



G4U

Building Performance, Proven.

MANAGED PERFORMANCE / SERVICE SHEET

Keep improvement working as the building changes.

G4U combines ongoing energy review, coordinated improvement, measurement and verification, and clear operating responsibilities around the agreed building scope.

01 Energy & Water Performance

Measure agreed energy and water outcomes against an approved reference. Record operating changes, adjustments, savings and the value calculation used for the reporting period.

02 Indoor Environment

Track the agreed indoor-condition requirements for owner-controlled areas and occupied periods, using valid sensing and the contract's defined boundaries.

03 Contracted Equipment Availability

Track the listed equipment's ability to provide the required service. Coordinate downtime, restoration, planned work and operating dependencies with the responsible teams.

One performance ledger supports the three commitments

Preserve the baseline version, reporting data, material changes, measurement evidence and approvals so each result can be reviewed and reproduced.

Agree a performance boundary that the owner can act on.

Start with owner-controlled HVAC and common building services.

**G4U**

Building Performance, Proven.

MANAGED PERFORMANCE / OPERATING MODEL

A recurring operating rhythm. A clear commercial structure.

Build the service around the asset's priorities, data, operating authority and engineering needs, then keep the performance plan current as conditions evolve.

Investigate, act and review

Review significant energy and equipment findings, agree Energy Actions with the FM and engineering teams, and verify completed improvements. Internal daily or weekly analysis supports the work; customer-facing detail follows the agreed reporting needs.

Close the performance period

Review data quality and operating changes, calculate the agreed measurement-and-verification result, examine the three service commitments and record the owner's review. Use monthly performance reviews and periodic executive/lifecycle planning.

Choose the service and asset arrangement

Options include an owner-funded improvement and managed service, performance-linked terms, or a suitable financed asset-service structure. A three-year managed-service stage can support longer collaboration; 10-20-year asset arrangements require their own defined lifecycle and commercial schedules.

Named ownership, coordinated specialists

A building performance lead aligns energy/M&V, digital support, engineering, site controls, FM and equipment partners. Responsibilities, review and escalation remain clear even when people combine delivery roles.
