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## **US Energy Group's Building Energy Management System (BEMS) reduces fuel usage by 15%-30%**

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US Energy Group conducted a case-study proving savings of 15%-30% with its integrated Building Energy Management System (BEMS). The comprehensive system provides precise monitoring and proactive control of building energy usage and includes USE Manager Online, USE Mobile, the USE Controller, and the Verifier Digital Fuel Gauge.

USE Manager 6.1 is the information hub of US Energy Group's BEMS. It provides automated, fully-integrated real-time status and building control via the web. Alerts draw attention to key issues, such as high stack temperature and short cycling. Access to historical data and to modules that run comparisons with other buildings of similar size and type enable enhanced analysis. USE Manager 6.1 integrates with the EPA's Portfolio Manager, automatically uploading electric, oil, gas and water data and facilitating benchmarking in compliance with New York's Local Law 84. US Energy Group's BEMS was the first system authorized to issue Benchmarking Compliance Certificates, recognized by New York City as proof of benchmarking.

USE Mobile provides mobile access to US Energy Group's BEMS through iPhone and Blackberry applications. The apps facilitate connection to the information synthesized by the USE Manager 6.1. Buildings can be monitored remotely, and the boiler can be put on bypass through the device.

The USE Controller - BEMS integrates information from both indoor and outdoor temperature sensors to reduce boiler runtime and maintain the desired indoor temperature. The system cycles the boiler more efficiently, reducing fuel usage by 15-30%, with payback in less than two years. USE Controller - AC uses the same infrastructure to provide precise monitoring and ultimate control of steam-driven chiller functions, using both indoor and outdoor temperatures to control the central chiller plant increasing efficiency and reducing the fuel needed to provide air conditioning throughout the building. USE Controller - ECS, a.k.a. "the mini" is a scaled-down version of the flagship USE Controller BEMS, and is designed as an affordable alternative to manage boiler runtime in smaller properties (4-20 units).

US Energy Group's BEMS also incorporates the Verifier Digital Fuel Gauge, an advanced, patented, ultrasonic fuel gauge that is accurate to 1/10th of an inch. The independently-monitored system verifies fuel deliveries, prevents oil shorts, tracks inventory and records fuel usage.

US Energy Group recently completed an analysis of several buildings in New York City that installed the BEMS. The fuel usage at 300 East 46th St. decreased by 22.1% after the BEMS was installed. Additionally, 40 Worth St. reduced heating bills by 23.7%, or \$104,935 in one year. And, the fuel use reduction in 1560 Broadway was 27.46%. These are just a few examples of the impact of installing US Energy Group's BEMS.

"For years, we have helped owners and managers save money by managing their buildings more efficiently," said Jerry Pindus, CEO of US Energy Group. "Now, the latest technology is integrated

into a powerful system, US Energy Group's BEMS."

Founded in 1978 by Pindus, US Energy Group is a metro-New York based building energy management solutions firm, which develops and integrates energy control, monitoring and analysis hardware and software systems for large residential and commercial properties. With the slogan "Building Efficiency Through Information Management," the company's Building Energy Management System (BEMS) integrates: USE-Manager Online Monitoring, heating and cooling system USE-Controllers, and USE-PPM (Premium Portfolio Management Services). US Energy Group's BEMS controls and monitors energy and fuel use, prevents overheating and provides significant savings, with payback in less than two years.

US Energy Group's Verifier Digital Fuel Gauge is a patented ultrasonic measurement system which enables building owners and managers to verify the amount of oil they receive, as well as control their inventory and budget. The USE-Controller and USE-Verifier have received the ETL Mark, indicating superior product safety and quality. With US Energy Group's products and services, building owners save money, conserve energy and enhance tenants' comfort.

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