

5 Benefits of ENERGY STAR Benchmarking

& How to Multiply Them

Benchmarking your buildings thru ENERGY STAR's Portfolio Manager website is an energy management best practice. Not only does a favorable building rating promote energy management success, but it can deliver fiscal advantages.



If you're not benchmarking your
buildings in Portfolio Manager,
you're missing out on



/ ENERGY STAR tracking may already be mandated in your city or state.

ENERGY STAR tracking is making inroads in the public sector, as taxpayers are demanding accountability for energy use, and more cities and states look for ways to reduce costs.



2. ENERGY STAR certified buildings have lower operating costs.

According to the EPA, buildings certified by ENERGY STAR use an average of 35 percent less energy than similar buildings nationwide—that's \$140,000 per building.





RENTAL AGREEMENT

THIS AGREEMENT MADE this _____
BETWEEN: _____

(Name) _____
called the LESSOR

(Box where applicable)

day of _____, 20____

**3. ENERGY STAR
increases the value of
building leased spaces.**

In ENERGY STAR-certified buildings, rental rates are \$2.40 per square foot higher and occupancy rates are 3.6% higher than similar buildings.¹

¹ <http://www.energystar.gov/buildings/tools-and-resources/does-green-pay>

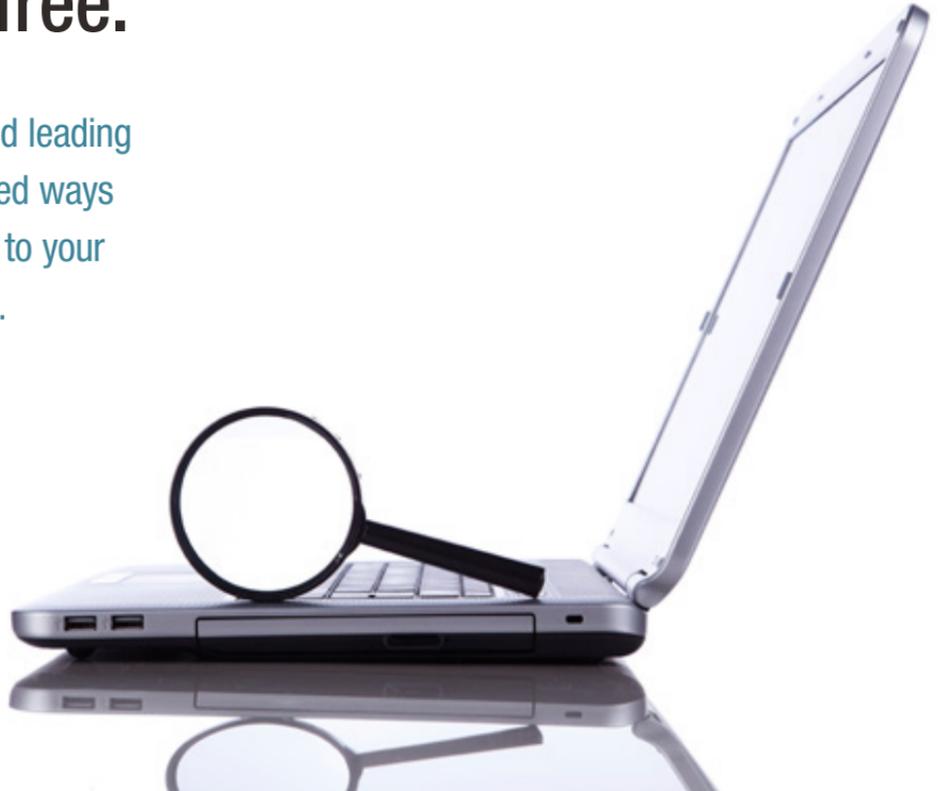


4. ENERGY STAR participation shows your commitment to best practices in building operations and maintenance.

Since 87% of Americans are aware of the ENERGY STAR brand, a building rating signals that building owners or operators are energy leaders.

5. ENERGY STAR online tracking tools are free.

ENERGY STAR tools are free to use and leading ENERGY STAR partners have discovered ways to leverage them to bring added value to your existing energy management program.





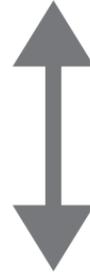
**But these 5
benefits are just
the start.**

When you track your utility bills in EnergyCAP, you can automatically submit your building data to Portfolio Manager.

There's no additional work on your part!

With EnergyCAP, you get all the features of Portfolio Manager and the following value-added benefits of EnergyCAP.

EnergyCAP[®]



6. Access to EnergyCAP and your data 24/7.





7. **No need to double-enter data into EnergyCAP, Excel, or another energy management software and then into Portfolio Manager.**

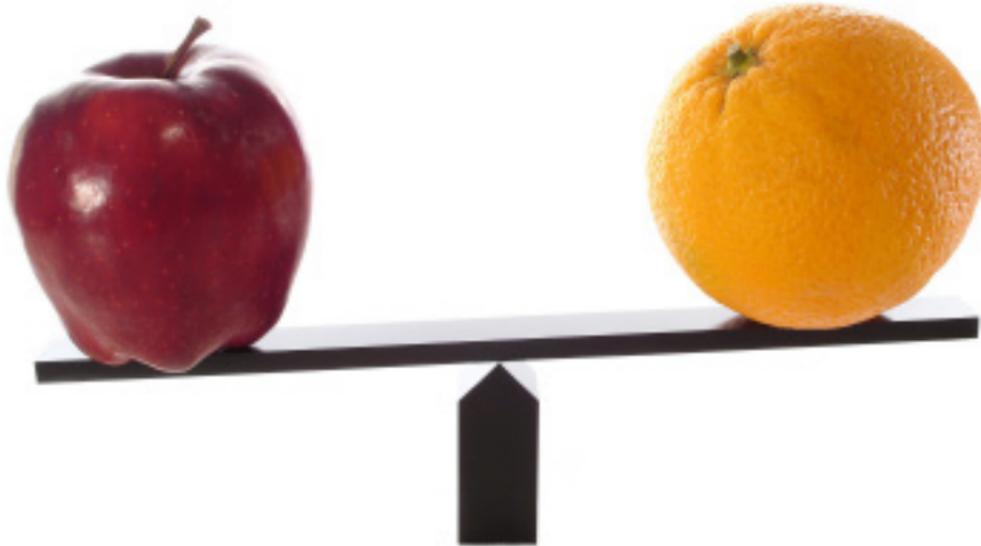
8. Comply with additional government mandates.





9. Track any commodity and any unit of measure including non-energy utilities like telecom, wastewater, trash, recycling, solar, etc.

10. Perform IPMVP-compliant measurement and verification of savings and cost avoidance.





// Import and analyze meter interval data for detailed energy consumption analysis.

12. Export bill records to your accounting system for streamlined processing and payment.



13. Verify utility bill accuracy and spot problems using more than 50 audits.



14. Import utility bills in EDI 810 or flat file formats.



15. Manage energy supply contracts.

CONTRACT

This Agreement made on _____ by and between _____ and _____

Whereas the Seller desires to sell and the Buyer desires to buy the PROPERTY located at _____

and all assets thereof as contained in Schedule "A" attached hereto, the parties hereto agree and covenant as follows:

1. The total purchase price for all fixtures, furnishings and equipment is \$ _____ payable as follows:
(a) \$ _____ paid in cash, certified or bank checks, as a deposit upon execution of this Agreement, to be held by _____
2. The property to be sold hereunder shall be conveyed by a standard form Bill of Sale, duly executed by the Seller.
3. The Seller promises and agrees to convey good, clear, and marketable title to all the property to be sold hereunder, the same to be free and clear of all liens and encumbrances. Full possession of said property will be delivered in the same condition that it is now, reasonable wear and tear excepted.
4. Consummation of the sale, with payment by the Buyer of the balance of the down payment and the delivery by the Seller of a Bill of Sale, will take place on or before _____.
5. The Seller may use the purchase money, or any portion thereof, to clear any encumbrances on the property transferred and in the event that documents reflecting discharge of said encumbrances are not available at the time of sale, the money needed to effectuate such discharges shall be held by the attorney of the Buyer and Seller in escrow pending the discharges.
6. Until the delivery of the Bill of Sale, the Seller shall maintain insurance on said property in the amount that is presently insured.
7. Operating expenses of \$ _____ including but not limited to rent, taxes, payroll and water shall be apportioned as of the date of the passing of papers and the net amount thereof shall be added to or deducted from, as the case may be, the proceeds due from the Buyer at the time of delivery of the Bill of Sale.
8. If the Buyer fails to fulfill his obligations herein, all deposits made hereunder by the Buyer shall be retained by the Seller as liquidated damages.
9. All of the terms, representations and warranties shall survive the closing. This Agreement shall bind and inure to the benefit of the Seller and Buyer and their respective heirs, executors, administrators, successors and assigns.
10. If this Agreement shall contain any term or provision which shall be invalid or against public policy or if the application of same is invalid or against public policy, then, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

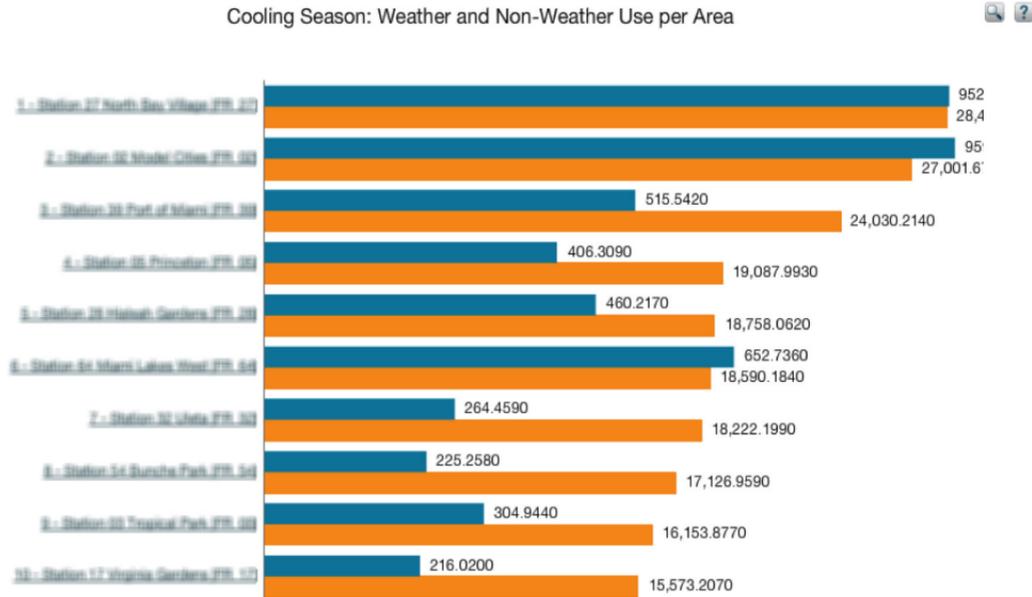
Sign here





16. Utilize work order system to track, report, email, and manage savings opportunities and problems.

17. Compare buildings and meters within your portfolio using extended benchmarking charts.



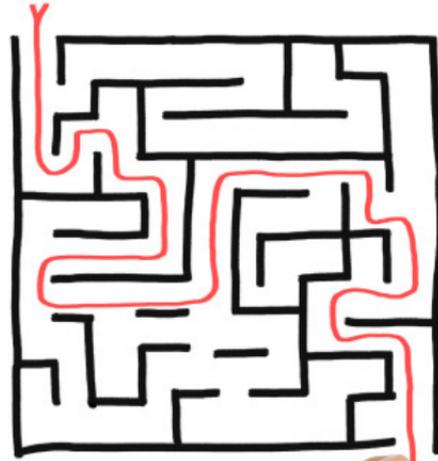


18. Create detailed budgets, accruals, and usage forecasts.

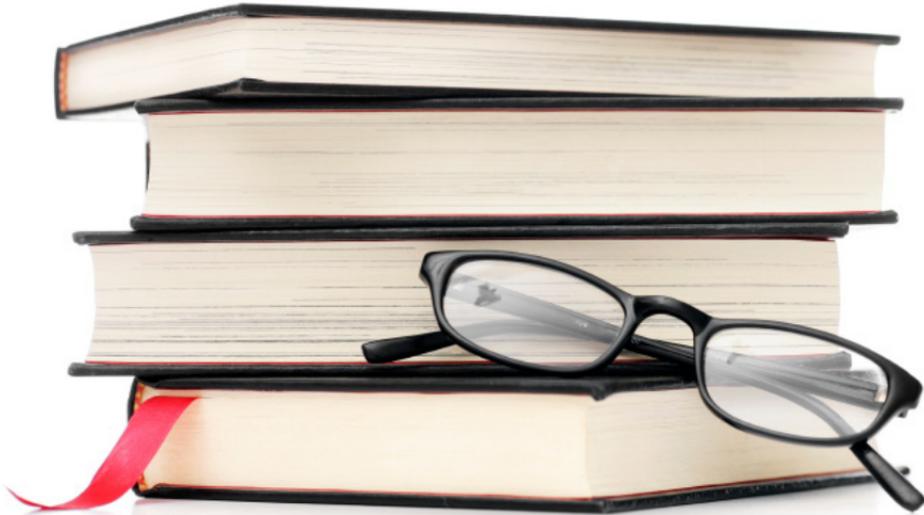
19. Analyze utility bill rate schedules.



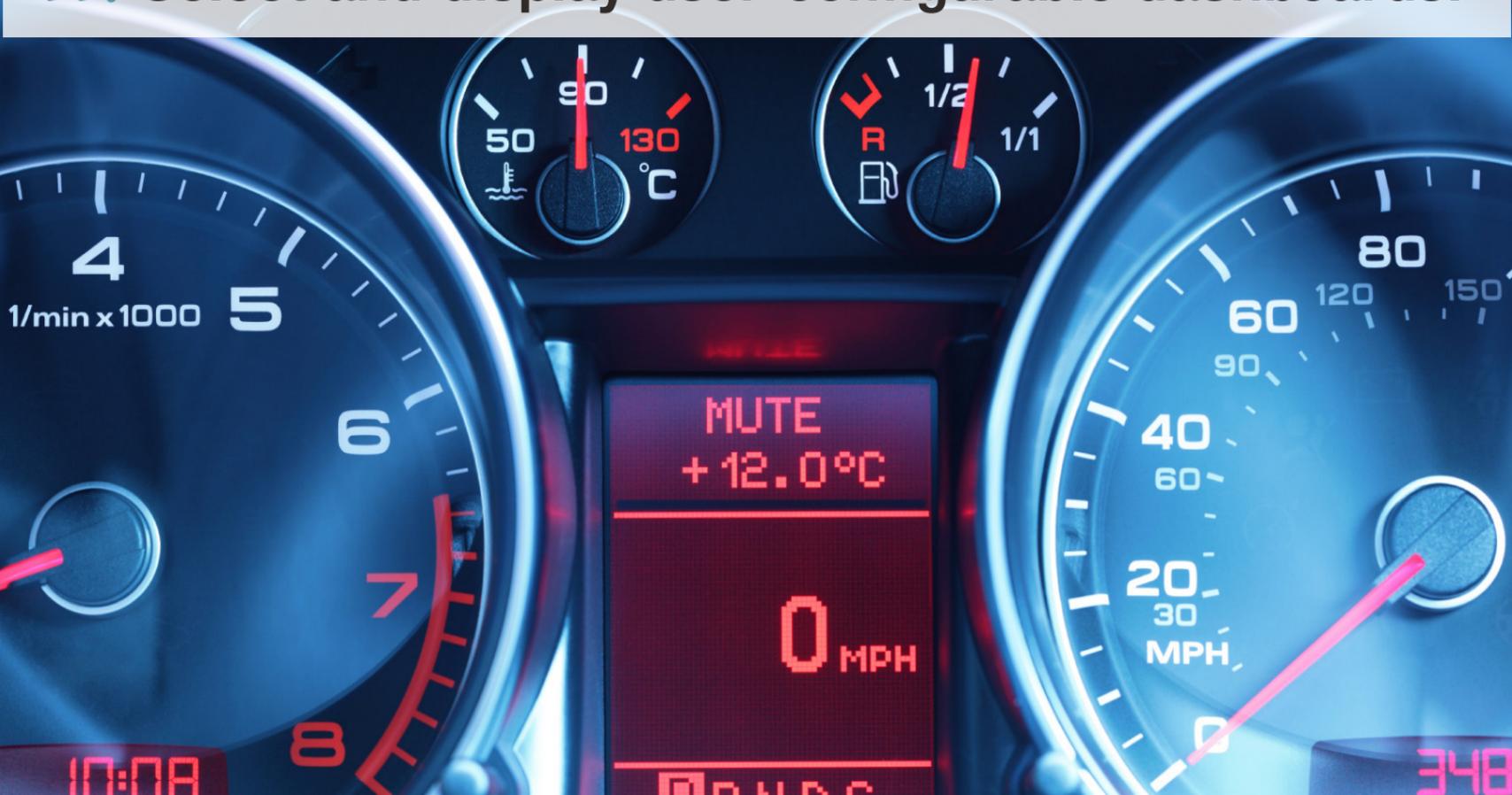
20. Design custom spreadsheets for quick and easy ad-hoc reporting.



21. View and analyze data from a library of over 300 reports, charts, and graphs.



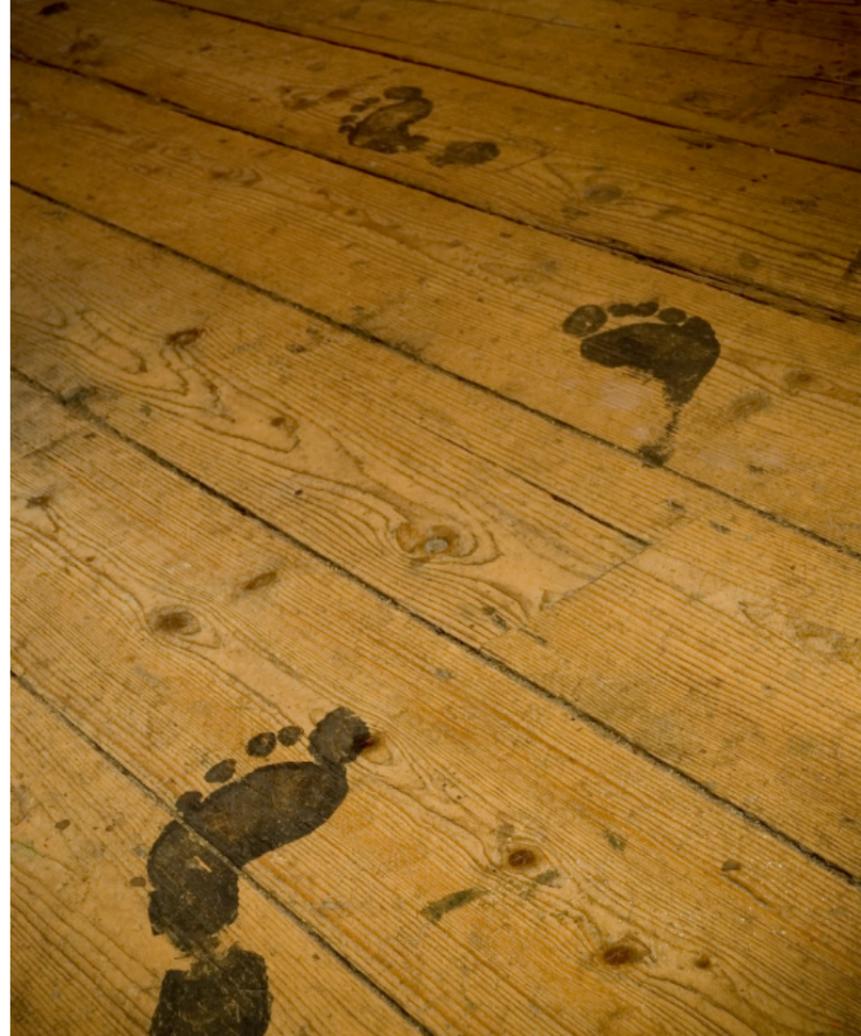
22. Select and display user-configurable dashboards.





23. Schedule and email report batches to distribution lists.

24. Calculate carbon footprint using your own factors and scope three emission sources.



25. Create chargeback and/or cost allocation bills for departments or tenants.



26. Host your database, or have us do it.





27. Get assistance with system setup and training from an experienced project manager.



28. Receive unlimited access to EnergyCAP, Inc.'s dedicated support staff.



29. Stay up-to-date with frequent feature upgrades and releases.



30. Benefit from our company's complete focus on development and support of EnergyCAP.

As a
**five-time ENERGY STAR
Partner of the Year,**

EnergyCAP can take your energy
management program

to the next level.

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