

CASE STUDY: CONDOMINIUM COMPLEX

Utility Management Services, Inc. Reduces Utility Expenses for

Park Place Condominium

Condominium saves \$17,000 annually

Located in Alexandria, VA, Park Place Condominium is a 17-story high-rise complex with over 400 units.

Park Place is managed by Legum & Norman Inc. (L&N Inc.) an Associa Company; the largest community management firm in the industry.

Several Associa properties partnered with Utility Management Services, Inc. (UMS) to perform a contingency-based utility bill audit. UMS was able to successfully identify savings for many locations.

After hearing about the valuable service that didn't require any upfront or out-of-pocket fees, Park Place decided to partner with UMS to review their accounts.

Using proprietary software, Ratemaster, UMS' certified Business Energy Professional Analysts searched for billing errors, overcharges and ongoing savings opportunities for Park Place. Within a month the audit was complete and the news was great; they were on the correct rate and no errors were found.

As part of their agreement, UMS continued to audit their bills to ensure Park Place stayed on the best rate for their energy usage.

Two years later, UMS completed Park Place's annual audit. Due to rate restructuring and usage changes, this audit revealed that Park Place was now going to save \$15,540 annually!

UMS worked with Park Place to document and measure energy efficiency initiatives that resulted in another annual savings opportunity.

"Every bit of money that is saved will help with our remodel. Sometimes they can run a little over budget," said Kathryn Hutchinson, General Manager.



Top photo: Coss Lumbe (left), CAM with L&N Inc. an Associa Company and UMS Account Manager Mary Greblunas. **Bottom photo:** Kathryn Hutchinson (left), GM with L&N Inc. an Associa Company and Mary Greblunas.

\$150 Million In Savings For Our Customers



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