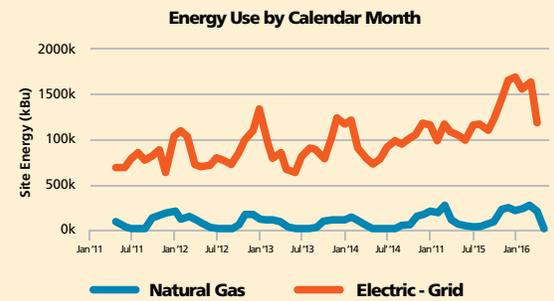




# SMART BUILDINGS CENTER

A project of NEEC



## Benefits of Energy Benchmarking

**THE PATH TO EFFICIENCY:** Benchmarking ➤ Informed Decision Making ➤ Energy & Cost Savings

### *Why should you care about benchmarking?*

Operational costs in your building directly affect your bottom line. By making smart and informed decisions to reduce these costs, owners can save money, increase tenant retention, build asset value, and reduce operating costs. Benchmarking is the first step to identifying how your building is performing so that you can begin to make decisions about improvements and track your performance (and savings!) over time.

### *Benchmarking provides owners with*

1. A baseline understanding of your buildings energy use
2. Metrics to rank your building against other buildings in your portfolio, allowing prioritization of energy efficiency investments
3. A better understanding of how your building's energy performance compares to peer buildings
4. The basis of an energy management plan to drive continuous performance improvement
5. For high performers, evidence of your building's additional value

### *Benchmarking provides prospective lenders and lessees with*

1. Insight into a buildings energy performance compared to similar buildings
2. A greater understanding of high performing buildings and the benefits of a low risk investment
3. A way to identify buildings with lower operating costs

### *Benchmarking provides policy makers with*

1. A better understanding of the performance in their building stocks
2. The knowledge to design more effective methods to address needs of low performing buildings

## Examples of Benchmarking in Washington State

### **Benefits to Owners**

Seattle 2030 District, a high performance building district in downtown Seattle and surrounding neighborhoods, uses Portfolio Manager as a tool to measure their progress toward meeting voluntary goals of a 50% reduction in energy and water use by the year 2030 and to identify potential energy savings opportunities in member buildings.

### **Benefits to Local Government**

The City of Seattle's Office of Sustainability and Environment benefits by tracking the progress of buildings in the City for reducing costs through energy savings.

### **Benefits to Developers**

Developers benefit from tracking performance as due diligence on operating costs of potential property investments.

*"Benchmarking makes smart business sense. It helps both property owners and prospective buyers make informed decisions about operating costs that impact their buildings and the tenants they serve."*

– Brett Phillips, Unico