

## Description of Service Lines

### Portfolio Action Plan

Five Step Environmental Sustainability Program for a portfolio of properties (greater than 25)

- Create a Portfolio Strategy that Aligns with Business Goals
- Evaluate each property based on the Business Goals
- Identify all possible Environmental Sustainability Programs
- Recommend the best Program for each Property
- Outline a plan to implement the recommended Programs

### Renewable Energy Consulting – Systems Level

A comprehensive set of services related to the initial property assessment, installation, operation and performance of the recommended System. The Systems include Hydrogen Fuel Cells, Photovoltaic Solar Panels, Wind, Geo-thermal and Hydro-electric Systems. Services include:

- High-level questionnaire for each system to determine which Systems the property qualifies
- Detailed evaluation of utility bills, heating and air conditioning systems, and site assessment
- Preliminary Feasibility assessment
- Contract Negotiations with Energy Systems Service Providers
- Project Management oversight of Installation
- Submittal of applications for all available rebates and incentives
- Set-up of operations including tenant relations/lease negotiations
- Annual performance review

### LEED® Certification and Energy Star

Provide Single Source LEED® Certification and Energy Star solutions. If an organization's specific focus is pursuing LEED® certification, for any or all existing buildings, we can conduct a comprehensive LEED® Gap Assessment. Using the LEED® scorecard, our team applies a consistent measurement process to determine the needed steps for a building to become Certified, Silver, Gold or Platinum. Through our project and facility management experience, we can accurately project feasibility, time and expense required for the desired certification level.

The Energy Star program is an initiative of the U.S. Environmental Protection Agency and the U.S. Department of Energy to assist citizens and businesses to save money and protect the environment through energy efficient products and practices. Office buildings that earn the Energy Star label typically use about 35 percent less energy than average buildings.

### Energy Efficiency Program

Services for energy audits, benchmarking, retrofit recommendations, project management and verification, and rebate/incentive submittals. We understand the process and the time it takes to identify the appropriate programs, contact the Utility Company and schedule the installation of the cost saving devices and offer these services at minimal distraction to your company's employees and tenants and at a cost savings of 20% to 30% annually. Services include:

- Determine the property's Utility Districts
- Research Each Utility's programs and incentives and Determine all rebate programs and Incentives the property qualifies for
- Determine each Incentive's Benefits and Costs and Work with Facility Manager to determine details (e.g. # of bulbs /ballasts to be replaced; # of toilets and faucets, etc.) quantify Benefits and Cost of Installation (payback analysis, etc.)
- Make recommendations by Analyzing Benefits vs. Costs and recommend which Programs to apply for
- Submit Applications for Programs recommended
- Identify Qualified Contractors (if necessary)
- Prepare Standard Request For Proposal (if necessary)
- Review proposals with client and select Contractors (if necessary)
- Prepare contracts (if necessary)
- Work with Property Manager and Facility Manager to coordinate installations to minimize distractions to facility. Schedule after hours installations as much as possible
- Manage installation and Act as liaison among all parties
- Submit all necessary paperwork for rebates and set up tracking system to track savings for the long term

### Government Rebate/Stimulus programs and Financing Solutions

There are a significant number of grants/incentives available through various Federal, State, Local government agencies and utility companies. JDR will assist Clients through the process to ensure Clients are receiving benefits from government/utility/tax incentives.

In this economic environment one of the greatest obstacles to installing renewable energy solutions are the upfront costs. JDR can offer Financing Solutions for renewable energy equipment and installation through various funding sources.