



Local Government Energy Audit Report

Compost Site

March 1, 2019

Prepared for:

Middletown Township
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Disclaimer

The goal of this audit report is to identify potential energy efficiency opportunities, help prioritize specific measures for implementation, and provide information about financial incentives that may be available. Most energy conservation measures have received preliminary analysis of feasibility that identifies expected ranges of savings and costs. This level of analysis is usually considered sufficient to establish a basis for further discussion and to help prioritize energy measures.

TRC Energy Services (TRC) reviewed the energy conservation measures and estimates of energy savings were reviewed for technical accuracy. Actual, achieved energy savings depend on behavioral factors and other uncontrollable variables and, therefore, estimates of final energy savings are not guaranteed. TRC and the New Jersey Board of Public Utilities (NJBP) shall in no event be liable should the actual energy savings vary.

TRC bases estimated installation costs on our experience at similar facilities, pricing from local contractors and vendors, and/or cost estimates from RS Means. We encourage the owner of the facility is encouraged to independently confirm these cost estimates and to obtain multiple estimates when considering measure installations. Actual installation costs can vary widely based on individual measures and conditions. TRC and NJBP do not guarantee installed cost estimates and shall in no event be held liable should actual installed costs vary from estimates.

The New Jersey Clean Energy Program (NJCEP) incentive values provided in this report are estimates based on program information available at the time of the report. Incentive levels are not guaranteed. The NJBP reserves the right to extend, modify, or terminate programs without prior notice. Please review all available program incentives and eligibility requirements prior to selecting and installing any energy conservation measures.

The customer and their respective contractor(s) are responsible to implement energy conservation measures in complete conformance with all applicable local, state and federal requirements.

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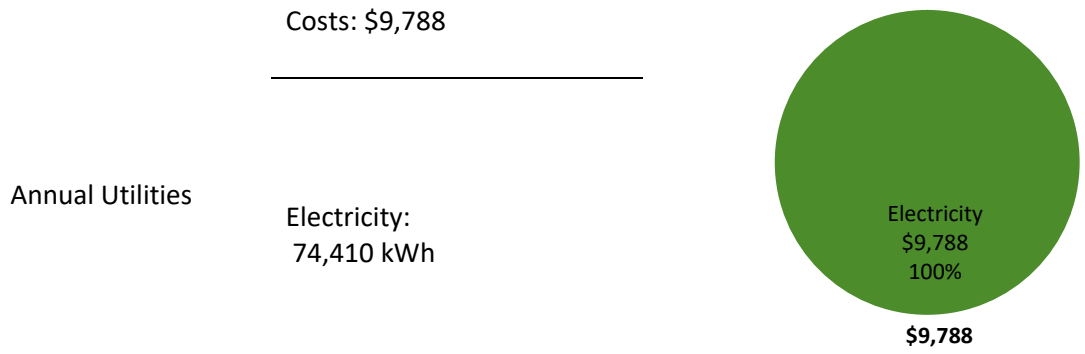
Appendix C: Glossary 2

1 EXECUTIVE SUMMARY

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) report for the Compost Site. This report provides you with information about your facility's energy use, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help make changes in your facility. TRC Energy Services (TRC) conducted this study as part of a comprehensive effort to assist New Jersey school districts and local governments in controlling their energy costs and help protect our environment by reducing statewide energy consumption.

The energy conservation measures recommended in this report are based on all equipment inventoried by the auditor during the audit. At the time of the energy analysis it was noticed that the calculated annual energy consumption was significantly lower than the actual annual energy usage leading to a possibility of other loads connected to the same energy meter serving the compost site building. While TRC surveyed all areas of the facility with the site contact, there may be other equipment in the vicinity that is connected to the same meter and may provide the differential usage for the energy balance. Additional information was not available to ascertain these possible additional loads. It is the programs recommendation to review this further and if no additional loads are identified, that a utility representative be contacted to validate the meter readings.

BUILDING PERFORMANCE REPORT



ENERGY STAR® Benchmarking Score	N/A <i>(1-100 scale)</i>	A standard energy use benchmark is not available for this facility type. This report contains suggestions about how to improve building performance and reduce energy costs.
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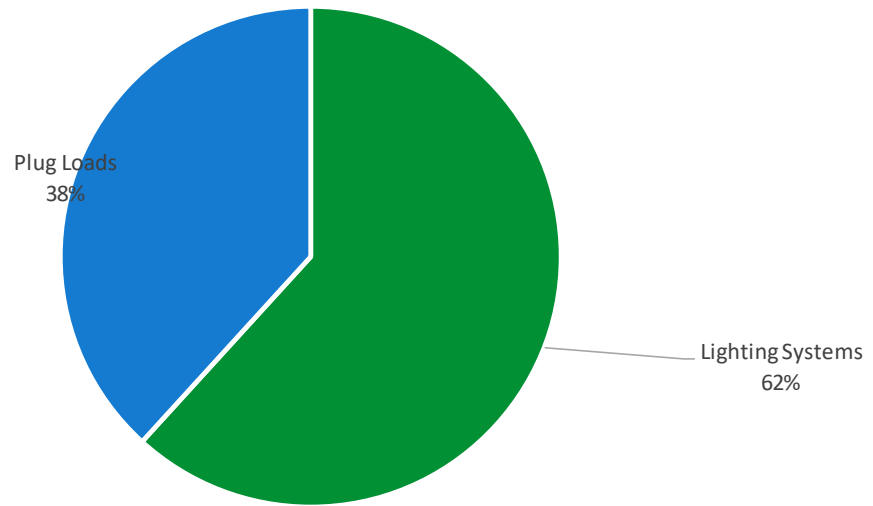


Figure 1 - Energy Use by System

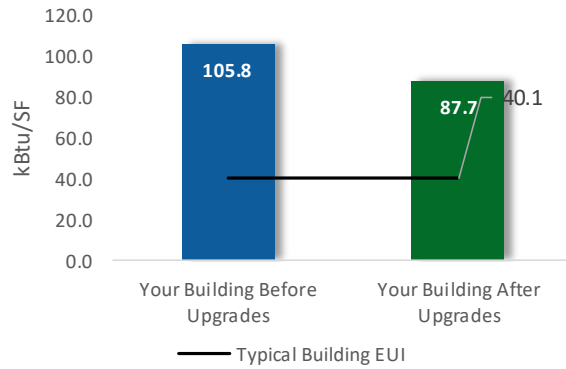
POTENTIAL IMPROVEMENTS



This energy audit considered a range of potential energy improvements in your building. Costs and savings will vary between improvements. Presented below are two potential scopes of work for your consideration.

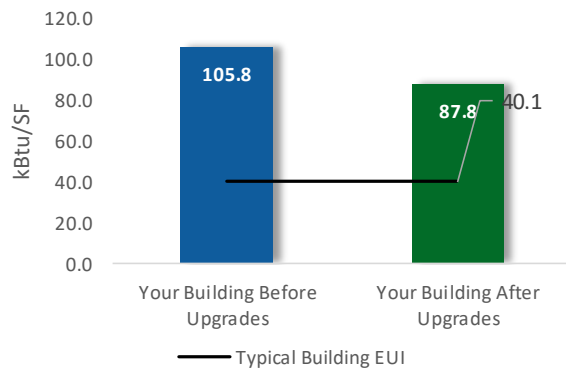
Scenario 1: Full Package (all evaluated measures)

Installation Cost	\$8,635
Potential Rebates & Incentives ¹	\$1,437
Annual Cost Savings	\$1,672
Annual Energy Savings	Electricity: 12,707 kWh
Greenhouse Gas Emission Savings	6 Tons
Simple Payback	4.3 Years
Site Energy Savings (all utilities)	17%



Scenario 2: Cost Effective Package²

Installation Cost	\$8,365
Potential Rebates & Incentives	\$1,437
Annual Cost Savings	\$1,668
Annual Energy Savings	Electricity: 12,681 kWh
Greenhouse Gas Emission Savings	6 Tons
Simple Payback	4.2 Years
Site Energy Savings (all utilities)	17%



On-site Generation Potential

Photovoltaic	None
Combined Heat and Power	None

¹ Incentives are based on current SmartStart Prescriptive incentives. Other program incentives may apply.

² A cost-effective measure is defined as one where the simple payback does not exceed two-thirds of the expected proposed equipment useful life. Simple payback is based on the net measure cost after potential incentives.

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Lifetime Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		11,527	2.7	0	\$1,516	\$22,745	\$8,095	\$1,402	\$6,693	4.4	11,608
ECM 1	Install LED Fixtures	11,491	2.7	0	\$1,512	\$22,673	\$8,060	\$1,400	\$6,660	4.4	11,571
ECM 2	Retrofit Fixtures with LED Lamps	37	0.0	0	\$5	\$72	\$34	\$2	\$32	6.7	37
Lighting Control Measures		1,180	0.3	0	\$155	\$1,242	\$540	\$35	\$505	3.3	1,188
ECM 3	Install Occupancy Sensor Lighting Controls	1,154	0.3	0	\$152	\$1,214	\$270	\$35	\$235	1.5	1,162
	Install High/Low Lighting Controls	26	0.0	0	\$3	\$28	\$270	\$0	\$270	77.6	27
TOTALS		12,707	3.0	0	\$1,672	\$23,987	\$8,635	\$1,437	\$7,198	4.3	12,796

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

Figure 2 – Evaluated Energy Improvements

1.1 Planning Your Project

Careful planning makes for a successful energy project. When considering this scope of work, you will have some decisions to make, such as:

- ◆ How will the project be funded and/or financed?
- ◆ Is it best to pursue individual ECMs, groups of ECMs, or use a comprehensive approach where all ECMs are installed together?
- ◆ Are there other facility improvements that should happen at the same time?

Pick Your Installation Approach

New Jersey Clean Energy Programs give you the flexibility to do a little or a lot. Rebates, incentives, and financing are available to help reduce both your installation costs and your energy bills. If you are planning to take advantage of these programs, make sure to review incentive program guidelines before proceeding. This is important because in most cases you will need to submit applications for the incentives before purchasing materials or starting installation.

The potential ECMs identified for this building likely qualify for multiple incentive and funding programs. Based on current program rules and requirements, your measures are likely to qualify for the following programs:

Energy Conservation Measure		SmartStart	Direct Install	Pay For Performance
ECM 1	Install LED Fixtures	x	x	
ECM 2	Retrofit Fixtures with LED Lamps	x	x	
ECM 3	Install Occupancy Sensor Lighting Controls		x	

Figure 3 – Funding Options



New Jersey Clean Energy Programs At-A-Glance

	SmartStart Flexibility to install at your own pace	Direct Install Turnkey installation	Pay for Performance Whole building upgrades
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to \$125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your energy reduction plan and set your energy savings targets.

Take the next step by visiting www.njcleanenergy.com for program details, applications, and to contact a qualified contractor.

Individual Measures with SmartStart

For facilities wishing to pursue only selected individual measures (or planning to phase implementation of selected measures over multiple years), incentives are available through the SmartStart program. To participate, you can use internal resources or an outside firm or contractor to perform the final design of the ECM(s) and install the equipment. Program pre-approval is required for some SmartStart incentives, so only after receiving pre-approval should you proceed with ECM installation.

Turnkey Installation with Direct Install

The Direct Install program provides turnkey installation of multiple measures through an authorized network of participating contractors. This program can provide substantially higher incentives than SmartStart, up to 70% of the cost of selected measures. Direct Install contractors will assess and verify individual measure eligibility and, in most cases, they perform the installation work. The Direct Install program is available to sites with an average peak demand of less than 200 kW.

Whole Building Approach with Pay for Performance

Pay for Performance can be a good option for medium to large sized facilities to achieve deep energy savings. Pay for Performance allows you to install as many measures as possible under a single project as well as address measures that may not qualify for other programs. Many facilities pursuing an Energy Savings Improvement Program (ESIP) loan also use this program. Pay for Performance works for larger customers with a peak demand over 200 kW. The minimum installed scope of work must include at least two unique measures resulting in at least 15% energy savings, where lighting cannot make up the majority of the savings.

More Options from Around the State

Financing and Planning Support with the Energy Savings Improvement Program (ESIP)

For larger facilities with limited capital availability to implement ECMs, project financing may be available through the ESIP. Supported directly by the NJBPU, ESIP provides government agencies with project development, design, and implementation support services, as well as, attractive financing for implementing ECMs. You have already taken the first step as an LGEA customer, because this report is required to participate in ESIP.

Resiliency with Return on Investment through Combined Heat & Power (CHP)

The CHP program provides incentives for combined heat and power (aka cogeneration) and waste heat to power projects. Combined heat and power systems generate power on-site and recover heat from the generation system to meet on-site thermal loads. Waste heat to power systems use waste heat to generate power. You will work with a qualified developer who will design a system that meets your building's heating and cooling needs.

Ongoing Electric Savings with Demand Response

The Demand Response Energy Aggregator program reduces electric loads at commercial facilities when wholesale electricity prices are high or when the reliability of the electric grid is threatened due to peak power demand. By enabling commercial facilities to reduce their electric demand during times of peak demand, the grid is made more reliable and overall transmission costs are reduced for all ratepayers. Curtailment service providers provide regular payments to medium and large consumers of electric power for their participation in demand response (DR) programs. Program participation is voluntary, and facilities receive payments regardless of whether they are called upon to curtail their load during times of peak demand.

2 EXISTING CONDITIONS

The New Jersey Board of Public Utilities (NJBP) has sponsored this Local Government Energy Audit (LGEA) Report for the Compost Site. This report provides information on how your facility uses energy, identifies energy conservation measures (ECMs) that can reduce your energy use, and provides information and assistance to help you implement the ECMs. This report also contains valuable information on financial incentives from New Jersey’s Clean Energy Program (NJCEP) for implementing ECMs.

TRC conducted this study as part of a comprehensive effort to assist New Jersey educational and local government facilities in controlling energy costs and protecting our environment by offering a wide range of energy management options and advice.

Please note that the information obtained at the site visit was supplemented, where necessary, with facility and equipment information noted in previous energy audit reports.

2.1 Site Overview

On July 11, 2018, TRC performed an energy audit at the Compost Site located in Belford, NJ. TRC met with Anthony Mercantante to review the facility operations and help focus our investigation on specific energy-using systems.

The Compost Site is a one-story, 2,400 square foot building built in 1970. The building is a barn structure including a small trailer inside the structure.

There is minimal energy consuming equipment in this facility.

2.2 Building Occupancy

The facility is occupied year-round and occupied about 70 hours a week including the weekends. There are a total number of two occupants in this location.

Building Name	Weekday/Weekend	Operating Schedule
Compost Site	Weekday	7:00 AM - 5:00 PM
	Weekend	7:00 AM - 5:00 PM

Figure 4 - Building Occupancy Schedule

2.3 Building Envelope

The structure contains steel trusses supporting aluminum panels. The barn structure is closed with metal mesh gates. The trailer is located inside the barn structure. The trailer is a fully closed structure.

2.4 Lighting Systems

The lighting throughout this site is distributed amongst three areas, the compost site structure, the trailer and the exterior lights. The compost site contains high bay metal halide lighting fixtures which are operated by wall switches. The trailer is lit by compact fluorescent lamps (CFL) also operated by wall switch, and the exterior light poles consist of metal halide (MH) lamps that are controlled by photocell.

Most fixtures are in fair condition. Interior lighting levels were generally sufficient.

2.5 Air Handling Systems

Air Conditioners

The trailer uses two window air conditioning (AC) units. These vary in capacity of 12,000 Btu/hr. The units are in fair condition. They are not ENERGY STAR® labeled.

2.6 Plug Load & Vending Machines

The utility bill analysis indicates that plug loads consume approximately 38.24% of total building energy use. This is higher than a typical building, although please note that the window air conditioning has been included as part of the plug load.

You may wish to consider paying particular attention to minimizing your plug load usage. This report makes suggestions for ECMs in this area as well as Energy Efficient Best Practices.

Inside the trailer there are a total of one refrigerator, one microwave and one LCD TV.

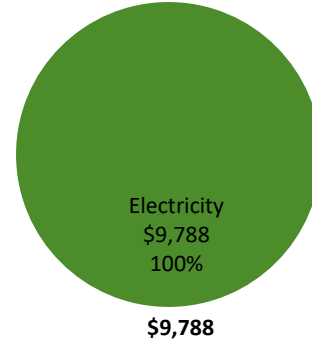


LCD TV

3 ENERGY USE AND COSTS

Twelve months of utility billing data are used to develop annual energy consumption and cost data. This information creates a profile of the annual energy consumption and energy costs.

Utility Summary		
Fuel	Usage	Cost
Electricity	74,410 kWh	\$9,788
Total		\$9,788



An energy balance identifies and quantifies energy use in your various building systems. This can highlight areas with the most potential for improvement. This energy balance was developed using calculated energy use for each of the end uses noted in the figure.

The energy auditor collects information regarding equipment operating hours, capacity, efficiency and other operational parameters from facility staff, drawings, and on-site observations. This information is used as the inputs to calculate the existing conditions energy use for the site. The calculated energy use is then compared to the historical energy use and the initial inputs are revised, as necessary, to balance the calculated energy use to the historical energy use.

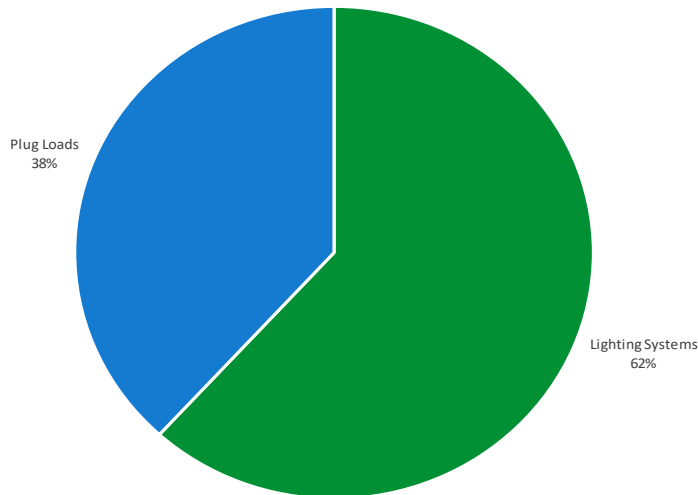
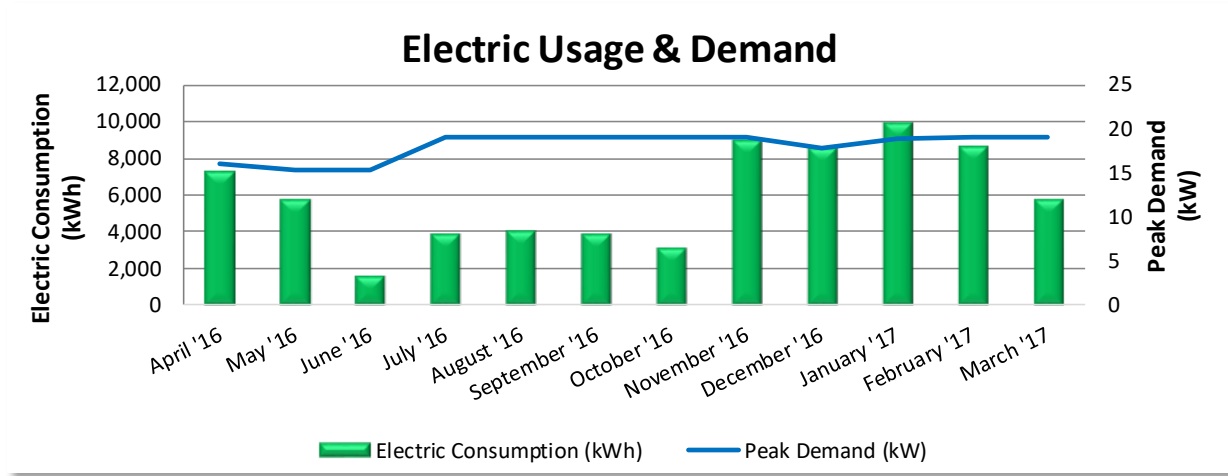


Figure 5 - Energy Balance

3.1 Electricity

JCP&L delivers electricity under rate class C74, with electric production provided by South Jersey Energy, a third-party supplier.



Electric Billing Data					
Period Ending	Days in Period	Electric Usage (kWh)	Demand (kW)	Demand Cost	Total Electric Cost
5/2/16	30	7,318	16		\$967
6/1/16	29	5,789	15		\$804
7/1/16	29	1,621	15		\$331
8/1/16	30	3,946	19		\$549
9/1/16	30	4,120	19		\$567
10/3/16	31	3,940	19		\$557
11/1/16	28	3,131	19		\$475
12/2/16	30	9,029	19		\$1,089
1/3/17	31	8,607	18		\$1,044
2/1/17	28	9,994	19		\$1,218
3/3/17	29	8,665	19		\$1,094
4/1/17	28	5,804	19		\$771
Totals	353	71,964	19	\$0	\$9,466
Annual	365	74,410	19	\$0	\$9,788

Notes:

- Peak demand of 19 kW occurred through the majority of the months.
- The average electric cost over the past 12 months was \$0.132/kWh, which is the blended rate that includes energy supply, distribution, demand, and other charges. This report uses this blended rate to estimate energy cost savings.
- At the time of the energy analysis it was noticed that the calculated annual energy consumption was significantly lower than the actual annual energy usage leading to a possibility of other loads connected to the same energy meter serving the compost site. While TRC surveyed all areas of the facility with the site contact, there may be other equipment in the vicinity that is connected to the same meter and may provide the differential usage for the energy balance. Additional information was not available to ascertain these possible additional loads.

3.2 Benchmarking

Your building was benchmarked using the United States Environmental Protection Agency’s (EPA) Portfolio Manager® software. Benchmarking compares your building’s energy use to that of similar buildings across the country, while neutralizing variations due to location, occupancy and operating hours. Some building types can be scored with a 1-100 ranking of a building’s energy performance relative to the national building market. A score of 50 represents the national average and a score of 100 is best.

This ENERGY STAR® benchmarking score provides a comprehensive snapshot of your building’s energy performance. It assesses the building’s physical assets, operations, and occupant behavior, which is compiled into a quick and easy-to-understand score.

Benchmarking Score	N/A
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Due to its unique characteristics, this building type is not able to receive a benchmarking score. This report contains suggestions about how to improve building performance and reduce energy costs.

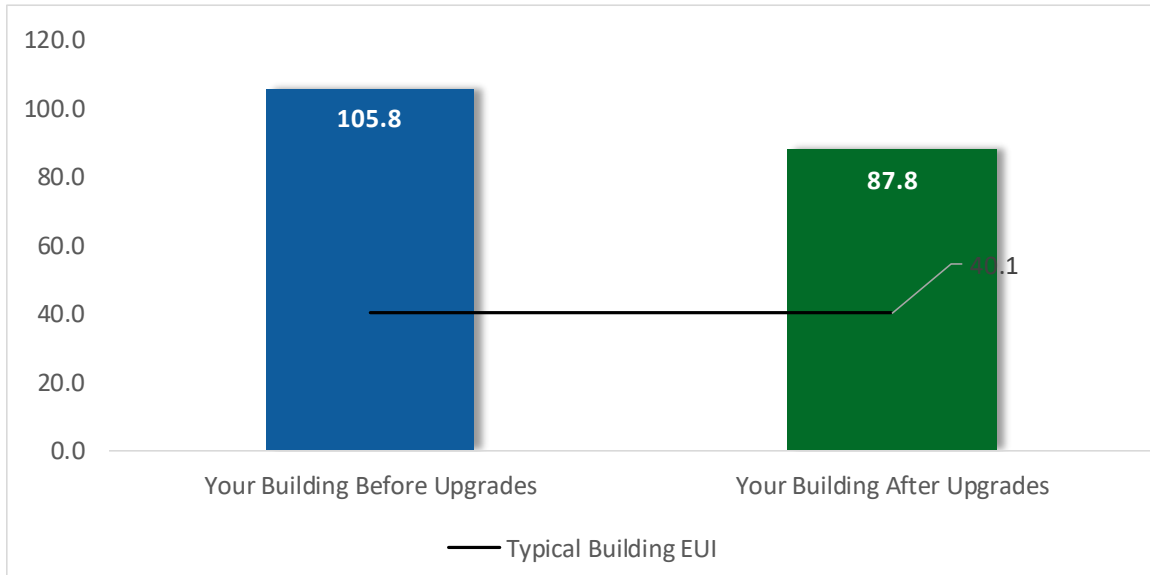


Figure 6 - Energy Use Intensity Comparison

Energy use intensity (EUI) measures energy consumption per square foot and is the standard metric for comparing buildings’ energy performance. A lower EUI means better performance and less energy consumed. A number of factors can cause a building to vary from the “typical” energy usage. Local weather conditions, building age and insulation levels, equipment efficiency, daily occupancy hours, changes in occupancy throughout the year, equipment operating hours, and occupant behavior all contribute to a building’s energy use and the benchmarking score.



Tracking Your Energy Performance

Keeping track of your energy use on a monthly basis is one of the best ways to keep energy costs in check. Update your utility information in Portfolio Manager® regularly, so that you can keep track of your building's performance.

We have created a Portfolio Manager® account for your facility and we have already entered the monthly utility data shown above for you. Account login information for your account will be sent via email.

Free online training is available to help you use ENERGY STAR® Portfolio Manager® to track your building's performance at: <https://www.energystar.gov/buildings/training>.

For more information on ENERGY STAR® and Portfolio Manager®, visit their website.³

³ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification/how-app-1>.

4 ENERGY CONSERVATION MEASURES

The goal of this audit report is to identify and evaluate potential energy efficiency improvements, provide information about the cost effectiveness of those improvements, and recognize potential financial incentives from NJBPU. Most energy conservation measures have received preliminary analysis of feasibility which identifies expected ranges of savings and costs. This level of analysis is typically sufficient to demonstrate project cost-effectiveness and help prioritize energy measures.

Calculations of energy use and savings are based on the current version of the *New Jersey Clean Energy Program Protocols to Measure Resource Savings*, which is approved by the NJBPU. Further analysis or investigation may be required to calculate more precise savings based on specific circumstances.

Operation and maintenance costs for the proposed new equipment will generally be lower than the current costs for the existing equipment—especially if the existing equipment is at or past its normal useful life. We have conservatively assumed there to be no impact on overall maintenance costs over the life of the equipment.

Financial incentives are based on the current NJCEP prescriptive SmartStart program. A higher level of investigation may be necessary to support any SmartStart Custom, Pay for Performance, or Direct Install incentive applications. Some measures and proposed upgrades may be eligible for higher incentives than those shown below through other NJCEP programs described in a following section of this report.

Appendix A: Equipment Inventory & Recommendations provides a detailed list of the locations and recommended upgrades for each energy conservation measure.

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		11,527	2.7	0	\$1,516	\$8,095	\$1,402	\$6,693	4.4	11,608
ECM 1	Install LED Fixtures	11,491	2.7	0	\$1,512	\$8,060	\$1,400	\$6,660	4.4	11,571
ECM 2	Retrofit Fixtures with LED Lamps	37	0.0	0	\$5	\$34	\$2	\$32	6.7	37
Lighting Control Measures		1,180	0.3	0	\$155	\$540	\$35	\$505	3.3	1,188
ECM 3	Install Occupancy Sensor Lighting Controls	1,154	0.3	0	\$152	\$270	\$35	\$235	1.5	1,162
	Install High/Low Lighting Controls	26	0.0	0	\$3	\$270	\$0	\$270	77.6	27
TOTALS		12,707	3.0	0	\$1,672	\$8,635	\$1,437	\$7,198	4.3	12,796

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

Figure 7 – All Evaluated ECMs

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		11,527	2.7	0	\$1,516	\$8,095	\$1,402	\$6,693	4.4	11,608
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ECM 2	Retrofit Fixtures with LED Lamps	37	0.0	0	\$5	\$34	\$2	\$32	6.7	37
Lighting Control Measures		1,154	0.3	0	\$152	\$270	\$35	\$235	1.5	1,162
ECM 3	Install Occupancy Sensor Lighting Controls	1,154	0.3	0	\$152	\$270	\$35	\$235	1.5	1,162
TOTALS		12,681	3.0	0	\$1,668	\$8,365	\$1,437	\$6,928	4.2	12,770

* - All incentives presented in this table are based on NJ SmartStart equipment incentives and assume proposed equipment meets minimum performance criteria for that program.

** - Simple Payback Period is based on net measure costs (i.e. after incentives).

Figure 8 – Cost Effective ECMs

4.1 Lighting

#	Energy Conservation Measure	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Upgrades		11,527	2.7	0	\$1,516	\$8,095	\$1,402	\$6,693	4.4	11,608
ECM 1	Install LED Fixtures	11,491	2.7	0	\$1,512	\$8,060	\$1,400	\$6,660	4.4	11,571
ECM 2	Retrofit Fixtures with LED Lamps	37	0.0	0	\$5	\$34	\$2	\$32	6.7	37

When considering lighting upgrades, we suggest using a comprehensive design approach that simultaneously upgrades lighting fixtures and controls to maximize energy savings and improve occupant lighting. Comprehensive design will also consider appropriate lighting levels for different space types to make sure that the right amount of light is delivered where needed. If conversion to LED light sources are proposed, we suggest converting all of a specific lighting type (e.g. linear fluorescent) to LED lamps to minimize the number of lamp types in use at the facility, which should help reduce future maintenance costs.

ECM 1: Install LED Fixtures

Replace existing fixtures containing HID lamps with new LED light fixtures. This measure saves energy by installing LEDs which use less power than other technologies with a comparable light output.

In some cases, HID fixtures can be retrofit with screw-based LED lamps. Replacing an existing HID fixture with a new LED fixture will generally provide better overall lighting optics; however, replacing the HID lamp with a LED screw-in lamp is typically a less expensive retrofit. We recommend you work with your lighting contractor to determine which retrofit solution is best suited to your needs and will be compatible with the existing fixture(s).

Maintenance savings may also be achieved since LED lamps last longer than other light sources and therefore do not need to be replaced as often.

Affected building areas: Exterior light poles and within the Compost site structure

ECM 2: Retrofit Fixtures with LED Lamps

Replace CFL lamps with LED lamps. LED lamps can be used in existing fixtures as a direct replacement for most other lighting technologies.

This measure saves energy by installing LEDs which use less power than other lighting technologies yet provide equivalent lighting output for the space. Maintenance savings may also be available, as longer-lasting LEDs lamps will not need to be replaced as often as the existing lamps.

Affected building areas: Trailer

4.2 Lighting Controls

#	Energy Conservation Measure	Recommend?	Annual Electric Savings (kWh)	Peak Demand Savings (kW)	Annual Fuel Savings (MMBtu)	Annual Energy Cost Savings (\$)	Lifetime Energy Cost Savings (\$)	Estimated Install Cost (\$)	Estimated Incentive (\$)*	Estimated Net Cost (\$)	Simple Payback Period (yrs)**	CO ₂ e Emissions Reduction (lbs)
Lighting Control Measures			1,180	0.3	0	\$155	\$1,242	\$540	\$35	\$505	3.3	1,188
ECM 3	Install Occupancy Sensor Lighting Controls	Yes	1,154	0.3	0	\$152	\$1,214	\$270	\$35	\$235	1.5	1,162
	Install High/Low Lighting Controls	No	26	0.0	0	\$3	\$28	\$270	\$0	\$270	77.6	27

Lighting controls reduce energy use by turning off or lowering, lighting fixture power levels when not in use. A comprehensive approach to lighting design should upgrade the lighting fixtures and the controls together for maximum energy savings and improved lighting for occupants.

ECM 3: Install Occupancy Sensor Lighting Controls

Install occupancy sensors to control lighting fixtures in areas that are frequently unoccupied, even for short periods. For most spaces, we recommend lighting controls use dual technology sensors, which reduce the possibility of lights turning off unexpectedly.

Occupancy sensors detect occupancy using ultrasonic and/or infrared sensors. When an occupant enters the space, the lighting fixtures switch to full lighting levels. Most occupancy sensor lighting controls allow users to manually turn fixtures on/off, as needed. Some controls can also provide dimming options.

Occupancy sensors can be mounted on the wall at existing switch locations, mounted on the ceiling, or in remote locations. In general, wall switch replacement sensors are best suited to single occupant offices and other small rooms. Ceiling-mounted or remote mounted sensors are used in large spaces, locations without local switching, and where wall switches are not in the line-of-sight of the main work area.

This measure provides energy savings by reducing the lighting operating hours.

Affected building areas: Compost site structure

Install High/Low Lighting Controls

Install occupancy sensors to provide dual level lighting control for lighting fixtures in spaces that are infrequently occupied but may require some level of continuous lighting for safety or security reasons. Areas identified for such lighting control are stairwells and interior corridors.

Lighting fixtures with these controls operate at default low levels when the area is not occupied to provide minimal lighting to meet security or safety requirements. Sensors detect occupancy using ultrasonic and/or infrared sensors. The lighting systems are switched to full lighting levels whenever an occupant is detected. Fixtures are automatically switched back to low level after an area has been vacant for a preset period of time. Energy savings results from only providing full lighting levels when it is required.

For this type of measure the occupancy sensors will generally be ceiling or fixture mounted. Sufficient sensor coverage needs to be provided to ensure that lights turn on in each area as an occupant approaches.

Additional savings from reduced lighting maintenance may also result from this measure, due to reduced lamp operation.

Due to the long payback period for this measure, we currently do not recommend installing high/low lighting controls.

5 ENERGY EFFICIENT BEST PRACTICES

A whole building maintenance plan will extend equipment life; improve occupant comfort, health, and safety; and reduce energy and maintenance costs. You may already be doing some of these things— see our list below for potential additions to your maintenance plan. Be sure to consult with qualified equipment specialists for details on proper maintenance and system operation.

Energy Tracking with ENERGY STAR® Portfolio Manager®



You've heard it before - you can't manage what you don't measure. ENERGY STAR® Portfolio Manager® is an online tool that you can use to measure and track energy and water consumption, as well as greenhouse gas emissions.⁴ Your account has already been established. Now you can continue to keep tabs on your energy performance every month.

Procurement Strategies

Purchasing efficient products reduces energy costs without compromising quality. Consider modifying your procurement policies and language to require ENERGY STAR® or WaterSense™ products where available.

⁴ <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>.

6 ON-SITE GENERATION

You don't have to look far in New Jersey to see one of the thousands of solar electric systems providing clean power to homes, businesses, schools, and government buildings. On-site generation includes both renewable (e.g., solar, wind) and non-renewable (e.g., fuel cells) technologies that generate power to meet all or a portion of the facility's electric energy needs. Also referred to as distributed generation, these systems contribute to greenhouse gas (GHG) emission reductions, demand reductions and reduced customer electricity purchases reduction, which results in improved electric grid reliability through better use of transmission and distribution systems.

Preliminary screenings were performed to determine if an on-site generation measure could be a cost-effective solution for your facility. Before deciding to install an on-site generation system, we recommend conducting a feasibility study to analyze existing energy profiles, siting, interconnection, and the costs associated with the generation project including interconnection costs, departing load charges, and any additional special facilities charges.

6.1 Solar Photovoltaic

Photovoltaic (PV) panels convert sunlight into electricity. Individual panels are combined into an array that produces direct current (DC) electricity. The DC is converted to alternating current (AC) through an inverter. The inverter is then connected to the building’s electrical distribution system.

A preliminary screening based on the facility’s electric demand, size and location of free area, and shading elements shows that the facility has **no** potential for installing a PV array.

This facility does appear to not meet the minimum criteria for a cost-effective solar PV installation. To be cost-effective, a solar PV array needs certain minimum criteria, such as flat or south-facing rooftop or other unshaded space on which to place the PV panels.

The graphic below displays the results of the PV potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.

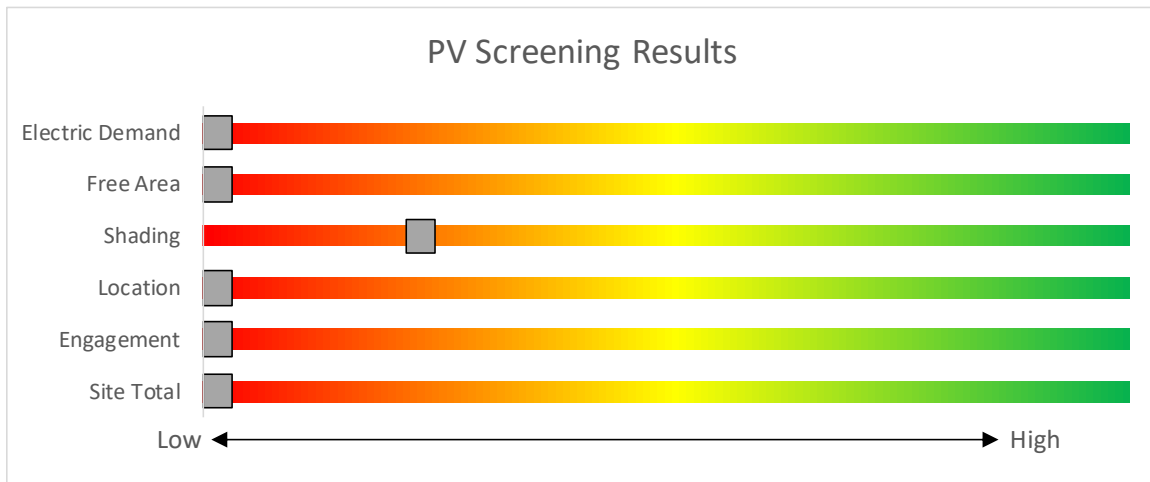


Figure 9 - Photovoltaic Screening

Solar Renewable Energy Certificate (SREC) Registration Program (SRP)

Rebates are not available for solar projects, but owners of solar projects MUST register their projects in the SREC Registration Program before starting construction. Once your PV system is up and running, you periodically earn credits, which can then be sold on the open market for up to 15 years.

If you are considering installing solar photovoltaics on your building, visit www.njcleanenergy.com/srec for more information about the SREC Registration Program.

Get more information about solar power in New Jersey or find a qualified solar installer who can help you decide if solar is right for your building:

- **Basic Info on Solar PV in NJ:** www.njcleanenergy.com/whysolar
- **NJ Solar Market FAQs:** www.njcleanenergy.com/renewable-energy/program-updates-and-background-information/solar-transition/solar-market-faqs
- **Approved Solar Installers in the NJ Market:** www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/?id=60&start=1

6.2 Combined Heat and Power

Combined heat and power (CHP) generates electricity at the facility and puts waste heat energy to good use. Common types of CHP systems are reciprocating engines, microturbines, fuel cells, backpressure steam turbines, and (at large facilities) gas turbines.

CHP systems typically produce a portion of the electric power used on-site, with the balance of electric power needs supplied by the local utility company. The heat is used to supplement (or replace) existing boilers and provide space heating and/or domestic hot water heating. Waste heat can also be routed through absorption chillers for space cooling.

The key criteria used for screening is the amount of time that the CHP system would operate at full load and the facility's ability to use the recovered heat. Facilities with a continuous need for large quantities of waste heat are the best candidates for CHP.

A preliminary screening based on heating and electrical demand, siting, and interconnection shows that the facility has **no** potential for installing a cost-effective CHP system.

Based on a preliminary analysis, the facility does not appear to meet the minimum requirements for a cost-effective CHP installation. The lack of gas service, low or infrequent thermal load, and lack of space for siting the equipment are the most significant factors contributing to the lack of CHP potential.

The graphic below displays the results of the CHP potential screening conducted as a part of this audit. The position of each slider indicates the potential (potential increases to the right) that each factor contributes to the overall site potential.

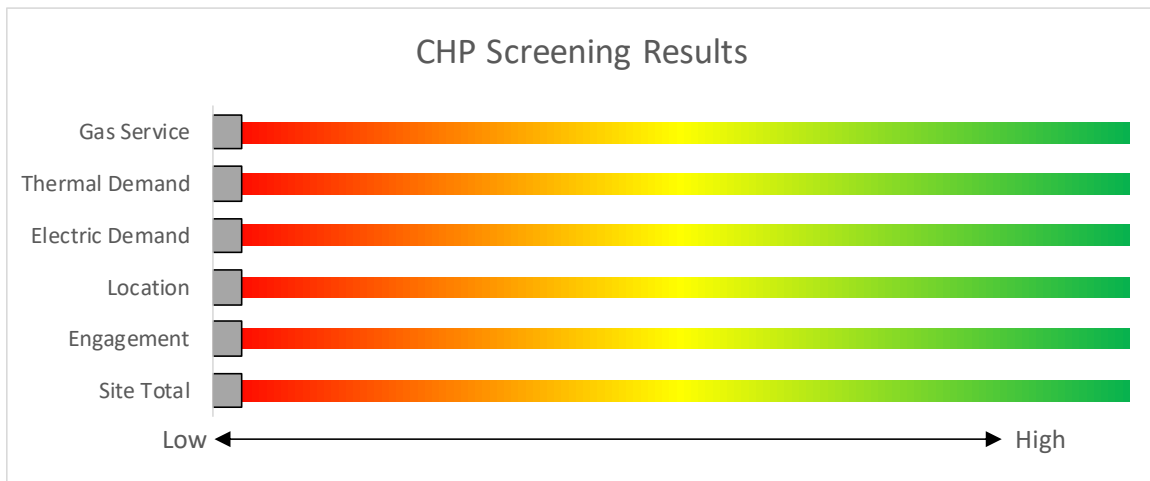


Figure 10 - Combined Heat and Power Screening

Find a qualified firm that specializes in commercial CHP cost assessment and installation: http://www.njcleanenergy.com/commercial-industrial/programs/nj-smartstart-buildings/tools-and-resources/tradeally/approved_vendorsearch/.

7 PROJECT FUNDING AND INCENTIVES

Ready to improve your building’s performance? New Jersey Clean Energy Programs can help. Pick the program that works best for you. Incentive programs that may apply to this facility are identified in the Executive Summary. This section provides an overview of currently available in New Jersey Clean Energy Programs.

	SmartStart <i>Flexibility to install at your own pace</i>	Direct Install <i>Turnkey installation</i>	Pay for Performance <i>Whole building upgrades</i>
Who should use it?	Buildings installing individual measures or small group of measures.	Small to mid-size facilities that can bundle multiple measures together. Average peak demand should be below 200 kW. Not suitable for significant building shell issues.	Mid to large size facilities looking to implement as many measures as possible at one time. Peak demand should be over 200 kW.
How does it work?	Use in-house staff or your preferred contractor.	Pre-approved contractors pass savings along to you via reduced material and labor costs.	Whole-building approach to energy upgrades designed to reduce energy use by at least 15%. The more you save, the higher the incentives.
What are the Incentives?	Fixed incentives for specific energy efficiency measures.	Incentives pay up to 70% of eligible costs, up to \$125,000 per project. You pay the remaining 30% directly to the contractor.	Up to 25% of installation cost, calculated based on level of energy savings per square foot.
How do I participate?	Submit an application for the specific equipment to be installed.	Contact a participating contractor in your region.	Contact a pre-qualified Partner to develop your Energy Reduction Plan and set your energy savings targets.
Take the next step by visiting www.njcleanenergy.com for program details, applications, and to contact a qualified contractor.			

7.1 SmartStart



SmartStart offers incentives for installing prescriptive and custom energy efficiency measures at your facility. This program provides an effective mechanism for securing incentives for energy efficiency measures installed individually or as part of a package of energy upgrades. This program serves most common equipment types and sizes.

SmartStart routinely adds, removes, or modifies incentives from year-to-year for various energy efficiency equipment based on market trends and new technologies.

Equipment with Prescriptive Incentives Currently Available:

Electric Chillers
Electric Unitary HVAC
Gas Cooling
Gas Heating
Gas Water Heating
Ground Source Heat Pumps
Lighting

Lighting Controls
Refrigeration Doors
Refrigeration Controls
Refrigerator/Freezer Motors
Food Service Equipment
Variable Frequency Drives

Incentives

The SmartStart Prescriptive program provides fixed incentives for specific energy efficiency measures. Prescriptive incentives vary by equipment type.

SmartStart Custom provides incentives for more unique or specialized technologies or systems that are not addressed through prescriptive incentives. Custom incentives are calculated at \$0.16/kWh and \$1.60/therm based on estimated annual savings. Incentives are capped at 50% of the total installed incremental project cost, or a project cost buy down to a one-year payback (whichever is less). Program incentives are capped at \$500,000 per electric account and \$500,000 per natural gas account, per fiscal year.

How to Participate

Submit an application for the specific equipment to be installed. Many applications are designed as rebates, although others require application approval prior to installation. You can work with your preferred contractor or use internal staff to install measures.

Visit www.njcleanenergy.com/SSB for a detailed program description, instructions for applying, and applications.

7.2 Direct Install



Direct Install is a turnkey program available to existing small to medium-sized facilities with an average peak electric demand that does not exceed 200 kW over the recent 12-month period. You work directly with a pre-approved contractor who will perform a free energy assessment at your facility, identify specific eligible measures, and provide a clear scope of work for

installation of selected measures. Energy efficiency measures may include lighting and lighting controls, refrigeration, HVAC, motors, variable speed drives and controls.

Incentives

The program pays up to 70% of the total installed cost of eligible measures, up to \$125,000 per project. Each entity is limited to incentives up to \$250,000 per fiscal year.

How to Participate

To participate in Direct Install, you will need to contact the participating contractor assigned to the region of the state where your facility is located. A complete list of Direct Install program partners is provided on the Direct Install website linked below. The contractor will be paid the measure incentives directly by the program which will pass on to you in the form of reduced material and implementation costs. This means up to 70% of eligible costs are covered by the program, subject to program caps and eligibility, while the remaining 30% of the cost is paid to the contractor by the customer.

Detailed program descriptions and applications can be found at: www.njcleanenergy.com/DI.

8 ENERGY PURCHASING AND PROCUREMENT STRATEGIES

8.1 Retail Electric Supply Options

Energy deregulation in New Jersey has increased energy buyers' options by separating the function of electricity distribution from that of electricity supply. So, though you may choose a different company from which to buy your electric power, responsibility for your facility's interconnection to the grid and repair to local power distribution will still reside with the traditional utility company serving your region.

If your facility is not purchasing electricity from a third-party supplier, consider shopping for a reduced rate from third-party electric suppliers. If your facility already buys electricity from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party electric suppliers is available at the NJBPU website.⁵

8.2 Retail Natural Gas Supply Options

The natural gas market in New Jersey is also deregulated. Most customers that remain with the utility for natural gas service pay rates that are market-based and that fluctuate monthly. The utility provides basic gas supply service (BGSS) to customers who choose not to buy from a third-party supplier for natural gas commodity.

A customer's decision about whether to buy natural gas from a retail supplier typically depends on whether a customer prefers budget certainty and/or longer-term rate stability. Customers can secure longer-term fixed prices by signing up for service through a third-party retail natural gas supplier. Many larger natural gas customers may seek the assistance of a professional consultant to assist in their procurement process.

If your facility does not already purchase natural gas from a third-party supplier, consider shopping for a reduced rate from third-party natural gas suppliers. If your facility already purchases natural gas from a third-party supplier, review and compare prices at the end of each contract year.

A list of licensed third-party natural gas suppliers is available at the NJBPU website.⁶

⁵ www.state.nj.us/bpu/commercial/shopping.html.

⁶ www.state.nj.us/bpu/commercial/shopping.html.

APPENDIX A: EQUIPMENT INVENTORY & RECOMMENDATIONS

Lighting Inventory & Recommendations

Location	Existing Conditions						Proposed Conditions						Energy Impact & Financial Analysis								
	Fixture Quantity	Fixture Description	Control System	Light Level	Watts per Fixture	Annual Operating Hours	ECM #	Fixture Recommendation	Add Controls?	Fixture Quantity	Fixture Description	Control System	Watts per Fixture	Annual Operating Hours	Total Peak kW Savings	Total Annual kWh Savings	Total Annual MMBtu Savings	Total Annual Energy Cost Savings	Total Installation Cost	Total Incentives	Simple Payback w/ Incentives in Years
Compost Site	8	Metal Halide: (1) 400W Lamp	Wall Switch	S	458	3,640	1, 3	Fixture Replacement	Yes	8	LED - Fixtures: High-Bay	Occupancy Sensor	137	2,512	2.6	9,836	0	\$1,294	\$6,469	\$1,235	4.0
Trailer	2	Compact Fluorescent: 18 Watt - 1L	Wall Switch	S	18	3,640	2, NR	Relamp	Yes	2	LED Screw-In Lamps: 13 Watt - 1 Lamp LED	High/Low Control	13	2,512	0.0	63	0	\$8	\$304	\$2	36.5
Exterior Pole	2	Metal Halide: (1) 400W Lamp	Photocell	S	458	4,380	1	Fixture Replacement	No	2	LED - Fixtures: Outdoor Pole/Arm-Mounted Area/Roadway Fixture	Photocell	137	4,380	0.4	2,808	0	\$369	\$1,861	\$200	4.5

Plug Load Inventory

Location	Existing Conditions			
	Quantity	Equipment Description	Energy Rate (W)	ENERGY STAR Qualified?
Interior	2	Window AC unit	1,400.0	No
Interior	1	Refrigerator	150.0	No
Interior	1	Microwave	800.0	No
Interior	1	LCD TV	40.0	No

APPENDIX B: ENERGY STAR® STATEMENT OF ENERGY PERFORMANCE

ENERGY STAR® Statement of Energy Performance

LEARN MORE AT energystar.gov

N/A

Compost Site

Primary Property Type: Other
Gross Floor Area (ft²): 2,400
Built: 1970

For Year Ending: March 31, 2017
Date Generated: March 01, 2019

ENERGY STAR® Score¹

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

Property & Contact Information

Property Address Compost Site Center Street Belford, New Jersey 07718	Property Owner Middletown Township 1 King's Highway Middletown, NJ 07748 732-615-2000	Primary Contact Anthony Mercantante 1 King's Highway Middletown, NJ 07748 732-615-2000 x 2013 amercant@middletownnj.org
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Property ID: 6414820

Energy Consumption and Energy Use Intensity (EUI)

Site EUI	Annual Energy by Fuel	National Median Comparison	
102.3 kBtu/ft²	Electric - Grid (kBtu) 245,542 (100%)	National Median Site EUI (kBtu/ft²)	31.9
		National Median Source EUI (kBtu/ft²)	89.3
		% Diff from National Median Source EUI	221%
Source EUI		Annual Emissions	
286.5 kBtu/ft²		Greenhouse Gas Emissions (Metric Tons CO2e/year)	25

Signature & Stamp of Verifying Professional

I _____ (Name) verify that the above information is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Licensed Professional

Anthony Mercantante
 1 King's Highway
 Middletown, NJ 07748
 732-615-2000 x 2013
 amercant@middletownnj.org



Professional Engineer Stamp
(if applicable)

APPENDIX C: GLOSSARY

TERM	DEFINITION
Blended Rate	Used to calculate financial savings. The blended rate is calculated by dividing the amount of your bill by the total energy use. For example, if your bill is \$22,217.22, and you used 266,400 kilowatt-hours, your blended rate is 8.3 cents per kilowatt-hour.
BTU	A British thermal unit is the amount of heat required to increase the temperature of one pound water by one-degree Fahrenheit. Commonly used to measure natural gas consumption.
Demand Response	Demand response reduces or shifts electricity usage at or among participating buildings/sites during peak energy use periods in response to time-based rates or other forms of financial incentives.
Energy Efficiency	Reducing the amount of energy necessary to provide comfort and service to a building/area. Achieved through the installation of new equipment and/or optimizing energy management systems.
Generation	The process of generating electric power from sources of primary energy (e.g., natural gas, the sun, oil).
HVAC	Heating, ventilation, and air conditioning.
kW	Kilowatt. Equal to 1,000 Watts.
Load	The total amount of power used by a building system at any given time.
Measure	A single activity, or installation of a single type of equipment, that is implemented in a building system to reduce total energy consumption.
MMBtu	One million British thermal units.
psig	Pounds per square inch.
Plug Load	Refers to the amount of energy used in a space by products that are powered by means of an ordinary AC plug.
Simple Payback	The amount of time needed to recoup the funds expended in an investment, or to reach the break-even point.
Temperature Setpoint	The temperature at which a temperature regulating device (thermostat, for example) has been set.
Turnkey	Provision of a complete product or service that is ready for immediate use
Watt (W)	Unit of power commonly used to measure electricity use.