

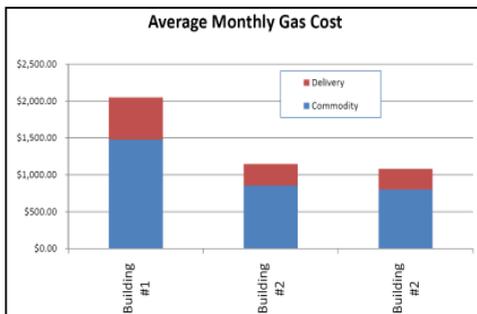
## ENERGY COST MANAGEMENT FOR MULTIFAMILY BUILDINGS

---

## PORTFOLIO ANALYSIS AND RANKING

The range of energy consumption in multifamily buildings varies widely, even among those managed by the same company in the same region. Bone Energy Services can help with the first step: selecting the properties with the greatest potential for meaningful improvement:

- Use accounting records to identify buildings with highest consumption cost.
- Identify buildings with management-paid utilities.
- Identify buildings with central mechanical systems.
- Determine impact of utility bills on tenant retention rates.
- Use the results to create a ranking of buildings.



---

## WALK-THROUGH AUDITS

Bone Energy Services can quickly and cost effectively determine the scope of potential improvements with Walk-Through Audits at the highest opportunity sites. This thorough assessment evaluates:

- Mechanical Systems
- Overheating & Comfort Issues
- Ventilation Systems
- Building Envelope & Air Leakage
- Lighting Equipment, Levels, and Controls



---

## IMPLEMENTATION

High-return measures can be implemented immediately using operating funds or “Reserve for Replacement” funds, since they will pay for themselves quickly.

Further investigation can begin for other improvements.

---

---

## **FINANCING/INCENTIVES**

Costlier improvements may require creative financing. Bone Energy Services can help locate incentives: rebates, tax credits, grants, and low-interest loans. We can also perform the Investment Grade Audits often required to secure these incentives.

### **Funding Opportunities for Affordable Buildings**

Government agencies have recently recognized the importance of managing energy bills in keeping housing affordable. They have responded with numerous attractive financing programs, with a combination of grants and loans to help owners improve their buildings without impeding cash flow. Bone Energy Services can help you navigate the maze of programs that will allow you to improve your buildings:

Federal Government—Stimulus Program, Tax Credits/Deductions  
PHFA—Preservation Through Smart Rehab Program  
PA—Sunshine Solar Rebate  
NJ—Clean Energy Program, Pay for Performance  
NJ—HMFA Weatherization Assistance Program  
NYSERDA—Multifamily Performance Program

---

## **FOLLOW-UP**

Quality assurance is critical to attain consistent positive results. This should include:

- On-Site Verification and Testing of Installed Improvements
- Tracking of Post Retrofit Utility Costs
- Modification of Portfolio Rankings based on Improvements

---

## **SCALE UP**

Once proven solutions are in place in the high opportunity buildings, the focus can shift to moderate consumption properties.

The most effective measures can be implemented across the portfolio, and additional audits can be completed as appropriate.

The end result: [\*\*Lower Utility Bills Across Your Portfolio\*\*](#)

---



P.O. Box 2445  
Philladelphia, PA 19147

(267)760-0357  
FAX (801)761-0357

[www.boneenergy.com](http://www.boneenergy.com)



Email: [info@boneenergy.com](mailto:info@boneenergy.com)