



# ENERGY EFFICIENCY

REAL ESTATE DUE DILIGENCE

HEALTH AND SAFETY

ENVIRONMENTAL COMPLIANCE

ENERGY EFFICIENCY



# Nova Energy Group



## SERVICES

- Energy Audits Level I, II and III
- Fannie Mae High-Performance Building Module
- Freddie Mac Green Assessments
- Building Energy Modeling
- Building Energy Benchmarking
- Program Management
- Commissioning
- Retro-Commissioning
- Building Operator Training
- Measurement & Verification
- PACE Energy Audits

### Service Overview

Nova Energy Group assists real estate investors in evaluating the efficiency of their asset and reducing utility expenses. Drawing on extensive experience in real estate development and energy advising, the energy team specializes in translating the energy performance of buildings into financial terms. This analysis gives our clients greater control of their utility expenses, helping to reduce financial risk in an unpredictable energy market. Nova offers almost a decade of experience in the energy efficiency field. We provide custom energy audit reports that provide site-specific solutions based on dialogue with clients and actual historic performance. We are able to meet tight delivery timelines that fit within the due diligence period for lenders.

### Experience

The professional staff at Nova hold the following certifications: Multifamily Building Analyst from the Building Performance Institute (BPI) and Certified Energy Manager and Certified Measurement and Verification Professional from the Association of Energy Engineers. We work with public housing authorities to meet HUD requirements and lenders to help borrowers qualify for the Fannie Mae Green Rewards program and the Freddie Mac Green Up and Green Up Plus. We have extensive experience benchmarking properties in ENERGY STAR® Portfolio Manager® and working with utilities to access historical utility consumption data.



**KEELY FELTON, CEA, CMVP**  
VP, Nova Energy Group

Ms. Felton oversees all Freddie and Fannie green loan reports and other deliverables completed by Nova Energy Group. In this capacity, she reviews High-Performance Building reports and Green Assessment reports for these programs while working closely with Nova's clients to make sure that all pertinent information is communicated throughout the process. Ms. Felton is a Certified Energy Auditor as well as a Certified Measurement and Verification Professional. She is highly experienced with utility data analysis, including ENERGY STAR® Portfolio Manager® and benchmarking.

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## CASE STUDY

### Summary

Nova was engaged to increase cash flow through energy efficiency in a six-building multifamily portfolio, consisting of 144 apartments. Ownership was interested in developing the most cost-effective solutions, while leveraging all available incentives and rebates. Nova's scope of work included the following:

1. A preliminary energy-use analysis and benchmark of each building.
2. Investment-grade energy audits on each building, identifying savings of at least 20% source energy.
3. All required program management, including interfacing with state agencies.

### Solution

An average of 20% source energy savings identified through the following improvements:

- Separate and correct DHW production.
- Reduce heating distribution losses through insulation and reset controls.
- Allow for better tenant control of the heat through zone valve rebuilds and new thermostats.

The improvements qualified for and received almost \$90,000 in rebates, covering 50% of the project costs.

