



Automated Benchmarking Service



PG&E's Automated Benchmarking Service (ABS) can help you save money and energy by compiling accurate, objective and timely information available about your building's performance. This can help you choose the efficiency programs that will have the most impact.



Rating Building Performance

Pacific Gas and Electric Company's (PG&E) Automated Benchmarking Service (ABS) makes it easy to set meaningful energy efficiency goals and to track your progress towards them. ABS works with ENERGY STAR's® Portfolio Manager to provide energy use data. The information enables building owners to compare performance against similar buildings nationwide, identify poorly performing buildings, determine which energy efficiency measures can provide the most improvement in facilities, and get recognition for high-performing buildings.

What is Benchmarking?

Benchmarking involves choosing meaningful energy usage measurements, determining how a particular building stands up to them, and tracking changes over time. In 2000, the Environmental Protection Agency (EPA) launched Portfolio Manager, a nationwide benchmarking tool that uses energy usage data to perform several functions:

Benchmarking provides a score on a scale from 1-100 reflecting a building's performance against comparable buildings. The score is normalized to account for regional differences in climate, operating characteristics, and other factors. You can use the score to:

- Establish a quick snapshot of a building's performance.
- Target candidate buildings for improvement projects.
- Monitor the ongoing performance of the building (or a portfolio of buildings) over time.
- Communicate with building occupants, management and ownership.

Benchmarking generates both a weather normalized and an absolute energy use intensity (EUI) of a building's energy usage from all fuels in annual kBtUs/square foot. The EUI helps you:

- Monitor and track actual energy use of a building (or a portfolio of buildings).
- Track actual energy savings compared to a base year (including savings over time from projects).
- Establish building performance targets based upon a desired level of energy reduction together with carbon reduction.

Benchmarking tracks other variables such as building greenhouse gas emission data and water use over time.

To calculate the estimates of how much energy buildings use at each level of performance, the EPA conducts statistical analysis of the national Commercial Building Energy Consumption Survey (CBECS). The rating is based on the specific operating characteristics of a building compared to aggregate data of similar buildings in CBECS.

How Does ABS Work With Portfolio Manager?

Portfolio Manager requires building owners to enter meter data for benchmarking. Using the ABS system, owners can enter their building and meter information once, and then authorize PG&E to upload the energy use automatically every month going forward. Historical energy use is available making it easy for Portfolio Manager to compute ENERGY STAR performance scores as well as weather-normalized data, greenhouse gas emission data and financial performance information.

Who can use Portfolio Manager?

All types of commercial and institutional buildings can use Portfolio Manager to track energy use over time by way of the energy use intensity. The most common building types can go a step further and obtain a 1-100 performance score.

To receive an ENERGY STAR score, buildings must meet certain operating characteristics, and 50% of the gross floor area must be one of the following: financial institution, office, courthouse, hospital, hotel, K-12 school, medical office, residence hall, retail store, supermarket, warehouse, or municipal wastewater treatment plant, or house of worship.

What Are the Benefits?

In 2008, more than 3,300 commercial buildings and manufacturing plants earned the ENERGY STAR label for energy efficiency. This represents savings of more than \$1 billion in utility bills and more than 7 million metric tons of carbon dioxide emissions when those buildings are compared to “average” performers. A recent study by CoStar, a commercial real estate information provider, even indicates that green buildings are achieving higher rents and occupancy, have lower operating costs and are achieving higher sales prices.

Using Portfolio Manager and the Automated Benchmarking Service also helps building owners meet increasing legislative and public expectations of environmental stewardship, such as compliance with:

- AB1103, legislation that mandates benchmarking of commercial buildings being sold, leased, or re-financed.
- Governor’s Executive Order and California’s Green Building Initiative, which mandates 20% improvement in building performance by 2015 based on 2004 baselines for state buildings.

- AB32, the Global Warming Solutions Act, with its greenhouse-tracking tool, which requires greenhouse gas emissions tracking.

These tools can also help you earn the ENERGY STAR label or meet the requirements for LEED certification.

HOW TO GET STARTED

1. Learn about Portfolio Manager and register for an account at www.energystar.gov/istar/pmpam.
2. Create a facility profile for each building you wish to include. Enter basic building information, space use data, and energy meters. Owners of multiple buildings have the option of importing data to Portfolio Manager from a spreadsheet.
3. Access the Automated Benchmarking Service Console from the My Portfolio summary page in Portfolio Manager and select PG&E as your Energy Service Provider.
4. Read and agree to the Terms of Use and provide the required information to authorize meters for Automated Benchmarking.

Benchmark your building today and track progress toward your energy management goals. To learn more about Automated Benchmarking Service, visit us on the Web at www.pge.com/benchmarking, or visit the ENERGY STAR Portfolio Manager at www.energystar.gov/benchmark, or contact **PG&E’s Business Customer Service Center** at **1-800-468-4743**.

