



U.S. Energy Group awards 4 Efficiency Driver Licenses

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The Efficiency Driver License is an honorary certification granted by U.S. Energy Group to building owners and property managers who demonstrate exceptional attention to day-to-day, results-oriented efforts to drive their buildings toward peak operating efficiency. As an industry, we have already developed effective programs to certify buildings as Green and reward major development and infrastructure initiatives; but the Efficiency Driver License recognizes the individuals who are running the buildings day-to-day - striving to save energy, reduce fuel costs and benefit the environment.

On June 2, Jerry Pindus, CEO of U.S. Energy Group, honored four portfolio managers and awarded them "Efficiency Driver Licenses." Ben Schwartz, Metropolitan Property Services; Richard Carcano, Rosenberg-Diamond Development; Ryan Shadrick, SFA Properties and Ed Gublet, Ceebraid-Signal Management Group, LTD, were selected for specific achievements in day-to-day, proactive property management.

"We need to change the way we measure building efficiency," Pindus said. "If we are truly going to make meaningful changes to protect the ecology of our planet, we have to celebrate the day-to-day results achieved by improving building systems performance and reward those individuals who are actually actively, and proactively, 'driving' their buildings to peak operating efficiency."

U.S. Energy Group's new USE Manager 5.1, cited as the single most effective vehicle for proactive property management, features a system of enhanced Alerts which are tailored for each individual building and an even easier interface that provides a consolidated "at-a-glance" daily overview of all critical heating system functions and fuel delivery information. The system integrates information from the USE Controller Energy Management System (EMS) and the patented USE Verifier Digital Fuel Gauge.

Ben Schwartz of Metropolitan Property Services earned his license for being "alert to his alerts." Recently, he was at a fundraising event and received an alert from the USE Manager 5.1 on his Blackberry stating that one of his buildings was losing a tremendous amount of water. Because he paid attention, Schwartz was able to use the "assignment function" of the system to get the leak fixed immediately. "If I hadn't received an alert, that huge leak would not have been discovered until the next day," Schwartz said. "The USE Manager 5.1 gives you a birds-eye view of what's going on in the boiler-room and with the entire heating system."

Richard Carcano of Rosenberg-Diamond Development earned his license for proactively assigning

his personnel, vendors and contractors among his 50 building portfolio to have issues quickly resolved. Recently, he had a high stack temperature alert and was able to have his boiler repaired so that it ran more efficiently. "My buildings are a big chessboard, and I move the right people to the right places to do the work and checkmate the problems," Carcano said. "We save money by addressing everything right away."

Ryan Shadrick of SFA Properties earned his license for his use of performance metrics to prove results. He conducted a study of his oil purchases in 2006 and 2007, and realized that despite the fact that 2007 had more degree days, he purchased significantly less oil. In 2007, Shadrick had started accurately and independently verifying his heating oil deliveries with the patented Verifier Digital Fuel Gauge, which is accurate enough to prevent heating oil theft. His study proved that once he installed the Verifiers, shortages reduced by 14%.

Ed Gublet of Ceebraid-Signal Management Group, LTD earned his "license" for his "Daily Spot-Check" - which is a designated time each morning in which he uses the USE Manager to review all of his buildings to make sure they are all running to the proper set-points - specifically that apartments are not being over or under-heated. Recently, during one of his morning checks, Gublet realized the day's weather would allow him to reduce the set-points by two degrees. "I was in the driver's seat," he said. "That quick adjustment saved on our fuel use for the day. Multiply that saving over many days and you're talking some real money. "

To learn more about how to drive your buildings to peak operating efficiency and earn your Efficiency Driver License, visit www.use-group.com. The entire U.S. Energy Group product system (USE Manager, USE Controller EMS, USE Verifier Digital Fuel Gauge, and the USE Tracker Program) is available from US Energy Group and its authorized agents. Prices are determined after a site-survey and vary based on the number and size of the buildings, oil tank access, and on the options selected.

With 30 years in the industry, the company offers personalized customer support and provides a one-year parts & labor warranty.

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