Corporate Real Estate: Looking for Energy Solutions

Turn to an ENERGY STAR® Service and Product Provider Partner

ENERGY STAR Service and Product Providers (SPPs) have the experience and tools to implement energy-efficient strategies that are right for you. Following the U.S. Environmental Protection Agency's (EPA) Guidelines for Energy Management, a proven strategy developed from ENERGY STAR partner successes, SPPs can help your organization gain control of energy consumption and costs.

Energy Efficiency Benefits Your Company, Your Employees, and the Environment

ENERGY STAR SPPs can help building owners and managers reap the financial and environmental benefits of superior energy efficiency. Energy use is the single largest operating expense in office buildings, representing approximately one-third of typical operating budgets. Energy use in commercial buildings also accounts for almost 20 percent of annual U.S. greenhouse gas emissions.

Look to the expertise of ENERGY STAR SPPs to help your organization:

> Achieve operational excellence across your portfolio of properties.

> Reduce energy costs and operating expenses.

> Enhance employee satisfaction, attraction, and retention.

> Increase staff productivity and health.

> Demonstrate environmental leadership and corporate social responsibility by reducing greenhouse gas emissions that contribute to global warming.

Most Active Service and Product Providers ■
www.energystar.gov/spp

ENERGY STAR SPPs can help you identify, prioritize, and implement quality projects that will improve your total energy management. Use the list of Most Active Service and Product Providers to find companies with demonstrated experience in providing services and products that will help you lower operating costs, increase employee productivity, and demonstrate corporate social responsibility.

Energy Efficiency Makes Good Business Sense

Immediate gains can be achieved from improved energy efficiency, whether a building is already a top performer or has room for improvement. Finding smart ways to manage the energy needed to run your business can improve your profit margins, increase funds available for development of new products and services, and enhance overall corporate value.

The latest data suggests a compelling financial advantage for ENERGY STAR buildings. On average, buildings that have earned the ENERGY STAR use nearly 40 percent less energy and emit 35 percent less carbon emissions than an average building. For ENERGY STAR office buildings, this means that annual energy bills can be at least $0.50 per square foot—or 35 percent—lower than an average building. These savings allow corporations to focus more resources on meeting core business objectives.

ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight global warming through superior energy efficiency.
Learn more at **energystar.gov**.

ENERGY STAR

Work with ENERGY STAR Service and Product Providers to:

> **Assess Portfolio Energy Performance.** Using EPA's ENERGY STAR Portfolio Manager tool, SPPs will work with you to evaluate your buildings' efficiency relative to similar buildings nationwide, and relative to buildings in your portfolio. SPPs can help you to receive a 1-100 Energy Performance Rating for eligible commercial building types, and an Energy Use Intensity index for all commercial building types.

> **Set Energy Performance Goals.** SPPs help you set meaningful, achievable goals for new and existing buildings.

> **Create and Implement an Action Plan.** Using the ENERGY STAR Building Upgrade Manual, SPPs identify projects, prioritize opportunities, and establish energy efficiency plans. Recommendations begin with no- and low-cost improvements, and take advantage of capital investments and longer-term strategies that make financial sense.

> **Calculate Financial Value.** To quantify and communicate the value of energy efficiency, SPPs will help compute potential financial returns at the property level and across the company using the ENERGY STAR Building Upgrade Value Calculator, Financial Value Calculator, and Cash Flow Opportunity Calculator.

> **Evaluate Your Progress.** Once a project is underway, SPPs can work with you to track energy reductions and financial savings against your goals, continually reassessing strategies along the way.

Service and Product Providers Making a Difference for Corporate Real Estate

Johnson Controls Inc. worked with The Vanguard Group, one of the world's largest investment management companies, to improve the energy efficiency of its entire portfolio of owned buildings.

As a result of energy management and energy efficiency upgrades, Johnson Controls has helped Vanguard to achieve ENERGY STAR Leaders status for improving energy performance by 10 percent across its portfolio. Additionally, Vanguard has earned the ENERGY STAR for a number of its properties.

Service and Product Providers Can Also Help You:

> **Become an ENERGY STAR Partner.** SPPs can facilitate your commitment to energy excellence by helping you become an ENERGY STAR partner.

> **Get Recognition for Your Achievements.** Buildings that rate in the top 25 percent of facilities in the nation for energy performance can qualify for the prestigious ENERGY STAR label. ENERGY STAR partners also receive benefits from joining the program. Once you are a partner, SPPs can assist you in documenting and communicating project success. ENERGY STAR partners can gain recognition, such as leadership awards and publicized case studies.

> **Fight Global Warming.** By reducing your energy use through improved energy management and performance upgrades, you will reduce your organization's greenhouse gas emissions, which contribute to global warming, and can better position yourself as an environmental leader.

Service and Product Provider Success Stories ■ www.energystar.gov/sppresources

Success stories illustrate best practices, lessons learned, and energy performance achievements through successful relationships between facility owners and operators and SPPs working in the Commercial and Industrial markets. Read these stories to learn more about project scope, costs, energy savings, financial returns, and other benefits which you can begin to garner today. Work with an ENERGY STAR SPP Partner to improve your energy performance and share your success with others.

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