

National Housing & Rehabilitation Association

Asset Management Conference

June 3-4, 2019 Minneapolis, MN



Aeon's Benchmarking History

- Began benchmarking in 2012
- Started with water, tracking usage through spreadsheets
- Implemented weekly water meter readings at properties
- Logged usage spikes and tracked next steps

March 31, 2014

Property Name	# of Units	Size Group (A=sm units to D=large units)	Water Units Consumed--Recent Month				Annual Usage in Units of Water. 1 unit = 748 gallons			
			2014 Target per month	Current Mo Usage	Variance (Month)	Cost (est.) of Variance over Target	2014 Target	2013 Actual	2012 Actual	2011 Actual
Balmoral	58	A	160	256	60%	\$604	1,920	2,547	2,821	2,375
Barrington	26	A	85	85	0%	NA	1,020	1,130	1,188	1,501
Buri Manor	38	A	125	118	-6%	NA	1,500	1,857	2,262	1,953
East Village South	110	B	413	542	31%	\$811	4,956	5,537	6,202	6,173
Elliot Court	57	A	172	223	30%	\$321	2,064	3,504	2,199	2,079
Elms (Elliot Pk IV)	81	A	267	322	21%	\$346	3,204	3,962	3,728	3,881
Heritage	16	A	40	65	63%	\$157	480	542	557	620
Maryland	79	B	296	254	-14%	NA	3,552	4,004	8,214	7,540
Phillips-2812-2814 Portland	2	D	14	25	79%	\$69	168	290	232	260
Pine Cliff	30	B	156	159	2%	\$19	1,872	2,305	2,264	2,722
Roselle (Elliot Pk IV)	67	A	187	210	12%	\$145	2,244	2,470	2,636	3,275
St. Barnabas	52	A	111	118	6%	\$44	1,332	1,335	1,239	1,237
Wellstone	49	C	408	404	-1%	NA	4,896	7,044	6,524	5,878
Total	665		2,434	2,781	4%	2,516	29,208	36,527	40,066	39,494



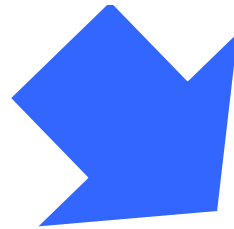
Team Development

- Created a charter, set performance goals & action plan
- Commitment to reduce energy and water use
- Buy-in from top down

Priority #1: Automate Data Collection

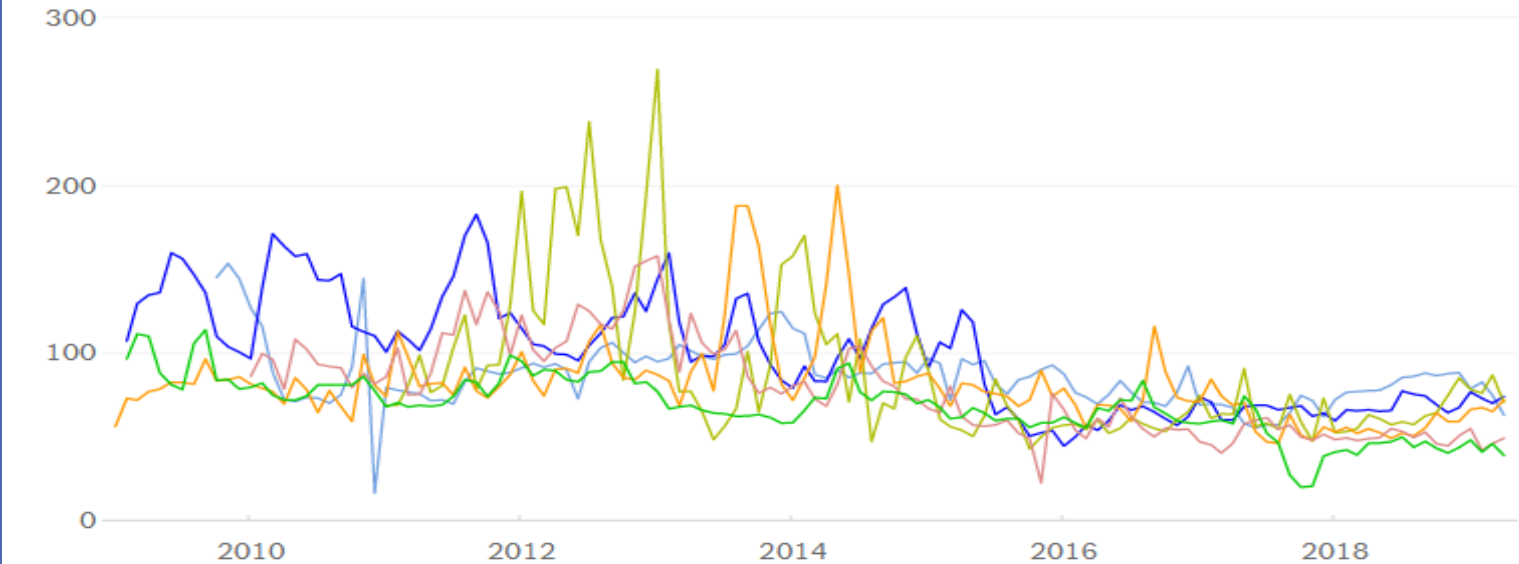
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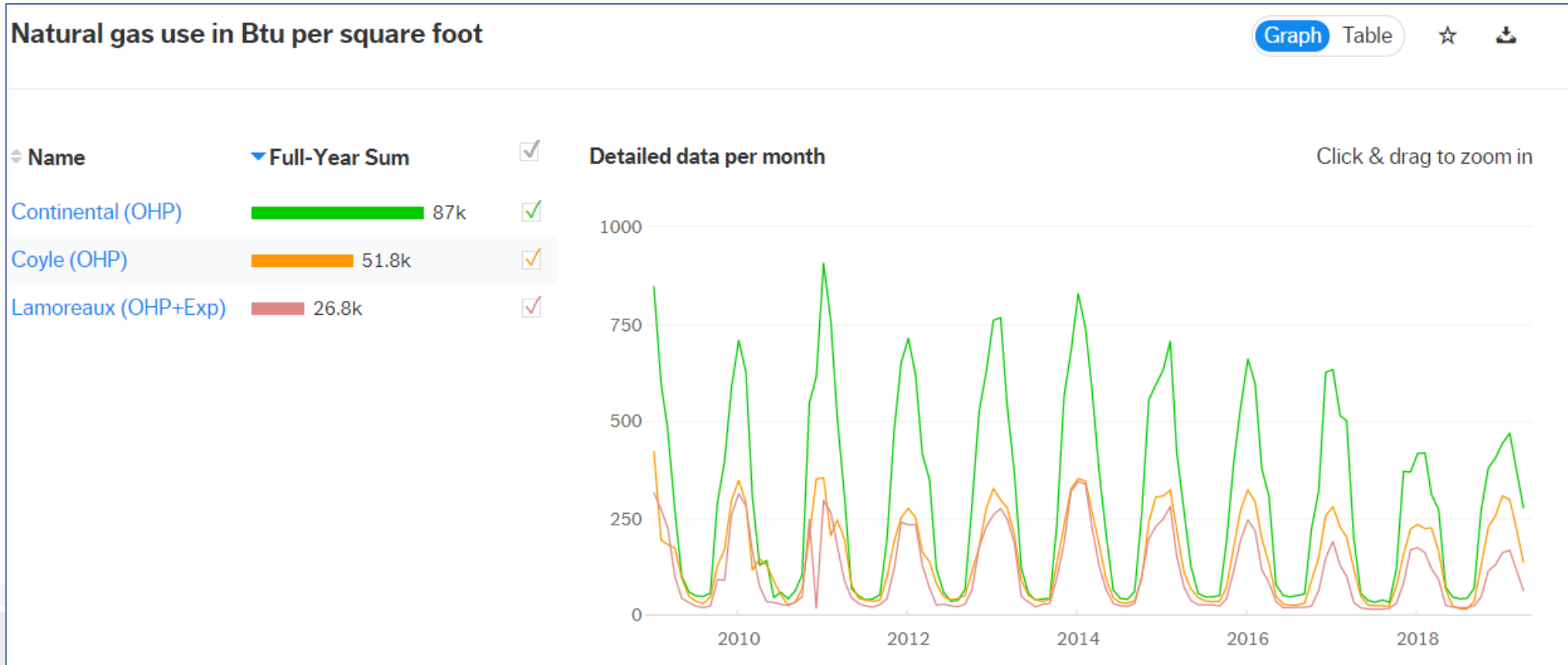
Detailed data per month

Click & drag to zoom in



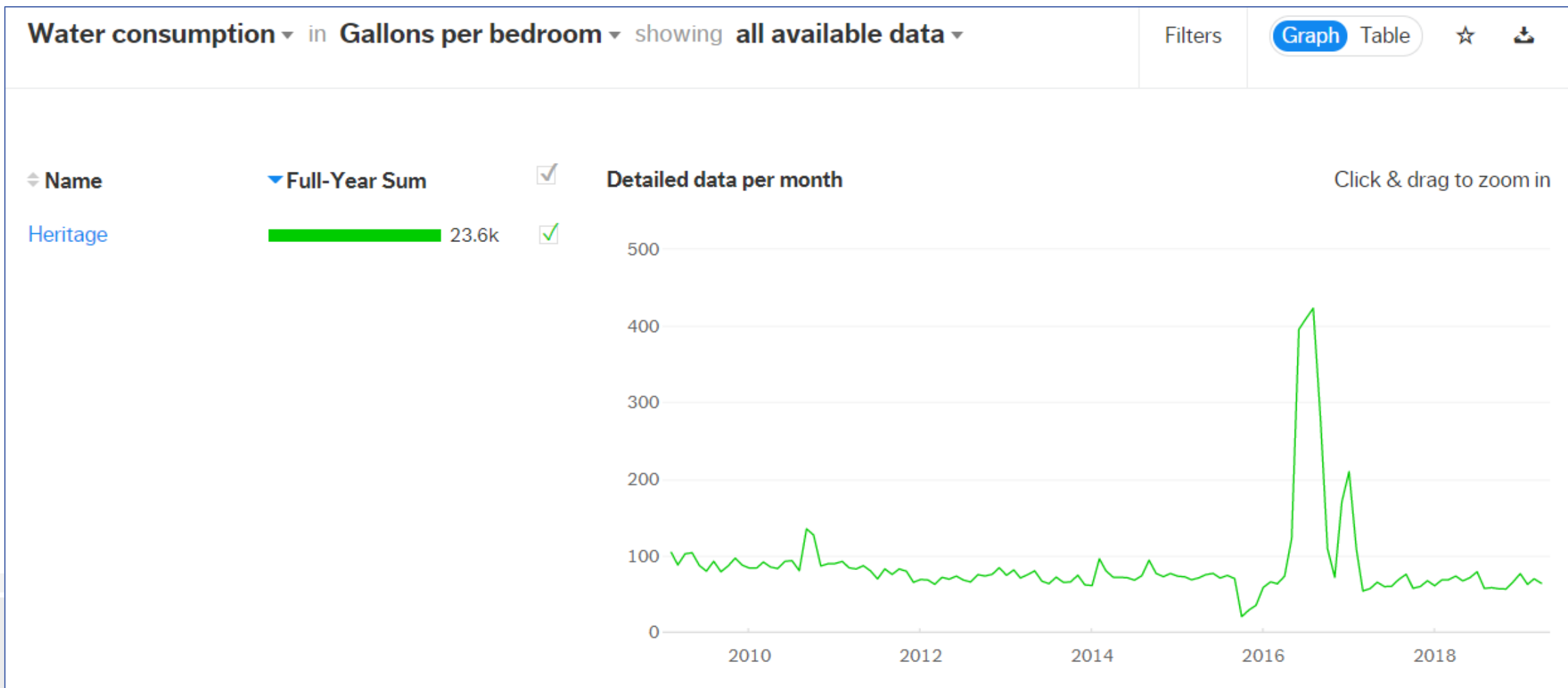
Priority #2 Portfolio Performance

- Understanding building performance
- Analyze building performance after renovations or retrofits



Priority #3 Water (or Energy) Spikes!

Quickly identify high energy and water users to get ahead of problems





Water or Energy Spike – now what?

1. Identify Spike
2. Initial Analysis
 1. Review log and weekly water meter readings
3. Communication with Property Manager
4. Property Manager starts Spike Investigation
 1. Spike Questionnaire
 2. Resident Water Survey
 3. Unit Inspection
5. Log next steps and results