

ENERGY

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Smart path to energy reduction for property managers

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With current energy usage and fuel costs rising and summer peak energy demands approaching, New York City property owners and managers desire answers to their most universal concerns.

How can we immediately lower energy costs without significant capital investment or large-scale construction?

Quality Conservation Services'

GreenSmart Energy Reduction Program was created in 2008 to specifically address these needs. The GreenSmart Energy Reduction Program was developed based on feedback from property owners and managers for their benefit.

This program was developed in direct response to this feedback by installing passive, small-scale energy reduction improvements that deliver a rapid ROI and provide the most bang for your buck.

The GreenSmart Energy Reduction Program targets three key areas of energy waste and expense: Water and Sewer, Building Infiltration and Penetration, and Lighting. On average, these weatherization measures installed in a typical unit in NYC result in several hundred dollars in energy savings annually.

Rather than a large-scale, expensive approach to energy management, by replacing antiquated boiler systems or installing triple-glazed windows or solar panels; these require significant investments and longer payback periods.

The GreenSmart approach to energy reduction focuses on installing or repairing passive, more cost-effective energy reduction and weatherization measures in residents' units that result in immediate energy savings with less investment and a shorter payback period.

The GreenSmart program also provides a financing vehicle that matches energy cost savings to the upgrades investment producing revenues with a net positive effect on current cash flow, thus requiring no capital outlay.

GreenSmart is about reducing and conserving energy use and ultimately

saving money.

According to the U.S. Department of Energy, nationally, for every \$1 invested, weatherization returns \$2.10 in energy-related benefits.

Quality Conservation Services, Inc. (QCS), an Energy Services Company (ESCO), has been providing unique Energy Reduction Programs for over a decade with nearly 200,000 customers nationwide.

As a leading provider of energy services and solutions, QCS has leveraged its extensive experience in demand-side management, weatherization and custom retrofits to develop this program that immediately reduces energy-related costs with a short payback period.

The low investment, short payback periods, no capital outlay and minimal impact on tenants and building operations make GreenSmart, The Smart Path to Energy Reduction. ■

