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– www.sce.com

Energy-Related Learning

– www.sce.com/ctac
– www.sce.com/agtac

Statewide Transmission System Status

– www.caiso.com

Utility Regulation

– www.cpuc.ca.gov
– www.energy.ca.gov

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COMMERCIAL SEGMENT

SOUTHERN CALIFORNIA EDISON

POWER BULLETIN

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Get 0% Financing to Pay for Energy-Saving Upgrades

Southern California Edison (SCE) soon will offer a new On-Bill Financing program* for qualifying energy efficiency projects. With On-Bill Financing, SCE can work with you to finance your energy efficiency project to help achieve your organization’s goals—because in today’s economy, staying competitive means reducing operating expenses while enhancing your bottom line.

Benefits of On-Bill Financing include:

- 0% interest loan
- No fees or loan costs
- Convenient loan repayment through your monthly SCE bill
- Financial incentives for installing qualifying energy-efficient equipment
- Lower monthly electricity costs from the installation of your energy efficiency project

Business (commercial and industrial) customers are eligible for loans of up to \$100,000 per customer with loan terms of up to five years. Government and institutional customers are eligible for loans of up to \$250,000 per customer with loan terms of up to 10 years. The amount of the monthly loan payment will be offset by the monthly bill savings resulting from your project.

With California’s growing population, increasing demand for energy, and the pressing need to reduce greenhouse gas emissions and improve our carbon footprint, you can help set the standard for efficiency and conservation.

SCE will begin accepting On-Bill Financing applications for new energy efficiency projects on Aug. 2, 2010.* Funds are available on a first come, first-served basis. To find out how this program can work for your organization, contact your account representative or visit www.sce.com/onbill.

**The On-Bill Financing program terms and conditions may vary from those described herein pending final California Public Utilities Commission approval.*

Free Energy Efficiency Tools Available for Loan From SCE

Did you know that you can borrow energy efficiency tools from SCE for FREE? The Tool Lending Library program provides energy efficiency tools to both California business owners and residential customers. These tools can assist you in better understanding your energy usage and in making more informed energy decisions.

Tools available for loan fall into the following categories, and include popular items like duct blasters, blower doors, thermal imaging cameras, the solar SunEye and an underground utility locator:

CONTINUED ON BACK

CONTINUED FROM FRONT

- Energy/power
- Lighting, sound and infrared radiation
- Humidity, temperature and other environmental conditions
- Air, water and gas flow
- Physical measurements, acceleration, velocity and rotational speed
- Surveying, solar and miscellaneous

It's simple to borrow a tool; just contact SCE's Tool Lending Library at 800.772.4822 or visit SCE's Agricultural Technology Application Center (AGTAC) Energy Center in Tulare. We service the entire state of California and can ship a tool using your UPS or FedEx account. We also can have the tool sent through our company mail to any one of our public facilities for pickup. Our normal lending period is two weeks.

SCE plans to build Tool Lending Library interactive displays at both the AGTAC and CTAC (Customer Technology Application Center, in Irwindale) Energy Centers. This year we're scheduled to begin offering classes at the Energy Centers on using tools for energy/power audits, HVAC and solar. Soon to hit the scene also is a brand new tool catalog with photographs, manufacturers, model numbers and brief tool descriptions.

In the future, SCE intends to add a Tool Lending Library presence on www.sce.com, allowing you to request a tool, browse the interactive display or watch a short clip on available tools and their uses. We also provide information on the Tool Lending Library via Twitter and LinkedIn.

To learn more about the Tool Lending Library and how it can help you save energy and money, contact Library Manager Lisa (Dickerson) Kinney at 800.772.4822. For more information on all of the energy management and efficiency resources and solutions available through SCE's Energy Centers, log onto www.sce.com/energycenters.

Enjoy "Green" Savings With Solar

Are you interested in learning how a solar energy system can help lower your business' operating cost? Would you like to add more "green" to your business' bottom line and improve your company's reputation for environmental stewardship?

SCE currently offers a new California Solar Initiative Commercial Solar Workshop designed for energy managers who want to help their companies "go solar." Classes are available at SCE's Customer Technology Application Center (CTAC) Energy Center on Aug. 17, Sept. 15 and Oct. 14. All classes run from 8:30 a.m. to 11:30 a.m.

Topics covered include:

- Solar energy basics
- Benefits of installing solar energy and solar water heating systems
- Tax credits and other financial models that can help to reduce up-front costs

Pre-registration is required and space is limited. Visit www.sce.com/ctac to view the complete course description and to register today.

COMMERCIAL SEGMENT FOCUS

Smart Energy Management Pays Dividends for Pacific Corporate Towers

Balancing environmental concerns with cost-effective business solutions, Pacific Corporate Towers in El Segundo, Calif., works closely with SCE on energy management initiatives that integrate new and upgraded technologies and increase operating efficiencies.

The ownership, management and engineering teams stepped up their commitment to energy savings nearly a decade ago. Since that time, the three-building, 1.6-million-square-foot office complex has earned an ENERGY STAR® certification for seven straight years. Over the last five years, while occupancy has risen 20%, energy use has only gone up about 5%.

"Being energy-efficient is important," said CB Richard Ellis Property Manager Bill Lewis. "We all believe it's the right thing to do. It's better for ownership and tenants economically and from the standpoint of using fewer resources."

Incentives and Savings

Pacific Corporate Towers' latest energy efficiency upgrade came via a lighting retrofit in its garage of 5,000 parking spaces. All of the existing 100-watt high-pressure sodium lamps were replaced with 56-watt T8 fixtures, and 92 incandescent exit signs were replaced with light-emitting diode (LED) signs. For this project alone, Pacific Corporate Towers earned SCE incentives of about



Pacific Corporate Towers, a three-building office complex in El Segundo, Calif., continues to work with SCE on energy efficiency projects that earn the site incentives and lead to long-term energy savings.

\$50,000, with estimated savings of nearly 1 million kilowatt-hours annually. The complex previously replaced incandescent lighting with compact fluorescent lamps in all three building lobbies, bringing additional savings and SCE incentives.

Before completing these projects, Pacific Corporate Towers undertook a number of other initiatives to enhance energy efficiency at the site. Tom Matulich, chief engineer for ABM Engineering (the engineering vendor), noted that these improvements include:

- Replacing an inefficient outside supply air system with an upgraded system that includes Axial Vane fans with variable frequency drives (VFDs),
- Adding VFDs to 65 cold fan and 64 hot fan variable air volume systems,
- Replacing inefficient primary chillers with dual compressor chillers to maximize kilowatts/ton and load efficiency,
- Modernizing the property's two central plants and energy management systems,
- Refitting the cooling towers with high-efficiency blades, motors and VFDs utilizing temperature control,
- Increasing thermal storage capabilities at the property's two thermal storage reservoirs and making modifications to the design of the tanks and pumps,
- Installing energy-efficient motors and VFDs at both central plants, utilizing tight control from the energy management system,
- Replacing boilers and domestic water pumps with high-efficiency equipment, and
- Implementing a "Saturday on Demand" program that has helped eliminate 75% of weekend lighting and air conditioning use.

A Proactive Partnership

Besides working on energy efficiency projects, Pacific Corporate Towers participates in the Demand Bidding Program (DBP), a flexible, Internet-based program that offers qualified participants the opportunity to receive SCE bill credits for voluntarily reducing load when a DBP event is called. During such events, Pacific Corporate Towers aims to reduce lighting in the parking garage and air conditioning set points on floors, minimizing impacts to tenants.

Lewis credited SCE account executive Damon Lee with being proactive to help the site save on its electricity bills, noting that working with him "has been great. He brings us ideas and we have a good partnership."

Moving forward, Pacific Corporate Towers is partnering with SCE on stairwell lighting retrofits and placement of solar window film on two building towers to reduce heat load. As the site continues to make impressive energy management strides, it also is applying for the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)® Gold Certification.

"Ownership supports energy efficiency because it not only saves energy, but it also keeps costs down for tenants," noted Matulich.

Lewis summed it up: "All the way around it's good."

For more information on how you also can benefit from SCE's wide array of energy management programs and services, contact your account representative or visit www.sce.com/solutions and www.sce.com/drp.