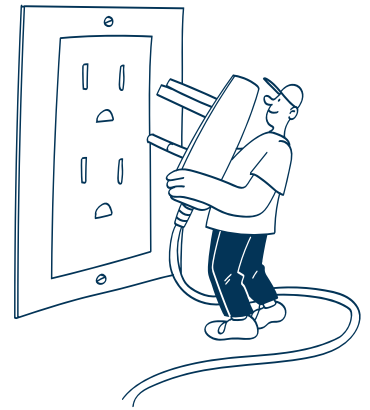# Brightly

Stream™ Targets – Effective Decarbonization Planning for Building Portfolios

The transition to Net Zero carbon

The transition to Net Zero has arrived. Across the globe, public and private sector organizations are wrestling with how to achieve Net Zero by 2050 to align with stakeholders' climate commitments and emerging regulatory requirements.

In practical terms, the transition to Net Zero for commercial real estate will largely be achieved via offsets and making the buildings more efficient by transitioning from natural gas heating to greener alternatives where (or when) grid emissions allow.

This transition will not happen all at once – decarbonization will require long-term, strategic capital planning to align Net Zero goals with asset strategy and fiscal responsibility.

Stream Targets is a decarbonization management tool that allows the Chief Sustainability Office to collaborate closely with the facility and portfolio management teams to plan toward portfolio decarbonization effectively using Pathways while also providing the ability to track progress and performance during the execution of the plan.

The tool helps real-estate teams define realistic building-by-building action plans by tracking and forecasting energy, costs and emissions. Organize all of your data in one place, visualize the emissions impact & ROI of conservation measures and build pathways to compare against industry benchmarks and regulatory ordinances.

The path to Net Zero: taking control

Chief Sustainability Officers (CSOs) are going to lead in defining ESG strategies supported by their Chief Financial Officers (CFOs) who will retain significant influence in funding decisions and strategy. A key challenge for CSOs lies in aligning with finance teams and portfolio managers who approach ESG differently. CSOs need to build a common language and value proposition that resonates with all key stakeholders, hence acting as the glue amongst all moving parts together.

Stream Targets allows sustainability and real-estate teams to set long-term carbon targets and take control of your Net Zero strategy by leveraging the data sets already being gathered in the application.

Step 1
Baseline GHG emissions

Baseline GHG emissions based on historical utility data.

Step 2
Building systems inventory

Compile an inventory of major building systems. Focus on natural gas-consuming equipment, including location and end-of-service life to plan for decarbonization (such as fuel switching).

Step 3
What-If? Scenarios

Create multiple decarbonization pathways for each building with key levers such as equipment age, renewal costs, carbon taxes or regulatory penalties, and utility costs.

Review the pathways with all stakeholders and agree on the best path forward.

Step 4
Track Net Zero progress

Leverage the utility and none-utility data gathered by Stream to view actual and projected emissions of modelled scenarios and compare them to industry benchmarks and your corporate targets.

Adjust plans as needed to meet targets and stakeholder expectations.
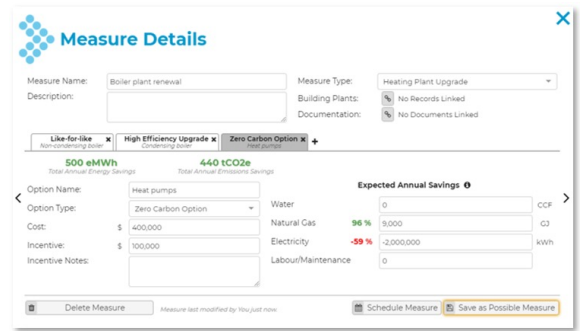
Decarbonization Planning

The Stream Targets module will help you integrate zero carbon planning into your corporate workflows by tracking the key levers:

Defining decarbonization projects

Step-wise carbon reductions will happen as assets are renewed at the end of service life (generally every 20-30 years). Stream Targets will allow you to define decarbonization measures (projects), such as fuel switching, lighting retrofit and on-site renewables, with their timeline, costs and estimated energy.

Concept drawing for demonstration purposes.

What-If scenarios

Structured evaluation of energy efficiency and decarbonization measures inform capital planning and decision-making based on cost, GHG performance and corporate net zero goals. Stream allows you to run what-if scenarios per building to assess their ROI and carbon impact as well as analyze the impacts of the pathways at the portfolio or asset-class level.
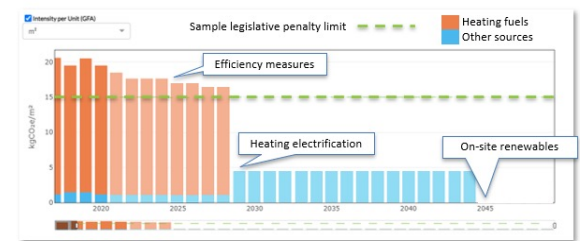
Workflow approvals and notifications

Trigger tangible actions based on time until the end of equipment life and configure internal notifications and approvals so that the appropriate stakeholders and decision-makers are engaged as required.

Analytics and performance reporting

Analyze current and projected performances and compare them against standard benchmarks (e.g. CRREM) and your own goals.

Concept drawing for demonstration purposes.

Emissions forecasting

Plan/forecast emissions by year to achieve your portfolio carbon target. Net Zero targets are calculated based on forecasted emissions in your region.

Prepare for your transition to Net Zero

Brightly's consulting engineers and sustainability experts offer services to help you plan a path to net zero such as:

→   Rationalizing your portfolio-level decarbonization strategy (including high-level budgeting).

→   Defining your building & portfolio decarbonization pathways.

→   Measurement & verification of your decarbonization efforts.

About Brightly Software

Brightly Software, a Siemens company, enables organizations to successfully plan, maintain, and sustain the entire lifecycle of their assets, facilities and infrastructure. As the global leader in intelligent asset management solutions for more than 25 years, Brightly's sophisticated cloud-based platform is expertly designed to improve capital planning through smarter, data-driven decision making, empower technicians to predict, prioritize and manage preventative maintenance activities, and support organizations to achieve sustainability, compliance and efficiency goals. Combined with award-winning training, legendary support and managed services, more than 12,000 clients worldwide depend on Brightly to optimize their teams, operations and strategic planning initiatives. For more information, visit brightlysoftware.com.

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