

New Jersey Cool Program Approved Public Works Contractor

Supported by the NJ Dept. of Economic Development, the goal of NJ Cool is to reduce on-site operating greenhouse gas emissions from existing buildings. The program provides financial assistance to non-residential building owners and tenants undertaking greenhouse-gas reduction retrofit projects in state-designated areas, including Newark, Edison, Atlantic City and Overburdened Community census blocks.

ABOUT CM3

With hundreds of customers and 20 years' experience delivering Energy, HVAC and Building Automation solutions, CM3 is a regional leader in providing energy efficiency and sustainability solutions.

As governments and local utilities strive for greenhouse gas reduction, CM3 continues to obtain the necessary certifications and approvals to deliver energy efficiency services in accordance with program requirements.

CM3 works within the criteria set by New Jersey's Cool Program to identify and implement turnkey greenhouse gas reduction solutions for our customers.

FROM INSIGHT TO ACTION

Our "no surprises" approach ensures complete transparency regarding the total project cost and savings opportunities. And, our comprehensive site assessment is followed by a detailed quotation, identifying each available rebate and what the actual net costs will be.



ABOUT THE PROGRAM

The NJEDA provides grant awards ranging from \$50,000 to \$1 million to reimburse applicants for eligible hard construction costs for projects that help an end user switch to electric fuel for heating or that utilize new environmentally friendly refrigerants.

The total project cost (without reimbursement) must be between \$100,000 and \$2M, which results in grants ranging from \$50,000 to \$1M.

Project scope must include:

A. Replacing (75% or more of the building's existing high global warming potential (GWP) refrigerants with lower GWP alternatives.

and/or

B. Replacing (75% or more of the building's existing high global warming potential (GWP) refrigerants with lower GWP alternatives.

Once the above program requirements are satisfied, additional energy savings opportunities (outlined on p.2) may be included in the project and eligible for reimbursement.

PROCESS

- Organizations obtain a no-cost, greenhouse gas reduction proposal from CM3.
- Organizations submit application and supporting documents, requesting a grant award amount based on estimated eligible construction costs.
- NJEDA reviews application materials and if acceptable provides approval of a maximum grant award amount.
- Organization has 2 months from application approval to provide proof of funding for total estimated project costs plus an additional 15% contingency.
- NJEDA reviews proof of funding documentation. If acceptable, Organization will enter into grant agreement with NJEDA.
- Organization and CM3 have 6 months from completion of grant agreement to begin retrofit activities.
- Organization has 2 years from start of project to complete construction and submit proof of expenses for reimbursement. Project must be in compliance with NJ Prevailing Wage and Affirmative Action requirements.

Amount

Grant awards will cover 50% of eligible project costs. The total project cost must be between \$100K and \$2M. This results in grant amounts between \$50,000K and \$1M.

Benefits

Eligible building owners and tenants receive funding for retrofit projects that can:

- A. Reduce operating greenhouse gas emissions that contribute to climate change
- B. Improve indoor and
- C. Outdoor air quality
- D. Reduce energy costs
- E. Improve Occupant Comfort

Eligibility

Existing commercial, industrial, and institutional buildings located in New Jersey designated Overburdened and Adjacent Community census blocks are eligible for the pilot. Eligible applicants may own or lease the building space that will be improved using the grant funding. If the space is leased, the Applicant must provide building owner approval for the project.

ADDITIONAL OPPORTUNITIES

NJ Cool also provides funding for supporting work that further reduces operating emissions and/or improves energy efficiency of the building, such as:



Energy Load Controls



Solar Panels



Kitchen Electrification



Envelope Improvements



Battery Storage



Lighting Upgrades



Equipment Electrification



Energy Recovery Strategies



Building Control Systems



THE OPTIMIZATION PATHWAY

- **Identify** energy and operational opportunities
- **Calculate** projected energy savings
- **Recommend** available energy incentives
- **Deliver** turnkey energy services, from design to installation
- **Monitor** and optimize building systems continuously



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