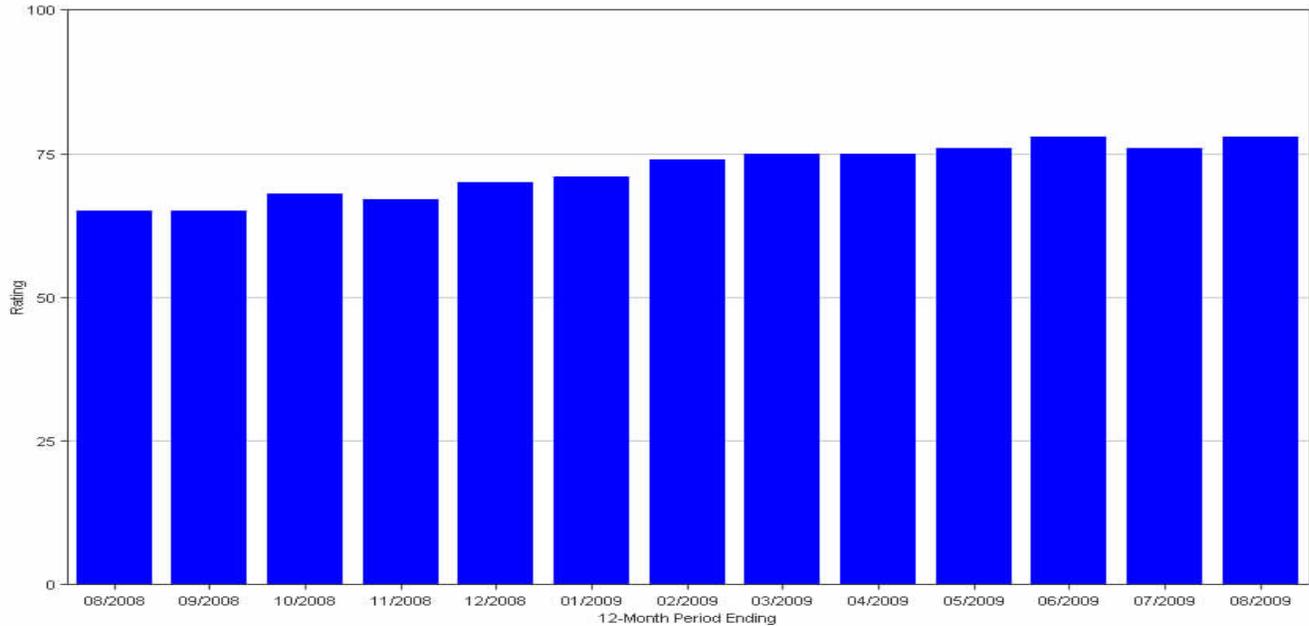




2010 EXECUTIVE SUMMARY OF ACCOMPLISHMENTS

ABM ENERGY STAR Average Score – Company Portfolio



Section 1A – Energy Performance Metrics

Energy Performance for Existing Buildings <i>Most Recent 12 Months</i>	EPA's Portfolio Manager	Other
Number of individual customer buildings for which one or more energy performance ratings were provided.	182	432
How many of these buildings were benchmarked more than once?	-	-
Indicate percent of all customers' existing buildings assessed with an energy performance rating.	42%	-
Number of customer buildings that received the ENERGY STAR Label.	198	N/A
Continuous Improvement of Building Energy Performance <i>Most Recent 12 Months</i>	EPA's Portfolio Manager	Other
Number of customers' buildings with an energy performance rating that improved 10 points or more.	27	-
Percent of all customers' buildings with an energy performance rating that improved by 10 points or more.	27/182 – 15%	-

ENERGY STAR Leaders – Continuous Improvement of Portfolio-wide Energy Performance in Buildings <i>Most Recent 12 Months</i>	EPA's Portfolio Manager
Number of customers' portfolios with an energy performance rating that improved by 10 points or more.	2
Number of customers' portfolios with an average energy performance rating of 75 or better.	6

Notes:

- ABM maintains over 200 buildings within the ENERGY STAR portfolio manager, where 182 of them have *two* years of complete energy data.
- ABM manages individual buildings, and does not separate many of our clients by a "portfolio" but we have seven Portfolio's in place for seven of our largest clients – LBA, USAA, Legacy Partners, Glenborough, Davis Partners, Behringer Harvard and Landmark Asset Management.
- ABM has 432 buildings registered with ENERGY STAR, with 182 of the buildings updated with at least two years of complete energy data.

Partner of the Year Comparative Energy Performance Report Attachment A-2

Partner of the Year Comparative Energy Performance Report

Facilities included: All

Located in:

Date Generated: 12/4/09

Number of facilities in report: 182*

Number of facilities in portfolio: 431

	Year ending 8/2008	Year ending 8/2009	Change
Total Floorspace (sq. ft.)	42,200,015	42,322,274	122,259
Average Rating	82	84	2
Number of Facilities with a Rating	176	181	5
Number of Facilities not eligible to receive a rating**	6	1	-5
Total Site Energy Use (kBtu)	3,162,436,741	2,991,879,368	-170,557,373
Total Weather Normalized Source Energy Use (kBtu)	9,518,246,615	9,000,371,842	-517,874,774
Average Weather Normalized Source Energy Intensity (kBtu/Sq. Ft.)	225.6	212.7	-12.9
Average Site Energy Intensity (kBtu/Sq. Ft.)	74.9	70.7	-4.2
Total Site Electric Use (kWh)	790,877,536	740,619,360	-50,258,176
Total Site Natural Gas Use (Therms)	4,028,805	4,056,171	27,366
Average Actual Annual Source Energy Intensity (kBtu/Sq. Ft.)	225.3	211.2	-14.2

*Only facilities with a full year of energy data in each of the two comparison years are included in the facility summary.

**Facilities that are not eligible to receive a rating are defined as buildings that currently are ineligible to receive the ENERGY STAR rating due to (1) their operating characteristics; (2) their property type; and/or (3) incomplete energy data for the period being rated.

Summary of major accomplishments in 2009:

1. New Tool Developed - The ABM *Continuous Commissioning Plan* is intended to help building owners identify and prioritize steps that should be taken periodically by the facility manager and building operators to ensure the implemented energy efficiency measures and their associated energy savings persist over time.
2. ABM created new program with the nation's largest Utility provider PG&E, a program to drive energy savings. The program "More than a Million" was ABM's pledge to PG&E to save one million watts of energy in 2009.
3. Expanded ABM Energy Service Team – national team to drive energy savings through ABM's portfolio. Created new tool "ABM ENERGY ANALYZER" - (www.AbmEnergyAnalyzer.com)
4. Created new Property Preservation Group Department. Focus on distressed properties and isolating energy consumption in vacant properties.
5. ABM participated in Association of World Energy Engineers Congress Nov. 4-5, 2009 in Washington D.C. The Association of Energy Engineers Congress (AEE) teamed up SAIC World Energy Engineering Congress (WEEC). Presided as a speaker at the event.
6. ENERGY STAR Featured Service and Product Provider Spring 2009.
7. TOBY. BANK OF AMERICA – BOMA TOBY. ABM's client at the Bank of America Plaza building in Las Vegas won the BOMA TOBY award.
8. FBI. ABM Engineering Services, working in concert with the Federal Bureau of Investigation and customer helping the FBI's Regional Facility in Chicago secure the world's first top-tier or Platinum rating from the United States Green Building Council's (USGBC) LEED(R) EBOM program. ABM Engineering Services & USAA developed the detailed plans required by USGBC for the FBI facility to receive a LEED EBOM Platinum rating - including a commissioning plan, operational sequence optimization, test procedures and calibration plans.