



Agenda Date: 10/28/21

Agenda Item: 8C

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM)
AUTHORIZATION OF COMMERCIAL AND)
INDUSTRIAL PROGRAM ENERGY EFFICIENCY)
INCENTIVES EXCEEDING \$500,000 – DIGITAL)
REALTY, L.P.) DOCKET NO. QG21081107

Parties of Record:

John Dumler, Director of Energy Management, Digital Realty, L.P.
Brian O. Lipman, Esq., Acting Director, New Jersey Division of Rate Counsel

BY THE BOARD:

The New Jersey Board of Public Utilities (“Board” or “BPU”) through its New Jersey Clean Energy Program (“NJCEP”) provides several individual Commercial & Industrial (“C&I”) Energy Efficiency (“EE”) Programs targeting the C&I market segments. Eligible applicants may receive rebates for a portion of the cost for installing energy efficient technologies such as lighting, HVAC, and other energy conservation measures. The NJCEP can incentivize Large Energy Users to upgrade or install energy conserving measures in existing buildings and to help offset these capital costs. Incentives are also available for projects involving Distributed Energy Resources (“DER”). All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval. In the Matter of the Comprehensive Energy Efficiency and Renewable Energy Resource Analysis for the 2009 through 2012 Clean Energy Program -- Revised 2012-2013 Programs & Budgets - Revised Rebate Approval Process, BPU Docket No. EO07030203, Order dated May 3, 2013.

The Large Energy Users Program (“LEUP”) fosters self-investment in EE and combined heat and power projects for New Jersey’s largest C&I customers. Incentives are awarded to customers that satisfy the program’s eligibility and program requirements for investing in self-directed energy projects that are customized to meet the requirements of the customers’ existing facilities, while advancing the State’s EE, conservation, and greenhouse gas reduction goals.

By this Order, the Board considers the application of Digital Realty in Piscataway, New Jersey, submitted on March 5, 2020, under the Fiscal Year 2020 (“FY20”) LEUP Program pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for FY20 dated January 8, 2020. The project is located at Digital Realty, L.P., 365 South Randolphville Road, Piscataway, NJ

08854 and 2 Peekay Drive, Clifton, NJ 07014. The applicant requests a total financial incentive of \$833,578.20 for a project that will cost \$1,444,875.00.

Digital Realty, L.P. operates data centers in Piscataway, NJ and Clifton, NJ and is undergoing energy efficient improvements, including installation of new computer room air conditioner ("CRAC") equipment controls at the Piscataway data center and new energy efficient CRAC units at the Clifton data center. This application covers the CRAC controls upgrade and CRAC units installation. At the Piscataway data center, eleven data center suites are supported by electrical rooms containing multiple uninterruptible power supply units and transformers. The electrical rooms are cooled by two (2) CRAC units which operate independently of each other and moderate fan speed and compressor power according to the space return temperature. This data center's CRAC controls upgrade consists of installing controllers to couple the units so that one unit is designated as the primary and the second unit can be shut off when not needed in order to save energy while meeting the cooling load for the space. At the Clifton data center, the CRAC units installation consists of eight (8) DA165 CRAC units to be installed in Suite 306/307 to help accommodate a cooling load increase occurring in the space. The selected CRAC units have a higher efficiency compared to alternative baseline units and provide cooling more efficiently than baseline units.

The project is anticipated to save 3,870,090 kWh of electricity annually. The project will also reduce peak demand by an anticipated 473.1 kW per year. The proposed project will have an estimated annual energy cost savings of \$329,681.47. The payback period without incentives is 4.38 years; when factoring in the incentives, the payback period is reduced to 1.85 years.

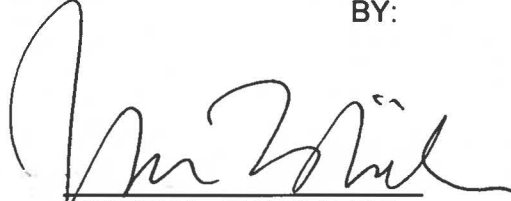
TRC Environmental Corporation ("TRC") the Program Manager engaged by the Board to manage the NJCEP LEUP program, attested to the accuracy of certain information regarding the project and that the project application adheres to the current terms and conditions of the program. Further, TRC, in its role as the NJCEP Program Administrator, submitted its certification that the incentives were calculated in accordance with the program's policies and procedures, the listed amounts are the true and accurate estimated incentives for which the applicant is eligible, and the documentation supporting estimated energy savings inputs was located, reviewed, and made available to calculate the rebate amounts as required by the program's policies and procedures. Based on these certifications and the information provided by TRC, Board Staff recommend approval of the above-referenced application.

After thorough review of the record and Staff's recommendation, the Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$833,578.20 for Digital Realty, L.P. and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

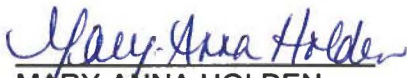
The effective date of this Order is November 4, 2021.

DATED: October 28, 2021

BOARD OF PUBLIC UTILITIES
BY:



JOSEPH L. FIORDALISO
PRESIDENT



MARY-ANNA HOLDEN
COMMISSIONER



DIANNE SOLOMON
COMMISSIONER



UPENDRA J. CHIVUKULA
COMMISSIONER



ROBERT M. GORDON
COMMISSIONER

ATTEST: 

AIDA CAMACHO-WELCH
SECRETARY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL
AND INDUSTRIAL PROGRAM ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 –
DIGITAL REALTY, L.P.

DOCKET NO. QG21081107

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The undersigned preparer attests that, to the best of their knowledge and belief, the above information is accurate and the subject project application adheres to the current terms and conditions of the Large Energy Users program.

Brian DeLuca

Signature of Preparer

7/7/21

Date

Brian DeLuca

Name of Preparer

60729

App#

1. Application Number: **60729**
2. Application Received Date and Fiscal Year: **3/5/2020 FY20 Large Energy Users Program**
3. Compliance Filing: **FY2020 Compliance Filing dated January 8, 2020**
4. Customer Contact (name, company, address, phone #):
 - John Dumler**
 - Director, Energy Management**
 - Digital Realty, L.P.**
 - 365 South Randolphville Road**
 - Piscataway, NJ 08854**
 - 770-653-6911**
5. Project Name and Address:
 - CRAC Controls Upgrade**
 - 365 South Randolphville Road**
 - Piscataway, NJ 08854**

 - CRAC Installation for Suite 306/307 Load Expansion**
 - 2 Peekay Drive**
 - Clifton, NJ 07014**
6. Rebate amount: **\$833,578.20**
7. Brief description of measures:
 - CRAC Controls Upgrade**

Eleven data center suites are supported by electrical rooms containing multiple uninterruptible power supply (UPS) units and transformers. The electrical rooms are cooled by two computer room air conditioner (CRAC) units which operate independently of each other and moderate fan speed and compressor power according to the space return temperature. This measure will consist of installing controllers to “team” the units together so that one unit is designated as the primary and the second unit can be shut off when not needed in order to save energy while meeting the cooling load for the space.
 - CRAC Installation for Suite 306/307 Load Expansion**

Eight CRAC units will be installed in an existing data center (Suite 306/307) to help accommodate a cooling load increase occurring in the space. The selected CRAC units have a higher efficiency compared to alternative baseline units and provide cooling more efficiently than baseline units.
8. Annual Estimated Energy Savings:
 - 3,870,090 kWh**
 - 473.1 kW peak demand**
 - 0 therms**
9. Annual Estimated Energy Cost Savings: **\$329,681.47**

10. Project cost: **\$1,444,875.00**

11. Operational and Maintenance Savings: **\$0**

12. Simple Payback Period: **4.38 years without incentive; 1.85 years with incentive**

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

I, **Maura Watkins**, TRC Companies Quality Control, hereby certify that, I have reviewed the application referenced below and determined that, as required by the policies and procedures applicable to the program, (1) the equipment incentives for which the NJCEP Program Manager now seeks approval to commit NJCEP funds have been calculated in accordance with those policies and procedures, and (2) that the amount shown below is the true and accurate estimated incentive for which the applicant(s) is(are) eligible.

Additionally, for incentives based on estimated energy savings that are uniquely calculated, including the Pay for Performance Program, Large Energy Users Program, and the Combined Heat and Power Program, I also certify that I was able to locate and review documentation supporting the inputs used to calculate the rebate amount and evidencing the NJCEP Program Manager's evaluation of those inputs as required by the program's policies and procedures.



By: _____

Date: **06-25-2021** _____

Maura Watkins

Quality Control – TRC Companies

Application No.: **60729** _____

Applicant: **Digital Realty Trust LP** _____

Payee: **Digital Realty Trust LP** _____

Committed Amount: **\$833,578.20** _____