



Agenda Date: 4/17/24  
Agenda Item: 8A

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
44 South Clinton Avenue, 1<sup>st</sup> Floor  
Trenton, New Jersey 08625-0350  
[www.nj.gov/bpu/](http://www.nj.gov/bpu/)

CLEAN ENERGY

IN THE MATTER OF THE CLEAN ENERGY PROGRAM ) ORDER  
AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL )  
ENERGY EFFICIENCY INCENTIVES EXCEEDING )  
\$500,000 – EQUINIX, INC. ) DOCKET NO. QO24010046

**Parties of Record:**

**Brian O. Lipman, Esq.**, Director, New Jersey Division of Rate Counsel  
**Joe Rockliffe**, Mechanical Engineer, Equinix, Inc.

BY THE BOARD:

The New Jersey Board of Public Utilities (“Board” or “BPU”) through New Jersey’s Clean Energy Program (“NJCEP”) manages several individual commercial and industrial (“C&I”) energy efficiency (“EE”) programs targeting the C&I market segments. Eligible applicants may receive rebates for a portion of the cost of installing energy efficient technologies such as light-emitting diode (“LED”) lighting, heating, ventilation, and air conditioning (“HVAC”), and other energy conservation measures (“ECMs”). NJCEP offers incentives to large energy users to upgrade or install ECMs in existing buildings to help offset these capital costs. Incentives are also available for projects involving distributed energy resources. All proposed C&I EE financial incentives and rebates exceeding \$500,000 require explicit Board approval.<sup>1</sup>

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 requirements, in addition to the 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 Equinix, Inc. (“Company”), submitted on October 20, 2021, under the Fiscal Year 2022 (“FY22”) LEUP pursuant to the Energy Efficiency and Renewable Energy Program Plan Filing for FY22 dated June 24, 2021. The project is located at the Company’s facilities in Secaucus and North Bergen, New Jersey. The applicant requested a total financial incentive of \$627,423 for a project with an estimated total cost of \$836,564.

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<sup>1</sup> In re 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 Company will perform the following at the facilities located below:

- 755 Secaucus Road, Secaucus, NJ 07094
  - This facility has existing plate and frame heat exchangers installed in parallel to the chiller plants, which allows the facility to take advantage of free cooling only when the ambient wet bulb temperature is below 36 degrees Fahrenheit. The proposed project would add piping modifications and controls that would allow the heat exchangers to precool returning chilled water, which allows the facility to take advantage of partial free cooling between 37 and 45 degrees Fahrenheit. This would further reduce the amount of energy required to meet chilled water loads.
  
- 5851 Westside Ave, North Bergen, NJ 07047
  - Four (4) existing 900-ton water-cooled chillers support cooling load in the facility, two (2) of which are equipped with variable frequency drives (“VFDs”). The proposed project would retrofit the other two chillers with compressor VFDs and controls, which would add functionality that varies the compressor speed to meet instantaneous chiller load.

The project is anticipated to annually decrease electricity usage by 2,673,872 kWh of electricity and save 478.5 kW of peak demand. The proposed project will have an estimated annual energy cost savings of \$257,735. The simple payback period without incentives is 3.2 years; when factoring in the incentives, the simple payback period is reduced to 0.81 years. The Company’s project and proposed incentive are in accordance with the LEUP’s eligibility, measure, and energy efficiency plan requirements. The provision of the incentive and the estimated savings from installing the above ECMs would fulfill the LEUP’s objective of fostering self-investment in energy efficiency for New Jersey’s large energy users.


TRC Environmental Corporation (“TRC”), the Program Manager engaged by the Board to manage the LEUP, 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 (“Staff”) recommends approval of the above-referenced application.

The Board **HEREBY ORDERS** the approval of the aforementioned application for the total estimated incentive amount of \$627,423 for Equinix, Inc. and **AUTHORIZES** issuance of a standard commitment letter to the applicant identified above, setting forth the terms and conditions of this commitment.

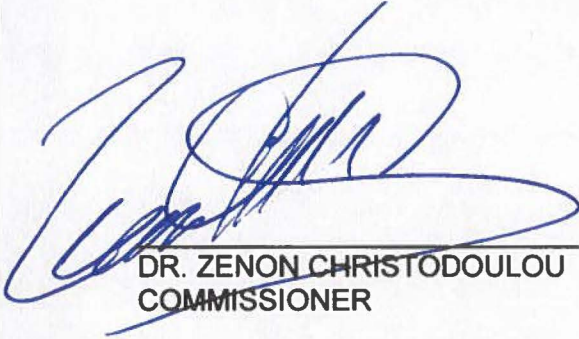
The effective date of this Order is April 24, 2024.

DATED: April 17, 2024

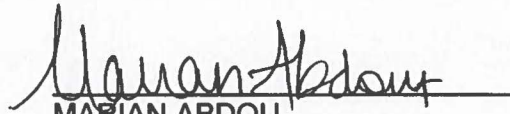
BOARD OF PUBLIC UTILITIES  
BY:



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PRESIDENT



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COMMISSIONER



MARIAN ABDOU  
COMMISSIONER



MICHAEL BANGE  
COMMISSIONER

ATTEST:   
SHERRI L. GOLDEN  
SECRETARY

I HEREBY CERTIFY that the within  
document is a true copy of the original  
in the files of the Board of Public Utilities.

IN THE MATTER OF THE CLEAN ENERGY PROGRAM AUTHORIZATION OF COMMERCIAL AND INDUSTRIAL  
ENERGY EFFICIENCY INCENTIVES EXCEEDING \$500,000 – EQUINIX, INC.  
DOCKET NO. QO24010046

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