

PROPERTY MANAGEMENT

SAVE ENERGY & MONEY

at your property.



Opportunity and Benefits

Whether you own a multi-family residential building, office, industrial, or retail property, making smart investments in the efficiency of your property can have a big impact on your bottom line.

By becoming more energy-efficient your organization can reduce operating expenses, increase property asset value and enhance the comfort of your tenants. According to ENERGY STAR®, a 10 percent decrease in energy use could lead to a 1.5 percent increase in net operating income (NOI)—with even more impressive figures as the energy savings grow over time. In addition, energy use is the single largest operating expense in commercial office buildings representing approximately one-third of typical operating budgets.

Mass Save offers technical expertise to help you identify what energy-saving measures may be available to you. Our experts understand the importance of aesthetics and comfort and want to help you use energy efficiency to take those aspects to the next level—all while saving you money.

Incentives and Financing

Financial incentives and financing can help make your energy efficiency projects a reality so that you can start saving energy and money. Our energy specialists can help guide you through this process and identify incentives and financing that may be available.

Training

Maximize the impact of your investment dollars through the Mass Save program by offering your staff training to learn about the latest equipment and best practices available for energy efficiency. Your staff can then apply the lessons learned to the everyday operation of your property for optimal productivity and efficiency.

ABOUT MASS SAVE

Mass Save® is an initiative sponsored by Massachusetts' natural gas and electric utilities and energy efficiency service providers, including Berkshire Gas, Blackstone Gas Company, Cape Light Compact, Columbia Gas of Massachusetts, Eversource, Liberty Utilities, National Grid, and Unitil.

The Sponsors of Mass Save work closely with the Massachusetts Department of Energy Resources to provide a wide range of services, incentives, trainings, and information promoting energy efficiency that help residents and businesses manage energy use and related costs.

Start saving now!

Get started on improving your property's performance today.

Visit us online at [MassSave.com](https://www.masssave.com) Some restrictions may apply.



Here is a list of some energy-efficient improvements you can implement at your properties:

1 Property Management:

- Purchase energy-efficient products
- Use performance contract to guarantee energy savings from upgrades made
- Work with an energy services provider to manage and improve performance

2 Tenants and Employees:

- Educate tenants and employees about how their behaviors affect energy use
- Improve operations and maintenance practices by regularly checking and maintaining equipment to ensure it is functioning efficiently
- Revise janitorial practices to reduce the hours that lights are turned on each day

3 Commissioning and Recommissioning:

- Engage in energy assessments and recommissioning to identify areas of inefficiency
- Measure and track energy performance
- Optimize start-up time, power-down time, and equipment sequencing

4 Insulation:

- Install window films and add insulation or reflective roof coating to reduce energy consumption

5 Lighting and Lighting Controls:

- Turn off lights when not in use
- Install energy-efficient lighting systems and lighting such as CFLs and LED exit signs, and occupancy sensors where feasible

6 HVAC Equipment and Controls:

- Set back thermostat in the evenings and other times when a building is unoccupied
- Optimize start-up time, power
- Retrofit, upgrade, or install new heating and cooling equipment to meet reduced loads and take advantage of efficient technologies



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