



Increase efficiency without spending money on building improvements

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As we speak with property owners/building managers about making improvements to their buildings to increase energy efficiency, their objection to our doing so always comes down to cost. Whether it is the capital expense of purchasing the equipment, or the related debt service and maintenance issues involved with advanced system modifications, the cost always seems to be the sticking point. What most property owners fail to consider is the availability of zero cost options through Energy Performance Contracts (EPCs), making it possible to implement modifications while enjoying significant savings and related benefits. EPC contracts are essentially agreements with an energy service company (ESCO) whereby the company assumes all costs related to purchasing, installing, and maintaining energy related improvements as part of a shared savings arrangement. The property owner receives a percentage of the energy savings while increasing the value of their property through these improvements. Studies show that LEED certified commercial buildings command an \$11.33 per s/f premium, as well as a 3.6% occupancy rate advantage over their non-certified competition. When you add this to the monthly utility savings, resolved compliance issues, and positive public perception created with these types of projects, it is a no-brainer. Additionally the performance improvements can be guaranteed and insured making this a zero risk opportunity.

That being said, not all ESCOs are created equal. Energime Energy Efficiency is an "energy effectiveness company." We have a much deeper and more diverse tool box than other ESCOs from which we can create a higher level of savings. Energime provides energy solutions which can include co-generation, heat recapture, renewable assets, purchasing contracts, management software, and other cutting edge options in addition to standard efficiency up-grades. These integrated improvements are dictated by the site, existing systems, and power purchasing patterns of our clients. Since Energime's profits are based solely on creating the maximum savings at the lowest possible cost, we focus on bottom line solutions.

Energime is proactive in pursuing the latest improvements and newest technologies that can create greater savings for our clients in the future. Energime enjoys relationships with more than 375 technology companies, as well as Brookhaven Laboratories and a dozen or more university R&D programs. Energime can provide project financing and insures the project savings.

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