

An Energy Management Program for Distributed Portfolios

**Reduce energy usage and improve asset management,
maintenance and capital planning**

Program Element	Typical Energy Conservation Measures (ECM's)	% Savings Potential
Develop an energy plan	Establishment of organizational goals and cost reduction targets Training, awareness and empowerment of operating personnel – “You’ve got the Power”	3%
Create a performance baseline	Ranking and reporting of energy consumption by location based on overall usage, improvement and variance from previous period Reduction in billing errors and late payments	2%
Survey locations and document operations and ECM's	Implementation of the corporate energy operating standards, policies and procedures Identification and prioritization of both operational and capital Energy Conservation Measures (ECM's)	See below
Implement no cost and low cost improvements	HVAC preventative maintenance and coil cleaning Optimization of existing control systems Reprogramming thermostats and time clocks Resetting temperature set points Installation of motion detectors Replacement of inefficient exit signs Repair of non operating dampers, economizers and controls Rezoning of lights to allow for different occupancy levels Standardization of lighting replacement products	5%
Competitively source electric and gas commodity contracts	Utility rate analysis and optimization Competitive sourcing of electric and gas commodity contracts	2%
Develop a modernization and capital upgrade program	Lighting retrofits Mechanical system replacements Energy management system installation and monitoring	25%
Measure and report on results	Monthly, quarterly and annual usage analysis and reporting versus organizational goals and objectives	Included above
Total Opportunity		37%

Key Features and Benefits

Program Management:

- Comprehensive
- Single point of contact
- Added expertise

Integrated Solution:

- Operations
- Maintenance
- Capital Planning

Technology Enabled:

- Energy reporting
- Site assessment
- Monitoring
- Control

Supplier Independent:

- Agent of customer
- No conflicts of interest
- Assures competitive sourcing of commodity

Cost Effective:

- 10% savings prior to investment in capital

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Site Survey Information

Select a Site:

[Site Info](#)
[Maintenance Assessment](#)
[Equipment](#)
[Lighting](#)
[Energy Management](#)
[Maintenance Defects](#)
[Capital Improvement Needs](#)

Utility Information:

	Utility Name	Annual Expense (estimated)	Rate or Tariff
Electric	<input type="text" value="Cobb Energy"/>	<input type="text" value="\$18,000"/>	<input type="text" value="Time of day rate plus demand charge"/>
Gas	<input type="text" value="Southern Company"/>	<input type="text" value="\$3,500"/>	<input type="text" value="Fixed price \$1.41 per therm"/>
Water	<input type="text" value="Cobb EMC"/>	<input type="text" value="\$1,200"/>	<input type="text" value="Fixed municipal rate"/>

Occupancy Information:

	Store Hours	Occupancy Hours	Notes
Monday-Friday	<input type="text" value="10 AM - 8 PM"/>	<input type="text" value="8 AM - 9 PM"/>	<input type="text" value="No change in operation currently"/>
Saturday	<input type="text" value="10 AM - 8 PM"/>	<input type="text" value="8 AM - 9 PM"/>	<input type="text"/>
Sunday	<input type="text" value="12 AM - 8 PM"/>	<input type="text" value="11 AM - 9 PM"/>	<input type="text"/>

Energy Consuming Equipment:

	Controls		Occupancy Current Hours	Set Points		Operations		
	Yes	No		Type	Cooling	Heating	PM	Economizer
HVAC Unit #								
HVAC #1	<input checked="" type="radio"/>	<input type="radio"/>	<input type="text" value="Programmable therm"/>	<input type="text" value="7 AM - 9 PM"/>	<input type="text" value="72"/>	<input type="text" value="68"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>
Rooftop Unit	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text" value="None"/>	<input type="text" value="On continuously"/>	<input type="text" value="70"/>	<input type="text" value="70"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
Lighting								
T-8	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text" value="Light switch"/>	<input type="text" value="On continuously"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
T-8	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text" value="Motion detector"/>	<input type="text" value="Variable"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
Metal Halide	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text" value="Light sensor"/>	<input type="text" value="Variable"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
Other Equipment								
Display Case	<input checked="" type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>
Doors	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>
Electrical Systems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
Plumbing Fixtures	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>
Trash Compactor	<input type="radio"/>	<input checked="" type="radio"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>

Energy Conservation Measures & Recommendations:

ECM Type	Energy Conservation Description
1. <input type="text" value="Energy management"/>	<input type="text" value="T-stats are scattered and mounted to close to fan coil units"/>
2. <input type="text" value="Temperature setpoint adjustment"/>	<input type="text" value="Rooftop unit need to be reset to corporate standards 68 H 72 C"/>
3. <input type="text" value="Lighting"/>	<input type="text" value="Replace damaged motion detector and relocate to safer area"/>
4. <input type="text" value="Refrigerant line insulation"/>	<input type="text" value="Re-insulate refrigerant lines and consider rodent protection"/>
5. <input type="text" value="Coil treatment"/>	<input type="text" value="Adsil application may improve efficiency of condensor coils"/>
6. <input type="text" value="Exit signs"/>	<input type="text" value="Battery may be dead test switch did not light signs"/>
7. <input type="text"/>	<input type="text"/>

Additional Comments: