



Why You Should Be Using Energy Star's Portfolio Manager[®]

At Reitmeier, we're committed to environmental sustainability in everything we do. While that relates directly to the commercial HVAC services we provide our customers, it also means supporting global conservation efforts and leading our partners to more sustainable practices.

Energy Star has created a free online tool to track your building's energy and water consumption, as well as your greenhouse gas emissions. With just some basic information about your building and recent energy bills, you can benchmark its performance and diagnose whether it's performing as optimally as it could be.

IT'S EASY AS 1, 2, 3...

Using the Portfolio Manager[®] to evaluate your building's performance couldn't be easier:

- Step 1:** Login & Add a Property
- Step 2:** Enter Energy & Water Data
- Step 3:** Review Results & Progress

Energy Star has even put together a helpful [Quick Start Guide](#) to walk you through this process. With all the necessary information already at your fingertips, all you have to do is plug in the details and let the tool do the work.

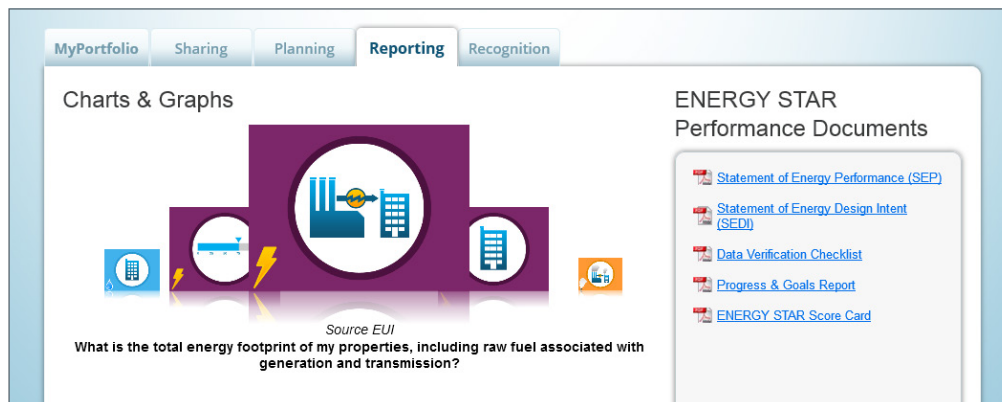


Taking advantage of this tool can have major implications for building performance and cost savings, so we've compiled the following list of ten benefits of utilizing this free resource.

HOW YOU CAN BENEFIT FROM EMPLOYING THE PORTFOLIO MANAGER®:

1. Manage Energy and Water Consumption for Any Building

You can use Portfolio Manager® to manage the energy and water consumption of any building or portfolio of buildings. Simply enter your consumption data, cost information, and operational use details. Portfolio Manager will then help you track more than 100 different metrics — even for multifamily housing properties. Use them to compare your building's performance against a yearly baseline, national medians, or similar buildings in your portfolio.



Select from a number of charts or graphs to track your building's energy and water consumption.

2. Perform Comparative Analyses

Benchmarking the energy performance of your building is a key first step to understanding and reducing energy consumption. And because the Portfolio Manager® accumulates data from buildings just like yours from around the country, it allows you to compare your building's performance against category averages — and see how your building's energy use stacks up against others just like it.

Energy Consumption and Energy Use Intensity (EUI)				
Site EUI 40.6 kBtu/ft ²	Annual Energy by Fuel		National Median Comparison	
	Natural Gas (kBtu)	287,398 (51%)		National Median Site EUI (kBtu/ft ²)
	Electric - Grid (kBtu)	280,739 (49%)	National Median Source EUI (kBtu/ft ²)	140.6
Source EUI 84.5 kBtu/ft ²			% Diff from National Median Source EUI	-40%
			Annual Emissions	
			Greenhouse Gas Emissions (Metric Tons CO ₂ e/year)	46

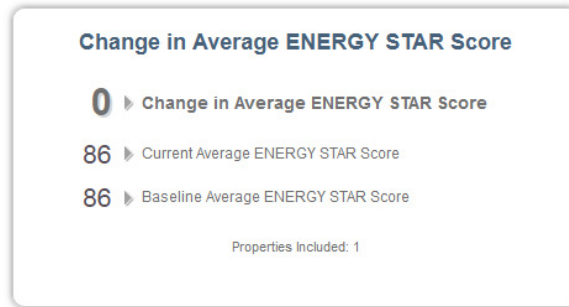
Gain visibility into key metrics, and see how your building compares against category averages.



3. Get Your Energy Efficiency Rating and Energy Star Score

You can't manage what you don't measure. The Portfolio Manager® gives you the ability to rate your building's energy efficiency and consumption on empirical data (you should have an energy use index of "C"). This provides a handy way to review the performance of your building (or a whole portfolio of buildings) with a variety of standard graphs and reports — all in one convenient online location.

Many buildings can also receive a 1-100 Energy Star score. This score compares your building's energy performance to similar buildings nationwide. A score of 50 represents median energy performance, while a score of 75 means your building performs better than 75 percent of all similar buildings nationwide — and may be eligible for Energy Star certification.



Find out if your building is eligible for Energy Star certification.

4. Set Investment Priorities

The built-in financial tool within Portfolio Manager® allows you to compare cost savings across buildings in your portfolio. By being able to quickly and clearly get figures that show cumulative investments in facility upgrades or annual energy costs, you'll be better informed to make strategic decisions about how to manage your buildings nationwide.

5. Verify and Track Savings

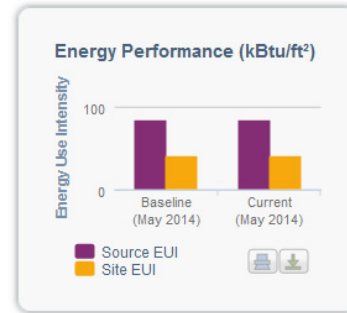
You can use Portfolio Manager® to generate Energy Star performance documents for each building, which summarize important energy information. These performance documents can help you to:

- Satisfy LEED for Existing Buildings: Operations & Maintenance (LEED-EB: O&M) requirements
- Document performance in energy service contracts
- Communicate energy performance to tenants, owners, and potential buyers or renters



6. Share and Report Performance

Want to let management know how you're doing or participate in a competition? Need to comply with local benchmarking or disclosure laws? Use Portfolio Manager® to share your performance data with others. You can also run custom reports to get insights on your performance. Share these too, or keep them all to yourself.



Share your performance with others.

7. Get Recognition

Portfolio Manager® is also the portal for applying for recognition from Energy Star. Use it to apply for Energy Star certification or generate reports to apply for an Energy Star Award.

8. See Significant Reductions On Your Monthly Energy Bill

Not only does the tool provide comparative data, it can also make suggestions for how you can reduce energy consumption and improve building costs – which means you'll be able to immediately identify any building inefficiencies and act on them.

Depending on your square footage, even a small adjustment can mean huge cost savings every month. And the best part? Many of these changes come at little or no cost to you.

9. Join the Rest of the Industry

When you add your building, you'll be joining 40% of U.S. commercial building space already benchmarked in Portfolio Manager® – making it the industry-leading benchmarking tool. You'll also be joining 35% of the Fortune 500®, half of the largest U.S. healthcare organizations, major league sports teams, colleges and universities, and entire cities.

Not to mention, many cities (such as New York, Seattle, and Boston) have already passed mandatory benchmarking laws – and among these cities, Portfolio Manager® is the tool of choice. It is also the chosen platform for Canada's national energy benchmarking program for commercial and institutional buildings.

The tool is becoming more and more widely used – make sure your building is on the cutting edge of this growing industry trend.



10. Commit to Ecological Stewardship

Portfolio Manager® calculates your building's greenhouse gas emissions from energy use. You can also use the tool to track avoided emissions from green power purchases or on-site renewable energy installations. As such, it provides a framework for eliminating unnecessary consumption, promoting energy efficiency, and reducing your carbon footprint — allowing you to align your building management with environmental sustainability.

READY TO GET STARTED?

Once you've collected the necessary data, using the Portfolio Manager® is quick and simple. It requires only a few minutes a month and provides valuable results.

Just visit www.energystar.gov/benchmark, and start optimizing your building's performance today.

Are you a Reitmeier customer? Reitmeier is such a huge advocate for this tool, we're happy to enter your building numbers and run the data on your behalf, as a free service to our customers.

To learn more about the Portfolio Manager® and how Reitmeier can help, call us at (503) 603-0205.

