



Reducing Energy Cost



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Most commercial buildings waste 30% or more of the energy that owners and tenants pay for.

The *Big Green Zero Energy Assessment*[™], and Energy Roadmap, turn energy waste into equity dollars.



The Big Green Zero Energy Assessment

The Big Green Zero Energy Assessment identifies energy cost-savings opportunities.

Performed by a well-qualified engineer, the Assessment frequently identifies 20% to 40% cost savings.



The Big Green Zero Energy Roadmap

The *Big Green Zero Energy Roadmap*[™] translates Energy Assessment findings into cost reducing projects.

Integrated into the repair and maintenance cycle, most Roadmap projects require little or no capital investment.



Turning Energy Cost into Equity Dollars

For commercial building and business owners, a Big Green Zero Energy Assessment, and Energy Roadmap, can turn wasted energy pennies into new found equity dollars.



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Turning Energy Pennies into Equity Dollars

Most commercial buildings waste 30% or more of the energy that owners and tenants pay for. Big Green Zero helps owners and tenants turn wasted energy expense into new-found net operating income and asset value through a 3-step process.

1. Big Green Zero Energy Assessment

The tool for identifying commercial energy waste is generally referred to as an “energy audit.” Energy audits come in three varieties. . . **Good**, **Bad** and **Ugly**.

A **Good** commercial energy audit is more accurately referred to as an Energy Assessment. It provides a thorough and *unbiased* assessment of energy cost-savings opportunities. It is performed by a qualified engineer or construction expert who understands how and why building systems consume energy.

A *good* energy auditor sells no products or financing services. They have no self-interest axe to grind.

A **Bad** energy audit is a thinly disguised sales call for selling energy products or financial services. The audit is frequently “free” or offered at a very low-cost.

An **Ugly** energy audit is also a thinly disguised sales call. Worse yet, it is performed by an individual who does not understand building construction or energy systems. These “auditors” are not engineers or construction experts. They use template checklists to make unsupportable recommendations.

A **Good** energy audit (better yet, Energy Assessment), is the first step in identifying energy cost-reduction options. The second step is an Energy Roadmap.



2. Big Green Zero Energy Roadmap

Most building and business owners hold a misperception that reducing energy cost requires a big capital investment. The *Big Green Zero Energy Roadmap*™ dispels this misperception.

An Energy Roadmap specifies a series of often inexpensive projects that generally can be completed through the existing Repair and Maintenance (R & M) program and budget. Following the Roadmap, managers do not replace aging energy components (with more efficient alternatives) *until the old products burn out or repair costs become prohibitive*.



3. Turning Energy Cost into Equity Dollars

The U.S. Department of Energy reports that, in approximately 4.2 million commercial buildings, 30% of energy expense is pure waste. During 2007 (latest figures available), that waste cost building owners and tenants \$60.7 billion.

By completing a series of Energy Roadmap projects, building and business owners can translate wasted energy expense into net operating income and equity dollars.



About Big Green Zero

Big Green Zero is a team of energy engineers and business strategists. We are not contractors and we do not sell any products or financial services.

What we do is 1) conduct really **good** commercial Energy Assessments, 2) draw cost-effective Energy Roadmaps, and 3) help our clients turn wasted energy expense into new-found NOI and equity dollars.