

Energy

Water

Waste & Materials

Goals

Design

Water Use Intensity (All Water Sources) (gal/ft²)

Current WUI: 22.7

Baseline WUI: 22.1

Meter Summary

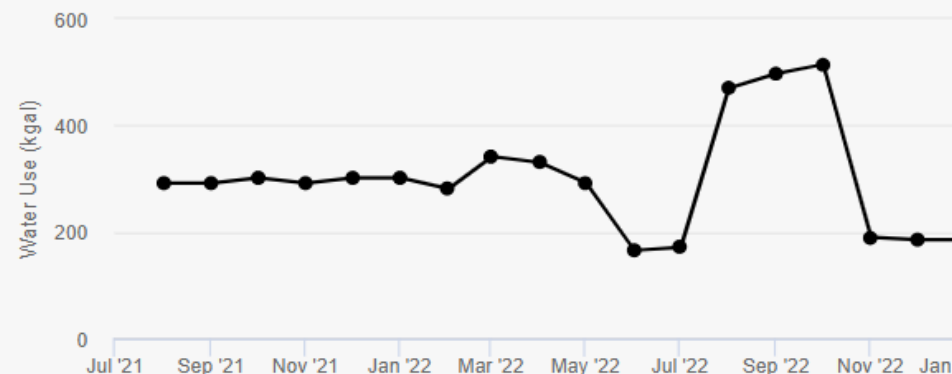
1 Water Meters Total

1 - Used to Compute Metrics

[Add A Meter](#)

It has been over 90 days since you last refreshed your water use by calendar month chart. Please [refresh](#) to see your current chart.

Water Use by Calendar Month (Not Weather Normalized)



MyPortfolio

Sharing

Reporting

Recognition

My Shared Properties (1)

Share (or Edit Access to)
a Property

Share with your Utility or
Service Provider for exchanging
data

Download Sharing Report

Sharing Notifications (5) [View All](#)

	Cooper University Healthcare - Sheridan Pavilion - Share accepted by New Jersey Board of Public Utilities Division of Clean Energy, Benchmarking	Clear
	Cooper University Healthcare - Sheridan Pavilion - Share accepted by New Jersey Board of Public Utilities Division of Clean Energy, Benchmarking	Clear
	Cooper University Healthcare - Sheridan Pavilion - Share accepted by	

More About Sharing

No properties are currently shared between you and [your contacts](#). Sharing can be helpful if you want to allow other people to view your property or help maintain or update information about it (e.g. property use details or meter data). You may also want to consider sharing with an organization who exchanges data to automatically update your meter information. [Learn more about exchanging data.](#)



Overview of Shared Properties [Learn more about Sharing Properties](#)

By Contact

By Property

MyPortfolio

Sharing

Reporting

Recognition

Share (or Edit Access to) Properties

Sometimes it's really important to be able to share your property with someone else. Maybe they need to help monitor your property, enter energy information (perhaps automatically) or process applications for recognition. If this sounds like what you need, start out by selecting the property(ies) that you'd like to share and who you'd like to share with them. If you have already shared properties, you can also use this form to edit people's access to your properties.

Select Properties

We'll get into the details of the level of access later. For now, which properties do you want to share and/or edit access to?

Select Properties

[Selected Properties:](#) 0

Select People (Accounts)

Which people (accounts) do you want to share these properties with (or modify their current access to)? The access for each can be different and you'll be able to specify that on the next page.

Select contacts from my contacts book:

New Jersey Board of Public Utilities Division of Clean Energy,

To select multiple contacts, hold down your Control (CTRL) key and click on each selection. Only your [connected contacts](#) appear in this list.



Sharing with Accounts

In order to share properties with others (either individuals or organizations), you need to be "connected" with them. To make a connection, go to the "Contacts" page and search for them under "Add Contact" or "Add Organization" (they need to have a Portfolio Manager account). Once you find them, send a "Connection" request. When they accept your connection request, they will show up on the list to the left.



Exchanging Data with Web Service Providers?

If you need to share your property(ies) with a Web Service Provider or Utility, use the [Set Up Web Services/Data Exchange](#) page.



Who gets to Share Forward?

Full Access - Automatically includes "Share Forward" rights

Read Only - Automatically does NOT include "Share Forward" rights

Custom - You decide, along with the individual

Case Study: Cooper Healthcare

Sharing this Property

2 People Have Access to this Property

Share

Name ▲	Permissions ◆	Action
	Property Data Administrator	I want to... ▼
New Jersey Board of Public Utilities Division of Clean Energy Benchmarking (NJBPUBenchmarking)	Exchange Data Shared by	I want to... ▼

[Copy Property](#)

[Transfer Ownership](#)

[Download Property to Excel](#)



V. Summary of ALL4's ENERGY STAR Services

- ❑ ALL4 can assist with:
- ❑ Data gathering, coordination, organization, and analysis for multiple facilities.
- ❑ Verification and certification, including site visits by an ALL4 Professional Engineer (PE) and Statements of Energy Performance for qualifying facilities.
- ❑ Reoccurring updates related to voluntary or mandatory city, state and federal laws that require the use of ENERGY STAR Portfolio Manager for compliance. This includes the complete turn-key solutions for projects related to compliance with the ENERGY STAR Portfolio Manager tool.
- ❑ Energy efficiency management including ASHRAE audits
- ❑ Developing and implementing GHG reduction strategies
- ❑ Sustainability Report development and updates



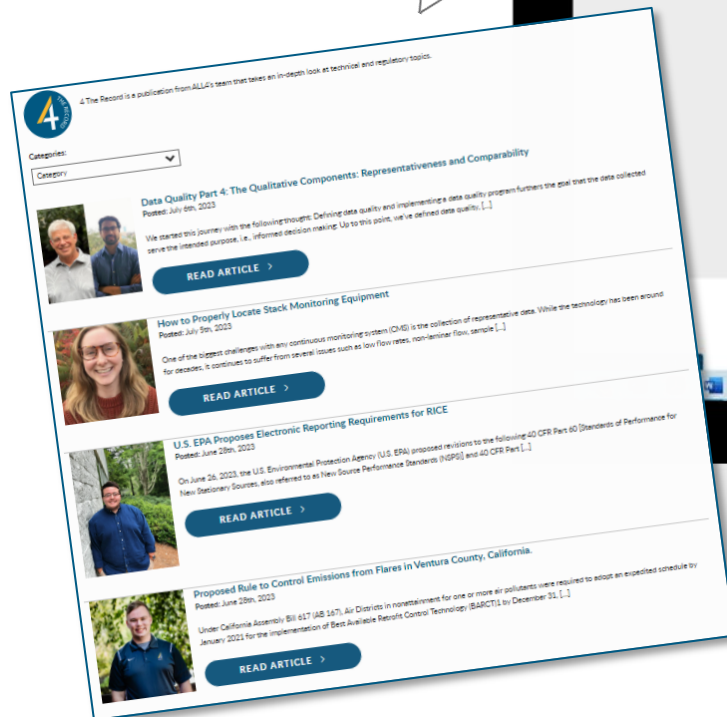
VI. Conclusion

- ❑ ENERGY STAR provides a pathway for companies to follow to achieve energy efficiency and reduced costs.
- ❑ ENERGY STAR is a voluntary program for facilities looking to get certified and become more energy efficient. It is also used for mandatory reporting by city, state and federal entities to foster energy efficiency growth within its jurisdictions.
- ❑ ENERGY STAR can be an important tool, keeping in mind the critical role of energy efficiency in meeting the U.S. national goal, and Paris Agreement's global goal, of a net zero economy by 2050.

VII. Additional Resources

Subscribe to our podcast,
4 THE RECORD: Behind the Scenes

4 THE RECORD
articles delivered to
your inbox!





Additional Resources

- ENERGY STAR Certification for Industrial Plants - https://www.energystar.gov/industrial_plants/earn-recognition/plant-certification
- EPA Announces First-Ever ENERGY STAR Certified Distilleries - <https://www.epa.gov/newsreleases/epa-announces-first-ever-energy-star-certified-distilleries>
- ENERGY STAR Focus on Energy Efficiency in Distilled Spirits Production - https://www.energystar.gov/industrial_plants/improve/distilledspiritsfocus
- Energy and Water Benchmarking Program in New Jersey - <https://njcleanenergy.com/commercial-industrial/programs/cea-benchmarking>
- ENERGY STAR Score - <https://portfoliomanager.energystar.gov/pdf/reference/ENERGY%20STAR%20Score.pdf>
- ENERGY STAR Portfolio Manager Tool - <https://portfoliomanager.energystar.gov/pm/login>

VIII. ALL4 Contact Information and Q&A Session

Stewart W. McCollam, PE - Kentucky Office Leader

smccollam@all4inc.com

James Giannantonio, PMP, LEED AP - Managing Consultant

jgiannantonio@all4inc.com

Daryl Whitt, PE, CEM - Technical Director, Climate Change & Sustainability

dwhitt@all4inc.com

www.all4inc.com