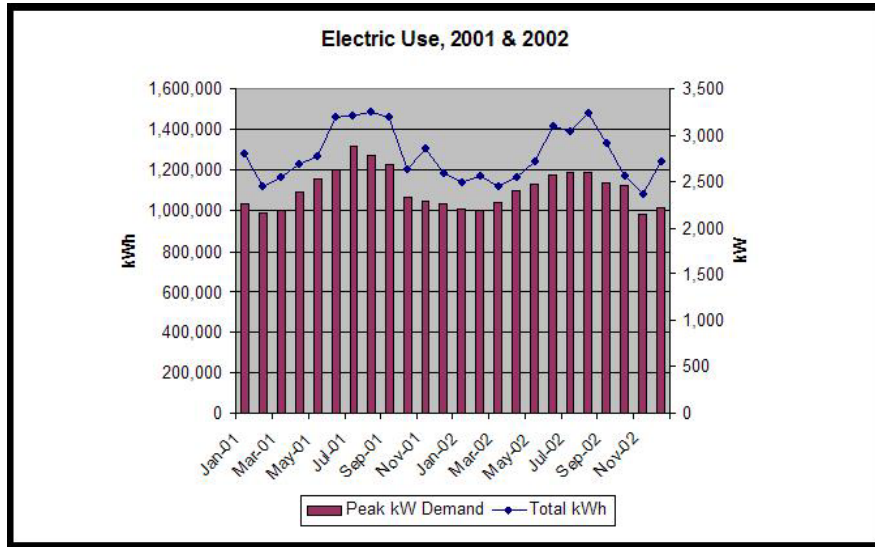


Utility Rates Studies



- Three Options -

Phase I: Basic Study

- Review 12-24 months gas, electric and water bills
- Develop a strategy to reduce costs and rates
- Make recommendations for follow-on actions to realize savings

Phase II: Study & Results

- Phase I, plus the following
- Work with utility representatives and Owner to implement the strategy
- Coordinate meetings
- Perform Analyses
- Prepare Strategies
- Negotiate with Utilities to Secure Savings
- Document Savings & Continue to Monitor

Phase III: Monthly Energy Review

Ongoing support service to review each months utility bills to assure maintenance of savings, to be continually vigilant for new opportunities and to recognize and alert management of excess energy use trends.