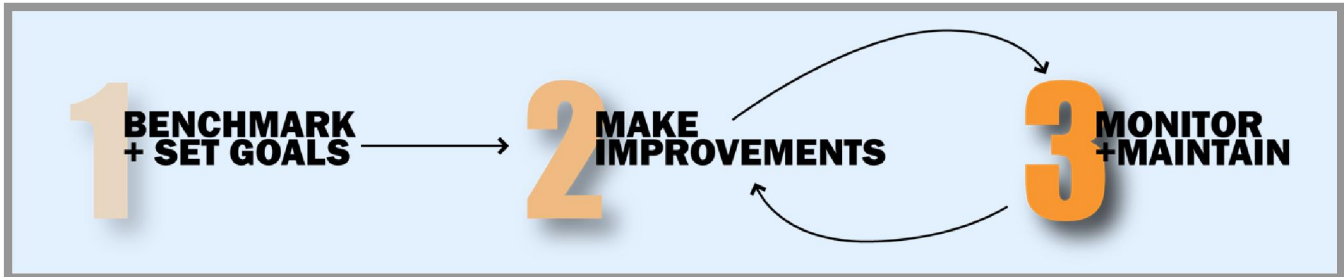
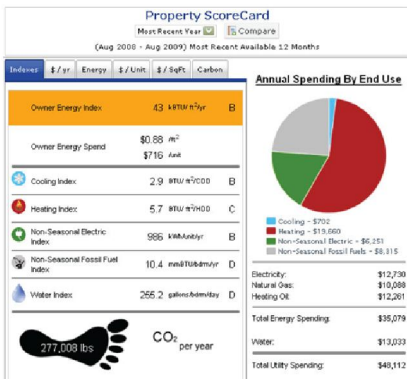


## BRIGHT POWER ENERGY SERVICES FOR YOUR PORTFOLIO



### 1 BENCHMARK + SET GOALS

- EnergyScoreCards Benchmarking
- Portfolio-wide Data Aggregation
- Strategic Energy Planning
- Project Management



### 2 MAKE IMPROVEMENTS

- Energy Audits
- Financial Analysis
- System Design and Specifications
- Bid Management
- Grant/Rebate Assistance
- Energy Procurement
- Energy Grant Writing
- Liaison to Programs and Contractors
- Solar Energy Feasibility / Design
- Construction Management
- Project Management
- New Construction Consulting
- Green Building Consulting

### 3 MONITOR + MAINTAIN

- EnergyScoreCards Benchmarking
- Retro-commissioning
- Remote Monitoring Systems
- Training For Maintenance Staff
- Tenant Education and Resources

FOR MORE INFORMATION OR QUESTIONS ABOUT SERVICES WE PROVIDE,  
 PLEASE CALL **212.803.5868** OR EMAIL **INFO@BRIGHTPOWER.COM**

OR VISIT **WWW.BRIGHTPOWER.COM** AND **WWW.ENERGYScoreCARDS.COM**

## Portfolio Energy Management Tips

- **Track and Analyze Utility Billing and Usage Data**  
*Centrally track energy and water usage to identify problems, opportunities, and to verify the impact of upgrades.*
  - > *Use a tool such as EnergyScoreCards to benchmark energy performance, track changes, and compare properties.*
  - > *Use third-party bill aggregators to collect data, reduce late fees, catch billing errors, and optimize rates.*
- **Hire an Energy Manager**  
*Effective energy managers pay for themselves several times over by reducing costs and managing all of your energy-related needs.*
- **Centralize Procurement of Both Energy and Equipment**  
*Centralized procurement ensures that you get the benefits of aggregation, and that all your properties are adhering to the same standard.*
  - > *Energy: In many states, electricity and natural gas can be purchased from third-party suppliers at reduced rates.*
  - > *Equipment: Set company-wide efficiency standards for equipment such as lighting, appliances, plumbing fixtures, and a central purchasing plan.*
- **Incorporate Energy Efficiency in Refinancings, Renovations and Replacements**  
*Every recapitalization, renovation or equipment replacement is an opportunity to make cost-effective energy efficiency improvements.*
- **Maximize Government and Utility Incentives**  
*Incentives can be difficult to track and access, but offer substantial funding for upgrades with good management and technical oversight.*
- **Adopt Rigorous Preventative Maintenance**  
*Proper maintenance is essential for avoiding problems, reducing costs, and improving tenant comfort.*
  - > *Provide training and support for your maintenance personnel, and recognize those who do an outstanding job.*
- **Share Best Practices Among Staff**  
*Share knowledge within your organization to replicate successes and build a culture of energy efficient property management.*
  - > *Create an energy newsletter. Set energy goals for each property and provide property managers access to benchmarking results.*



BRIGHT POWER CAN ASSIST YOU IN REDUCING ENERGY COSTS FOR YOUR PORTFOLIO.

CONTACT US AT **212.803.5868** OR **INFO@BRIGHTPOWER.COM**  
**WWW.BRIGHTPOWER.COM** AND **WWW.ENERGYScoreCARDS.COM**