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)

	Energy	Water
TARGET Annual Usage	XX,XXX BTU/GSF	X.X Gal./GSF
TARGET Annual Usage Variance	+ / - 5% of target BTU/GSF	+ / - 5% of target Gallon/GSF
ACTUAL Annual Usage	XX,XXX BTU/GSF	X.X Gal./GSF
Actual Usage is Within Target Variance (Yes/No)?	Yes / No	Yes / No
ACTUAL Annual Usage, Previous Year	XX,XXX BTU/GSF	X.X Gal./GSF
Actual Usage is **Improving** Relative to Previous Year (Yes/No)?	Yes / No	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)

Purchased Utility	Recommended Reporting Unit	Current Billing Cycle Ending Month [a]	Actual Usage for		Difference Between This Year & Previous Year	
			Current Billing Cycle	Same Month Previous Year	Actual Units	Percentage Difference
Electricity	kWh					
Electric Demand	Peak kW					
Natural Gas	100 Cubic Feet[b] (Therms)					
Steam	MLB / mmBTU					
Chilled Water	Ton-Hours					
Other Energy [c]						
Total Energy Usage mmBTU [d]						
Domestic Water	Gallons [e]					

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 15th.
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 X kWh + 1.031 X 100 Cubic Feet + 1,000,000 X MLB + 12,000 X 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)

System	Recommended Reporting Unit	Current Month	Energy Output		Difference Between This Year & Previous Year	
			Current Month	Same Month Previous Year	Actual Units	Percentage Difference
Solar Photovoltaic	kWh					
Solar Hot Water	mmBTU					
Wind	kWh					
Geothermal	mmBTU					
Other	Other					

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.

_____
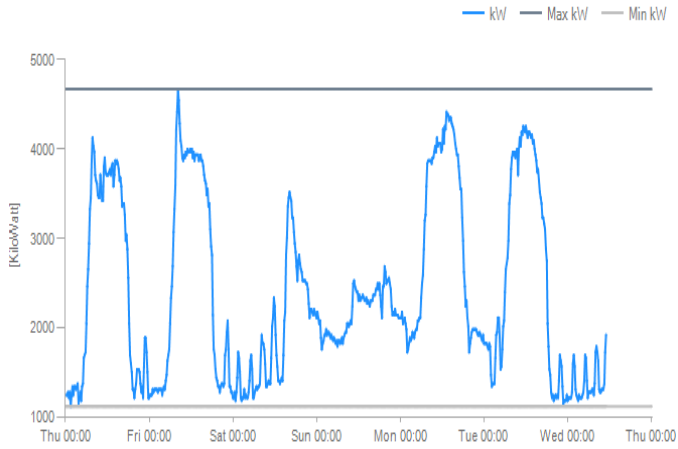
Were planned adjustments from the last report implemented?

_____

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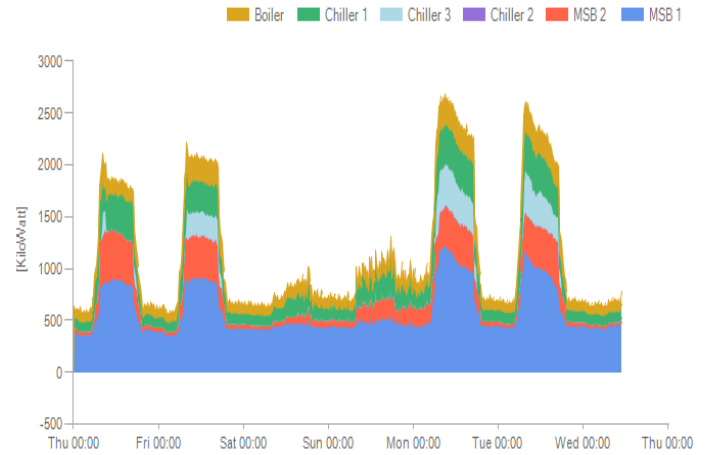(To be filled out monthly. If advanced meters are not available for this building, skip to next section.)

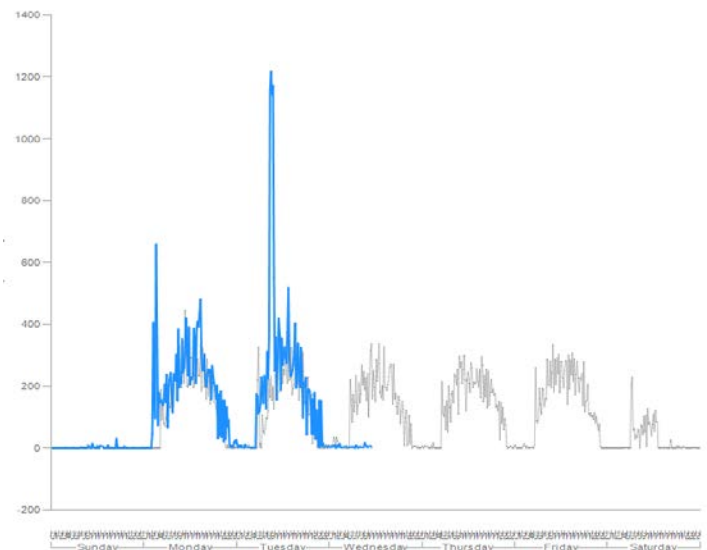| Electric Demand Profile (example)	Electric Sub-Meter Demand Profile (example)
Jun 28 2018 to Jul 05 2018	Jun 28 2018 to Jul 05 2018
Steam Demand Profile	**Gas Demand Profile**
Chilled Water Demand Profile	**Domestic Water Demand Profile (example)**

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 55^0 in the winter and no less than 90^0 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 _____ N o _____ Comments _____

If applicable, have steam traps been inspected internally and, if needed, rebuilt prior to the heating season?

Yes _____ No _____ If no, are there plans to inspect and rebuild steam traps? _____

If applicable, have boiler efficiency tests been scheduled and performed in October - November?

Yes _____ N o _____ If no, are there plans to schedule tests? _____

Have advanced meters and/or leak detection sensors been checked for signs of water leaks?

Yes _____ N o _____ Comments _____

If applicable, have cooling towers been checked for signs of leaks or excessive drift?

Yes _____ N o _____ If no, are there plans inspect cooling towers? _____

GSA Review & Concurrence

GSA1. GSA Reviewing
Official: _____
GSA2. Date Reviewed: _____

GSA3. Comments: _____