

# THE ENERGY OBSERVER

*Energy Efficiency Information for the  
Facility Manager*

Quarterly Issue – June 2009

## ENERGY STAR Portfolio Manager Tool

*The Energy Observer* summarizes published material on proven energy technologies and practices, and encourages users to share experiences with generic energy products and services. This quarterly bulletin also identifies informational sources and energy training for facility managers and staff. *The Energy Observer* is a service of the Bureau of Energy Systems, Michigan Department of Energy, Labor & Economic Growth.

This issue of the Energy Observer focuses on ENERGY STAR Portfolio Manager, an interactive energy management tool. Portfolio Manager allows a user to track and assess energy consumption across an entire portfolio of buildings in a secure, online environment. Portfolio Manager can help facility managers or building owners make better decisions when purchasing equipment such as lighting and furnaces. By entering a variety of building information, a user can rely on Portfolio Manager to track key consumption, building performance, and cost information across their portfolio of buildings; regardless of the number, type, and/or age of the buildings. Similar to having your own accountant, Portfolio

Manager is a useful tool to simplify the task of managing energy efficiency within a portfolio of buildings. And best of all, it's free!

### Manage Energy and Water Consumption

A user can enter energy consumption and cost data into a Portfolio Manager account to benchmark building energy performance, assess energy management goals over a set period of time, and identify strategic opportunities for savings and potentially receive ENERGY STAR recognition. Portfolio Manager streamlines the task of managing utilities.

In addition, Portfolio Manager can:

- Track multiple utility data and water meters for each building.
- Customize meter names and key information.
- Benchmark and compare similar buildings relative to their past performance.
- View improvement of buildings over a specific length of time.
- Monitor costs of consumption.
- Share and exchange

building data with other users whether inside or outside of a user's network.

- Enter operating and occupancy characteristics, specific to each space use category within a building.



Source: <http://www.energystar.gov/>

### Benchmarking Your Building's Energy Performance

ENERGY STAR Benchmarking tool is the first step to identifying and reducing a building's energy consumption and carbon footprint. Once a user has collected twelve, consecutive months of utility data, benchmarking can be quick and simple. The required steps for ENERGY STAR Benchmarking are:

- Registering an account online with Portfolio Manager for a username and password.
- Providing the building's

street address, year of construction, and contact information within the account.

- Entering the building's gross floor area and key operating characteristics for each major space type.
- Entering twelve, consecutive months of utility bills for all fuel types used in the building. If you don't have this information readily available, contact your utility provider as most will be able to easily supply this information.



Source: <http://www.atlanticenergyconcepts.com/images/light-money-1.jpg>

## Rate A Building's Energy Performance

In addition to Portfolio Manager tracking and assessing energy consumption, Portfolio Manager can also rate a building's energy performance on a scale of 1-100 relative to similar buildings nationwide. Statistically representative models (taking into account weather variations) are used to compare similar buildings against one another from a national survey conducted by the Department of Energy's Energy Information Administration. This national survey, known as the Commercial Building Energy Consumption Survey (CBECS), is conducted every four years, and gathers data on building characteristics and energy use

from thousands of buildings across the United States.

A building that is submitted for rating is compared to similar buildings within the survey that have similar building and operating characteristics. For example, a rating of 50 indicates that the building, from an energy consumption standpoint, performs better than 50% of all similar buildings nationwide, while a rating of 85 indicates that the building performs better than 85% of all similar buildings nationwide. Commercial buildings achieving a score of 75 or higher and are verified by a professional engineer are eligible to apply for the ENERGY STAR Label Award. This label or plaque can be displayed on your building to convey performance excellence to your community. In addition, national recognition is also given.

## Set Investment Priorities

Portfolio Manager is a valuable tool for understanding the associated costs relative to energy consumption and a given level of performance. This helps the user to evaluate and identify investment opportunities for a given building or portfolio of buildings. In addition, Portfolio Manager has a built-in financial tool that allows the user to compare cost savings across a portfolio of buildings, in a single building, or for a specified project. This allows the user to obtain concise, financial figures for energy costs, retrofits, and eases decision-making for managing buildings.

## Verify and Track Progress of Improvement Projects

Portfolio Manager has the ability to generate a Statement of Energy Performance (SEP) for each building which summarizes important energy information and building characteristics such as energy intensity, CO<sub>2</sub> emissions, performance, and operations. A SEP also is helpful when applying for the ENERGY STAR Label Award and satisfying LEED (Leadership in Energy and Environmental Design -EB) for Existing Buildings requirements.

**For More Information** on Portfolio Manager, visit the ENERGY STAR website at: [http://www.energystar.gov/index.cfm?c=evaluate\\_performance.bus\\_portfoliomanager](http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager)

To access the Portfolio Manager Tour, visit the online tutorial at: <https://www.energystar.gov/istar/pmpam/help/Portfolio%20Manager%20Tour/PortfolioManagerTour.htm>

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