

SCOPE

TRANSWESTERN is committed to reducing the energy needed to operate its properties and recognizes that a strategic approach to energy management begins with tracking a property's performance and identifying opportunities for savings.

GOALS & PERFORMANCE METRICS

Energy Performance

All commercial office and industrial properties over 5,000 square feet are required to be benchmarked in ENERGY STAR. All properties will use the ENERGY STAR Portfolio Manager Web Site to track energy performance. www.energystar.gov

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy. The ENERGY STAR Portfolio Manager is an online, interactive tool that will allow Transwestern to monitor and track energy consumption for our portfolio of properties.

Training and additional information are available on Transource and from each Regional Director of Engineering.

Energy Audit

Each property will conduct an Energy Audit that meets the requirements of the ASHRAE Level I walkthrough assessment at property takeover.

Building Operations Plan

Each property will develop a Building Operations Plan that provides details on how the building is to be operated and maintained. The Building Operations Plan must include, at a minimum, an occupancy schedule, equipment run-time schedule, design set points for all HVAC equipment, and design lighting levels throughout the building.

Building Mechanical Profile

Each property will develop a systems narrative (Building Mechanical Profile) that briefly describes the mechanical and electrical systems and equipment in the building, including, but not limited to, heating, cooling, ventilation, lighting and any building controls systems.

RESPONSIBLE PARTIES

Property Manager, Chief Engineer, Regional Director of Engineering