

# Energy Solutions for Corporate Real Estate



## is an ENERGY STAR® Service and Product Provider Partner. We can help.

ENERGY STAR is the nationally recognized symbol for protecting the environment and saving money through energy efficient products and practices. The ENERGY STAR approach for superior energy management is used by corporate real estate managers at hundreds of leading organizations across the United States.

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

As an ENERGY STAR Service and Product Provider Partner, we can help you 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 our ENERGY STAR expertise 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 climate change.

### Rising Greenhouse Gas Emissions

Over the next 15 years, greenhouse gas emissions attributed to buildings are projected to grow faster than any other sector, with emissions from commercial properties leading the way—a projected 1.8 percent per year through 2030.

## 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 certified buildings. On average, buildings that have earned the ENERGY STAR use 35 percent less energy and generate one-third less carbon dioxide than their industry peers. 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.

### In Focus

Reducing energy consumption by 30 percent can lower operating costs by \$30,000 per year for every 50,000 square feet of typical office space.

ENERGY STAR® is a U.S. Environmental Protection Agency program helping businesses and individuals fight climate change through superior energy efficiency. Learn more at [energystar.gov](http://energystar.gov).



## Turn to an ENERGY STAR Service and Product Provider Partner

As an ENERGY STAR Service and Product Provider partner, we have the experience and tools to implement energy-efficient strategies that are right for you. We follow the U.S. Environmental Protection Agency's (EPA) Guidelines for Energy Management, a proven strategy based on ENERGY STAR partners' successes, to help you gain control of your energy consumption and costs.

### Let Us Work with You To:

- > **Assess Portfolio Energy Performance.** Using EPA's ENERGY STAR energy performance scale, we will work with you to evaluate your buildings' efficiency relative to similar buildings nationwide.
- > **Set Energy Performance Goals.** We will help you set meaningful, achievable goals for new and existing buildings.
- > **Create and Implement an Action Plan.** Using the ENERGY STAR Building Upgrade Manual, we will 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, we will compute potential financial returns at the property level and across the company using EPA's Building Upgrade Value Calculator, Financial Value Calculator, and Cash Flow Opportunity Calculator.
- > **Evaluate Your Progress.** We will work with you to track energy reductions and financial savings against your goals, continually reassessing strategies along the way.

**"Whether you believe in global warming or not, you are going to be forced to execute. You need to put things in a business perspective. A high performance, sustainable building says we are doing our best for the environment and doing our best in terms of the employee and the business."**

—Brenna Walraven,  
Executive Managing Director,  
USAA Real Estate Company, and  
Chairman of BOMA International.  
USAA won the ENERGY STAR  
Partner of the Year - Sustained  
Excellence award in 2013.

### We Can Also Help You:

- > **Become an ENERGY STAR Partner.** We facilitate your commitment to energy excellence by helping you become an ENERGY STAR Partner. You can fill out a quick online application [here](#).
- > **Get Recognition for Your Achievements.** Buildings that score in the top 25 percent of facilities in the nation for energy performance can qualify for the prestigious ENERGY STAR certification. ENERGY STAR Partners also receive benefits from joining the program. Once you are a partner, we assist you in documenting and communicating project success. ENERGY STAR Partners can gain recognition, such as leadership awards and publicized case studies.
- > **Fight Global Climate Change.** By reducing your energy use through improved energy management and performance upgrades, you will reduce your organization's greenhouse gas emissions, which contribute to climate change, and can better position yourself as an environmental leader.

To Begin Taking Advantage of the Benefits of Improved Energy Performance, Contact:

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