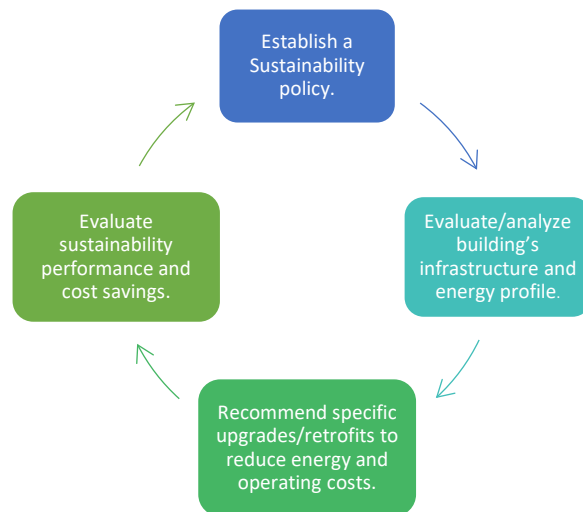


Sustainability Services for Multifamily and Commercial/Industrial Properties

Reduce operating costs and the environmental impact of your property by implementing a Building Sustainability Program™ which includes the establishment, implementation, and monitoring of performance based initiatives designed to reduce operating costs and environmental impact. Key components are:



Energy Management and Benchmarking

- Analyze energy performance using EPA's ENERGY STAR® Portfolio Manager.
- Take advantage of utility incentive programs for lighting and equipment upgrades.
- Compliance with City of Philadelphia Benchmarking Disclosure Law.

Indoor Environmental Air Quality

- Implement HVAC system maintenance program to ensure proper operations. Ventilation is energy intensive and impacts the health, cognitive functioning, and comfort of a building's occupants.

Water Conservation and Management

- Smart control of indoor and outdoor water use will reduce costs and environmental footprint.

Waste Management and Reduction

- A sustainable waste management program goes hand-in-hand with an environmentally preferable purchasing program and decreases waste disposal costs.

LEED Certification

- LEED buildings attract tenants, cost less to operate and boost employee productivity and retention.

Michael F. Freeman, MBA, LEED AP O+M



Michael Freeman's career in energy and environmental management spans more than 30 years and includes renewable energy project development, financial analysis and project administration. He is also experienced in developing sustainability plans and in the implementation of energy efficiency and waste management studies and programs. Some of his more recent experience includes the following work:

- Developed Capex and O&M cost models for implementing a municipally-sponsored rooftop solar project for Providence, Rhode Island.
- Derived LCOE cost curves and evaluated PPA sale leaseback structures vs sole ownership.
- Provided IoT consulting services to Department of Defense regarding Advanced Metering Infrastructure and EPCAct of 2005 compliance.
- Managed Measurement and Verification program to support PECO compliance with Act 129 demand reduction requirements.
- Evaluated commercial energy users in Philadelphia Navy Yard for PIDC to determine feasibility of On-bill financing to finance energy efficiency measures.
- Prepared and submitted EPA Portfolio Manager Benchmarking reports to City of Philadelphia Office of Sustainability for commercial clients.

Mr. Freeman's financial expertise includes; life cycle cost estimating and financial modelling, taxation and financial reporting and budgeting and cash flow management.

Mr. Freeman has utility and commercially-sized renewable energy development experience including directing environmental and financial site reviews, developing and negotiating host community economic development agreements, originating power sales contracts, and monetizing GHG credits for biomass fueled power plants. He has successfully pursued multi-million dollar DOE grants for the development of off-shore wind power projects.

Education:

- La Salle University, Philadelphia, PA, M.B.A., Finance and Marketing
- Pennsylvania State University, University Park, PA, B.S., Environmental Resource Management

Credentials:

- LEED AP O+M

Civic:

- Member, Cheltenham Township Environmental Advisory Committee