



Portfolio Manager Quick Start Guide

EPA’s ENERGY STAR Portfolio Manager tool helps you measure and track the energy and water use, waste and materials, and greenhouse gas emissions of your buildings, all in a secure online environment. You can use the results to identify underperforming buildings, set investment priorities, verify efficiency improvements, and receive EPA recognition for superior energy performance. Follow the steps in this guide to get started using the new Portfolio Manager to benchmark your properties, assess performance, and view results.

Getting Started

- Step 1: Add a Property
- Step 2: Enter Energy, Water, Waste & Materials Data
- Step 3: View Results & Progress

1 Add a Property

To get started, log in to Portfolio Manager at <https://portfoliomanager.energystar.gov/pm/>. Then, follow these instructions to create a property and enter property information.

- Click **Add a Property** on the **MyPortfolio** tab.
- Answer the questions about your property and click **Get Started!**
- Enter basic property information and select the boxes next to the statements that apply to your property. Then click **Continue.**
- Enter Use Details such as Gross Floor Area (GFA), operating hours, and number of workers for each type of use. You can use default or temporary values at this time and enter more accurate data later. **NOTE:** Hover the mouse over or click the Use Detail to see a definition.
- Click **Add Property.** When you have successfully added your property, you will see the property’s **Summary** tab.

If you have additional types of uses on the property, you can add them at any time.

- Click the property’s **Details** tab, and then click the **Add Another Type of Use** drop-down menu. Select a property use, then click **Add.**
- Enter the Property Use Details and then click **Save Use.**

Property Types

All property types can be benchmarked. For properties with multiple buildings, only hospitals, hotels, K-12 schools, multifamily, and senior living communities are eligible to receive the 1-100 ENERGY Score.

Properties with Multiple Use Types

Some properties include multiple-use types, such as restaurants in hotels, salons in senior living communities, and cafeterias in hospitals. As a general rule, if a certain use commonly occurs in the type of property being benchmarked, do not break it out as a separate Property Use Type. Simply include its square footage with the building's primary use.

2 Enter Energy, Water, and Waste & Materials Data

To receive the most accurate picture of your building's performance, tell Portfolio Manager how much energy and water your building consumes, and the volume of waste and materials that you generate. Follow these steps to enter energy, water, and waste data for your property.

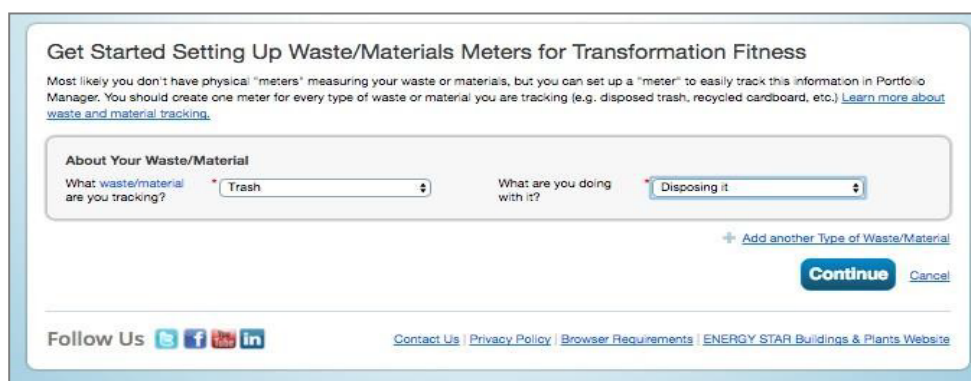


Figure 1: Setting up property meters

- Click on your property from the **MyPortfolio** tab, then select either the **Energy, Water,** or **Waste & Materials** tab.
- Click **Add a Meter**
- If you create an energy or water meter:
 - Select the type of energy or water you want to track. Enter the number of meters used and click **Get Started!**
 - Click on a meter to enter the units your water or energy data is measured in and the first bill date. If this meter reflects a bulk fuel purchase for an energy meter, select the **Enter as Delivery?** Checkbox.
 - If you would like to add Custom Meter IDs, enter them in the text box. Then click **Create Meters.**
 - Click the blue arrow next to each meter to expand the section. You will be brought to the **Your Meter Entries** page where you can click the blue arrow next to each meter to expand the selection and view details. Click **Add Another** Entry under the meter and enter data. Check Estimation if you are not including measured data for the entry. You may also choose to record the cost here. Once you're finished adding entries, click **Continue.**

- Select the boxes of the meters that total your property's energy or water use on the **Select Meters to Include in the Metrics** page. Click **Apply Selections**.
- If you create a waste meter:
 - Select the waste you are tracking and indicate what you do with it. Click **Continue**.
 - Indicate how often the material is being collected (regular or intermittent), the units used for tracking, and if prompted, the date you first started tracking. Click **Create Meter(s)**.
 - Click the blue arrow next to each meter to expand the section on the **Waste/Material Meter Entries** page. Click **Add Another Entry** under the meter and enter the requested data. Check **Estimation** if you are not including measured data for the entry. You may also choose to record the cost and disposal destination here, too. Once you're finished adding entries, click **Continue**.
 - Select the boxes of the meters that total your property's waste and materials on the **Select Meters to Include in Metrics** page. Click **Apply Selections**.

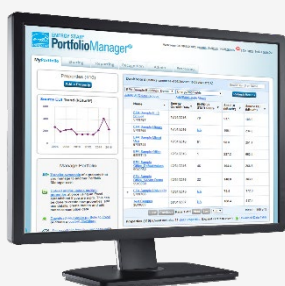
3 View Results & Progress

It is easy for you to see trends and to track improvement for your entire portfolio of buildings with a variety of standard graphs and reports in Portfolio Manager. Follow these steps to view reports about your properties and to assess progress.

- Click the **Reporting** tab to view graphs and reports for a property or portfolio.
- Click on the **Charts & Graphs** options to instantly see colorful graphs of how your portfolio or group of properties is performing. You can print graphs or download the images to incorporate into a presentation or document.
- View the **Reports & Templates** section to see a list of available standard reports, including Performance Highlights, Energy Performance, and Water Performance. Select **Generate New Report** from the **Action** drop-down menu to create a spreadsheet.



Figure 2: Reporting Dashboard



Learn More!

- About Portfolio Manager: energystar.gov/benchmark
- ENERGY STAR Guide for Licensed Professionals energystar.gov/LPGuide
- ENERGY STAR for Buildings: energystar.gov/buildings