



Unlock Deep Energy Savings

Upgrade your life sciences buildings and achieve savings with Gridium

Have a building project in mind, but lack the resources and expertise to get it done? Interested in reducing energy costs but not sure where or how to do it?

Gridium works with property teams to provide comprehensive energy management services designed to **achieve up to 40% energy savings**. We navigate and manage the end-to-end energy project development process for you—supported by actionable insights from our analytics software.

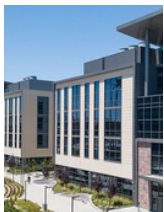
Gridium works across the life sciences sector, including office space, manufacturing, R&D, laboratories, clean rooms, data centers, and more. Need a complex HVAC system upgrade, advanced lighting retrofit, or updated specialized lab equipment? **Our team can manage the full project for you.**

THE BENEFITS

- + **Verifiable energy savings** up to 40%
- + **Pay nothing upfront*** & maximize financial incentives
*You can use your own capital or, if qualified, use On-Bill Financing (OBF) and save your capital.
- + **End-to-end project** management & support
- + **Improved occupant** comfort
- + **Meet sustainability & compliance** metrics

SAMPLE GRIDIUM ALPHA PROJECTS

Our team has completed a range of projects within the life sciences sector. Contact us for a reference near you!

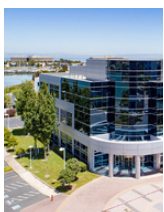


Biotech Building

S. San Francisco | PG&E | **Est. Energy Cost Savings: 20%**

Project:

- Updated HVAC and fume hood controls
- Chilled water plant pumping optimization
- Fan wall replacement at zero capex
- Full lighting retrofit w/ high efficiency LED lighting



Office Building

Oyster Point | PG&E | **Est. Energy Cost Savings: 41%**

Project:

- Interior & garage lighting upgrades
- Variable-flow pumping & exhaust fan motor upgrades
- Boiler replacement & chiller refurbishment
- Supply and return fan wall conversions
- HVAC system RCx

HOW IT WORKS

Gridium, as both a Licensed General Contractor in California and cutting-edge energy analytics software provider, is uniquely equipped to handle your project from end-to-end.

- ### 1 Qualification Screening

Using Gridium's software, we work with you to understand the key drivers of energy in your space.
- ### 2 Free Preliminary Assessment

At no cost to you, Gridium's in-house engineering team will walk your site and propose efficiency measures and corresponding savings, payback period, and available utility financing and incentive options.
- ### 3 Investment Grade Audit

We conduct an Investment Grade, ASHRAE Audit. We manage and bid-level vendor quotes for building upgrades (e.g., LEDs, controls, HVAC equipment, motors, and VFDs) and present a detailed engineering report and turn-key construction proposal. You approve the final measures and equipment list.
- ### 4 Programs and Incentives

We help navigate the various utility programs on your behalf to ensure access to valuable incentives and low or no cost financing for the project. We manage the hundreds of pages of utility program paperwork so you don't have to.
- ### 5 Construction

We provide turnkey project management and delivery, including contractor management. We can work with your preferred vendors and/or identify the most cost-effective options per project requirements. As a California licensed contractor, Gridium reduces dependency on third parties and meets project milestones faster.
- ### 6 Measurement & Verification (M&V)

Upon project completion, we measure and verify savings and use this data to secure utility financing and incentives, and to demonstrate persistence of savings. Our software makes it fast and easy to report on your sustainability success.

WAIT, NO CAPEX?!

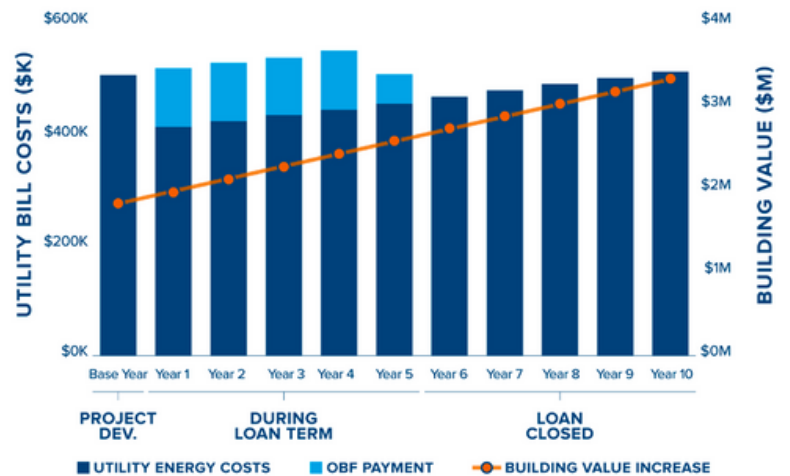
A Quick Primer on On-Bill Financing

On-Bill Financing (OBF) allows you to put the cost of the project on your existing utility bill. OBF loans are designed to be bill neutral so the energy savings from the project off-set the monthly loan charge.

Eligible customers may qualify for 0% capital.

Contact us to find out if you qualify.

The financing is typically repaid over time through the cost savings generated by the implemented upgrades, and seamlessly integrated into your existing utility billing process.



“ The Gridium team has been instrumental in tracking corporate wide energy use, proving ROI on efficiency measures, and identifying opportunities across the portfolio.

Brian Coon | VP, Engineering
Kilroy Realty Corporation

WHY GRIDIUM?



One Energy Partner

We're equipped to manage every detail across the project lifecycle for you, and provide ongoing energy management support.



Flexible Agreements

We design comprehensive efficiency upgrades tailored to your building needs and match you with the right utility financing and incentives.



Deep Expertise

Our experience in both life sciences and utility programs helps mitigate paperwork headaches and maximizes paybacks.

ABOUT GRIDIUM

Since 2011, Gridium has partnered with building owners and operators to simplify energy performance management. Gridium customers across 3,600 buildings and 300 million square feet of real estate have saved millions of dollars on electricity, gas, and water utility bills, reduced their carbon emissions, and executed on their sustainability goals.

Learn more at www.gridium.com

FIND OUT IF YOU QUALIFY!

Get started at

www.gridium.com/sign-up