HIGH PERFORMANCE BUILDING OPERATIONS
STRATEGIC ROADMAP
January 2020

1. Conduct Meetings w/ Eng. Team, Vendors, etc. to Introduce HPBO Strategic Roadmap
2. Benchmark Energy Usage, Create Profile in ENERGY STAR Portfolio Manager, Evaluate Portfolio Energy Usage & Prioritize Energy Use and Spend
3. Conduct Initial Energy Assessment, (Phase-I) Complete 3-Phase Action Plan
4. Review Utility Rates, Conduct Competitive Bid for Energy Purchasing, Evaluate Demand Response and Strategic Load Management Programs
5. Implement a Real-Time Energy Monitoring and Reporting Platform - Priority based
6. Implement a Behavior Modification Program w/ Tenants and Operations Staff
7. Conduct LII Energy Assessment s & Identify Energy Conservation Measures & Opportunities
8. Identify On-Site & Renewable Power Solutions (Battery Storage, Solar, CHP, Fuel Cell, etc.)
   a. Lighting Retrofits and Advanced Lighting Controls
   b. Building Envelope, Roofs, etc.
   c. HVAC Extensive Service Repairs & Equipment Upgrades
   d. Operational Parameters
   e. Water Conservation
   f. Advanced Controls - Building Automation Systems, etc.
   g. Plug Load Management Strategies
   h. HVAC Optimization
   i. Other Advanced Technologies
10. Plan Implementation of ECMs
11. Identify Financing Options, Tax Incentives, Utility Rebates, Recoverable CapEx, etc.
12. Manage Successful Implementation of ECMs
13. Measure and Report Results Internally – Develop Case Studies
14. Implement Continuous Monitoring, Commissioning, and Maintenance Program (See Exhibit-1)
15. Share Results with Industry

BENEFITS – RESULTS

• Improved Building Operations – High Performance Outcomes
• Improved Indoor Air Quality & Employee Productivity
  • Reduced Equipment, Systems Failures
• Conserve Precious Resources – Reduce Environmental Footprint
  • Increased Asset Values
• Lead Effort in Transforming Industry

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