Exhibit 2

Energy and Water Efficiency Monthly Report

1.0 General: This energy and water efficiency report is to be completed per the requirements of section 5.6, Energy & Water Efficiency, of the O&M services contract. The Contractor shall use this report template and submit completed reports as part of the monthly report to the Facility Manager.

2.0 Energy and Water Efficiency Reporting Template. The Contractor shall use this template to complete the energy and water efficiency report sections for “Contract Information” and “Contractor Reporting Elements.” The GSA Property Manager shall complete the section “GSA Review and Response Elements.”

Contract Information
Contract Number:
Report Prepared by:

Building Information
Building Number: (if the building is part of a combined facility use the facility level data)
Building Name:
Building gross square foot:
Energy Technology & Analytic Tools Available at this Building:
   Advanced Meters: yes/no
   GSA Link: yes/no
   Renewable Energy Systems: yes/no (describe)
   Most Recent Energy Audit: yes/no (date)

Annual Performance Target
(To be filled out by in conjunction with the regional energy coordinator and the facility manager at the beginning of the Contractor’s performance period and 1 year thereafter until the end of contract)

<table>
<thead>
<tr>
<th></th>
<th>Energy</th>
<th>Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>TARGET Annual Usage</td>
<td>XX,XXX BTU/GSF</td>
<td>X.X Gal./GSF</td>
</tr>
<tr>
<td>TARGET Annual Usage Variance</td>
<td>+ / - 5% of target BTU/GSF</td>
<td>+ / - 5% of target Gallon/NSF</td>
</tr>
<tr>
<td>ACTUAL Annual Usage</td>
<td>XX,XXX BTU/GSF</td>
<td>X.X Gal./GSF</td>
</tr>
</tbody>
</table>

Actual Usage is Within Target Variance (Yes/No)?

<table>
<thead>
<tr>
<th></th>
<th>Energy</th>
<th>Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTUAL Annual Usage, Previous Year</td>
<td>XX,XXX BTU/GSF</td>
<td>X.X Gal./GSF</td>
</tr>
</tbody>
</table>

Actual Usage is Improving Relative to Previous Year (Yes/No)?

If actual energy or water usage is not within target variance, please provide narrative justification:

If actual energy or water usage is not improving relative to previous year, please provide justification:

Monthly Utility Bill Reporting
(To be filled out monthly)
## Actual Usage for This Year & Previous Year

<table>
<thead>
<tr>
<th>Purchased Utility</th>
<th>Recommended Reporting Unit</th>
<th>Current Billing Cycle Ending Month</th>
<th>Actual Usage for Current Billing Cycle</th>
<th>Same Month Previous Year</th>
<th>Difference Between This Year &amp; Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td>kWh</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric Demand</td>
<td>Peak kW</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>100 Cubic Feet&lt;sup&gt;b&lt;/sup&gt;</td>
<td>(Therms)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steam</td>
<td>MLB / mmBTU</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chilled Water</td>
<td>Ton-Hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Energy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Energy Usage mmBTU&lt;sup&gt;d&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Water</td>
<td>Gallons&lt;sup&gt;e&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

a. Current cycle ending month refers to the most recent month in which data is available. EUAS and utility invoices are typically not available until 45 days after the month’s end. E.g. June data is available around August 15<sup>th</sup>.
b. EUAS data is reported in cubic feet. 100 cubic feet = 1 CCF = 1 Therm
c. Other energy can refer to biomass or other purchased utilities that should add to show total building energy consumption
d. Total mmBTU = \( (3,413 \times \text{kWh} + 1.031 \times 100 \text{Cubic Feet} + 1,000,000 \times \text{MLB} + 12,000 \times \text{Ton-Hours} ) / 1,000,000 \)
e. Water is sometimes billed on quarterly (3 month) intervals. If water is billed quarterly, use the total quarterly value from the most recent quarter available.

## Renewable Energy Production
(If applicable, to be filled out monthly)

<table>
<thead>
<tr>
<th>System</th>
<th>Recommended Reporting Unit</th>
<th>Current Month</th>
<th>Energy Output</th>
<th>Difference Between This Year &amp; Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar Photovoltaic</td>
<td>kWh</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solar Hot Water</td>
<td>mmBTU</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind</td>
<td>kWh</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Geothermal</td>
<td>mmBTU</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Discussion & Analysis
(If applicable, to be filled out monthly)
Are there any significant (>15%) **increases** energy or water usage?

No: ____________________________  Yes: ____________________________

If yes, what is the cause? ___________________________________________

Are there any significant **decreases or improvements** energy or water usage?

No: ____________________________  Yes: ____________________________

If yes, what is the cause? Is it something that can be replicated across additional GSA buildings?
______________________________________________________________

Are there any significant changes in **renewable energy** production?

No: ____________________________  Yes: ____________________________

If yes, what is the cause? __________________________________________

Please describe any **planned** adjustments to operations or physical changes to the building (by the Contractor, a project, or at the request of tenants) since the last report that may result in improved energy or water efficiency.

__________________________________________________________________

Please describe any **planned** adjustments to operations or changes made to the building (by the Contractor, a project, or at the request of tenants) since the last report that may result in increased energy or water usage.

__________________________________________________________________

Were planned adjustments from the last report implemented?

__________________________________________________________________
Advanced Meter Analysis
(To be filled out monthly. If advanced meters are not available for this building, skip to next section.)

Electric Demand Profile (example)
Jun 20 2010 to Jul 05 2010

[Graph showing electric demand profile]

Electric Sub-Meter Demand Profile (example)
Jun 20 2010 to Jul 05 2010

[Graph showing electric sub-meter demand profile]

Steam Demand Profile

Gas Demand Profile

Chilled Water Demand Profile

Domestic Water Demand Profile (example)
System & Efficiency Checks
(To be filled out monthly)

Are advanced meters functioning properly (i.e. are any meters not communicating or reporting data or reporting faulty data)?
Yes _____ No _____
Malfunctioning meters reported to regional metering point of contact?

Is GSA Link functioning and are Sparks being addressed?
Yes _____ No _____
Malfunctioning GSA Link reported to regional point of contact?

Are space temperatures set at 72 degrees F. +/- 2 degrees F. for heating mode?
Yes _____ No _____
If no, are there plans to adjust temperatures to the desired range?

Are space temperatures set at 75 degrees F. +/- 3 degrees F. for cooling mode?
Yes _____ No _____
If no, are there plans to adjust temperatures to the desired range?

Are the night and weekend set back temperatures set to no more than 55° in the winter and no less than 90° in the summer?
Yes _____ No _____
If no, are the night/weekend setback temperatures at the level that promotes maximum energy savings without disrupting comfort?

Are holiday schedules verified for upcoming holidays?
Yes _____ No _____
If no, are there plans to verify or add holiday schedules?

Is the optimum start/stop sequence programmed into the building automation system?
Yes _____ No _____
If no, are there plans to implement optimum start/stop?

Is there a chilled water reset programmed into the chiller controls?
Yes _____ No _____
If chilled water reset schedule is available, but not in use, is there a plan to implement it?

Is there a hot water reset programmed into the boiler controls?
Yes _____ No _____
If a hot water reset schedule is available, but not in use, is there a plan to implement it?

Are the AHU schedules correctly programmed into the BAS and for the shortest possible time to maintain temperatures for the spaces served?
Yes _____ No _____
Comments
Are AHUs currently allowed to cycle off near the end of the day so building temperatures can “coast”? 
Yes ____ No ____ Comments ..............................................................................................................

Are computer room temperature set points at 78 degrees or higher, and are overtime utilities being collected for this space?
Yes ____ o ____ Comments ..............................................................................................................

If applicable, have steam traps been inspected internally and, if needed, rebuilt prior to the heating season?
Yes ____ No ____ Comments ..............................................................................................................

If applicable, have boiler efficiency tests been scheduled and performed in October - November?
Yes ____ o ____ Comments ..............................................................................................................

Have advanced meters and/or leak detection sensors been checked for signs of water leaks?
Yes ____ o ____ Comments ..............................................................................................................

If applicable, have cooling towers been checked for signs of leaks or excessive drift?
Yes ____ o ____ Comments ..............................................................................................................

GSA Review & Concurrence

GSA1. GSA Reviewing
Official: ...................................................................................................................................................

GSA2. Date Reviewed: ..............................................................................................................................

GSA3. Comments: ......................................................................................................................................