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ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight global warming through superior energy efficiency.

## TRACK AND REPORT YOUR ENERGY IMPROVEMENTS IN 3 EASY STEPS AN OVERVIEW TO PORTFOLIO MANAGER - EPA'S NO-COST ONLINE ENERGY MANAGEMENT TOOL

With an average of 30 percent of the energy used in commercial buildings going to waste, existing buildings represent one of the best opportunities for immediate and cost-effective reductions in energy use and greenhouse gas emissions. Energy used by commercial and industrial buildings in the United States is responsible for about \$200 billion in annual costs and creates nearly 50 percent of our national emissions of greenhouse gases that contribute to global climate change.

State and local officials can leverage EPA's no-cost ENERGY STAR Portfolio Manager tool to assess the energy use of buildings to identify their best opportunities for improvement, track performance over time, and document savings results.

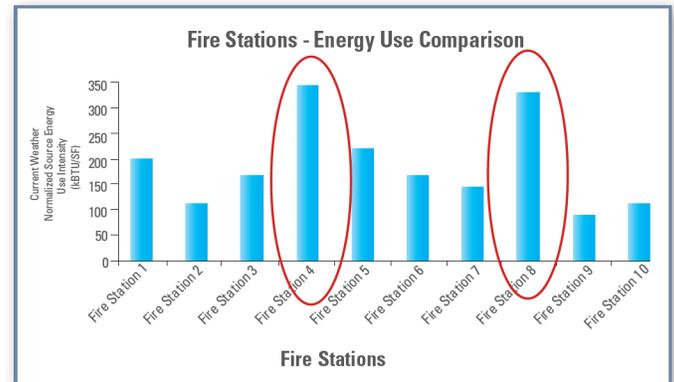
Visit [www.energystar.gov/benchmark](http://www.energystar.gov/benchmark) to get started using Portfolio Manager.

### 1. IDENTIFY ENERGY EFFICIENCY PROJECTS

Portfolio Manager is an interactive energy management tool that allows users to track and assess energy and water consumption in individual buildings—and across entire portfolios of buildings—in a secure online environment.

Portfolio Manager enables users to compare the energy use of similar buildings. Enter energy use data into the tool to:

- ✓ Identify under-performing buildings to target for energy efficiency improvements.
- ✓ Establish baselines to set goals and measure progress for energy efficiency improvement projects over time.



Prioritize efforts by identifying under-performing buildings.

### 2. TRACK PROGRESS OVER TIME

Portfolio Manager allows users to track key consumption, performance, and cost information during energy efficiency improvement projects. Use Portfolio Manager to:

- ✓ Monitor energy efficiency improvements compared to a baseline.
- ✓ Track reductions in greenhouse gas emissions.
- ✓ Monitor energy and water cost savings.

Facility Name	Current Source Energy Intensity (kBtu/Sq. Ft.)	Change from Baseline Adjusted Energy Use	Change from Baseline: Energy Use Intensity (kBtu/Sq. Ft.)	Change from Baseline: GHG Emissions (MtCO <sub>2</sub> e)	Energy Cost per Sq. Ft. (US Dollars (\$))
Fire Station 1	160.1	-12.3	-6.1	-275.86	\$0.30
Fire Station 2	172.6	-17.2	-10.7	-488.62	\$0.37

View and compare energy performance and GHG metrics.

### 3. VERIFY AND DOCUMENT RESULTS

Portfolio Manager can help users quickly document reductions in energy use, greenhouse gas emissions, water use, and costs for an individual building or an entire portfolio. With Portfolio Manager, you can:

- ✓ Generate a Statement of Energy Performance (SEP) for each building, summarizing important performance indicators, including energy use intensity and greenhouse gas emissions associated with building energy use.
- ✓ Download all performance metrics into Microsoft® Excel.
- ✓ Request an Energy Performance Report that shows reductions in key performance indicators over a user-specified time period.

**STATEMENT OF ENERGY PERFORMANCE**  
Fire Station 2

Building ID: 1542551  
For 12-month Period Ending: December 31, 2008<sup>1</sup>  
Date SEP becomes ineligible: N/A

Date SEP Generated: March 05, 2009

CMB No. 2005-0347

Facility	Facility Owner	Primary Contact for this Facility
Fire Station 2 600 Blank Street Arlington, VA 22209	N/A	N/A

Year Built: 1908  
Gross Floor Area (ft<sup>2</sup>): 300,000

Energy Performance Rating<sup>2</sup> (1-100) N/A

Energy Intensity <sup>3</sup>	
Site (kBtu/ft <sup>2</sup> /yr)	52
Source (kBtu/ft <sup>2</sup> /yr)	173

Emissions (based on site energy use)	
Greenhouse Gas Emissions (MtCO <sub>2</sub> e/year)	2,352

Site Energy Use Summary<sup>4</sup>

Electricity (kWh)	15,900,000
Natural Gas (kBtu)	
Total Energy (kBtu)	

Energy Intensity<sup>3</sup>

Site (kBtu/ft <sup>2</sup> /yr)	52
Source (kBtu/ft <sup>2</sup> /yr)	173

Emissions (based on site energy use)

Greenhouse Gas Emissions (MtCO <sub>2</sub> e/year)	2,352
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Electric Distribution Utility  
Virginia Electric & Power Co

National Average Comparison

National Average Site EU	78
National Average Source EU	157
% Difference from National Average Source EU	10%

Building Type  
Fire Station/Police Station

Meets Industry Standards<sup>5</sup> for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Stamp of Certifying Professional  
Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Certifying Professional  
N/A

Notes:  
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.  
2. The Energy Performance Rating is based on site energy use. A rating of 78 is the minimum for eligible for the ENERGY STAR.  
3. Values represent energy consumption, annualized to a 12-month period.  
4. Natural Gas values are based on national gas codes. They are compared to site with adjustments made for elevation based on facility zip code.  
5. Values represent energy intensity, annualized to a 12-month period.  
6. Based on ASHRAE 90.1-2001, Standard 90.1 for minimum for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and ASHRAE Lighting Handbook for lighting quality.

### LEARN MORE AT ENERGYPSTAR.GOV

EPA provides a variety of other resources to state and local government representatives to assist their efforts in fighting global warming. You can access a host of strategies and materials specifically designed to address your challenges at [www.energystar.gov/government](http://www.energystar.gov/government).

### USE PROVEN ENERGY MANAGEMENT STRATEGIES

Based on the successful best practices of ENERGY STAR partners, the ENERGY STAR Guidelines for Energy Management can assist you in improving your energy and financial performance while establishing your government as an environmental leader. Learn more at [www.energystar.gov/guidelines](http://www.energystar.gov/guidelines).

### PERFORM COST-EFFECTIVE BUILDING UPGRADES

Plan systematic building upgrades using the 5-stage approach in EPA's Building Upgrade Manual. This online handbook, available for download at [www.energystar.gov/bldgmanual](http://www.energystar.gov/bldgmanual), offers technical guidance for each stage, from commissioning to lighting and HVAC upgrades.

### COMMUNICATE SUCCESS AND PROMOTE ENERGY EFFICIENCY

Use the ENERGY STAR Challenge toolkit to help spread the energy efficiency word to others in your community. Find it and other resources at [www.energystar.gov/challenge](http://www.energystar.gov/challenge).

### RECOGNIZE RESULTS

Buildings that rate in the top 25 percent in the nation for energy efficiency may qualify for the ENERGY STAR. Learn more at [www.energystar.gov/eslabel](http://www.energystar.gov/eslabel).