

Giving Southern California's Young People Tools for the Future with YouthBuild U.S.A

Investing in Southern California's youth doesn't just safeguard and enrich our region's young people, it builds an adept and empowered future workforce for businesses like yours and ours. Both education and workforce training are centerpieces of Edison International's philanthropy program, and through the YouthBuild U.S.A organization, and its Youth Development Program, we support both.

YouthBuild U.S.A. was founded to help low income and underserved young people ages 16-24 earn their GEDs or diplomas, while learning job skills, developing leadership qualities and building a spirit of community service. Study, paired with homebuilding projects to bring affordable housing to their own neighborhoods, teaches this organization's participants a sense of service and community to which we, at Edison International, share YouthBuild's commitment.

Commitment to the Workers and Leaders of Tomorrow

In support of these efforts, Edison International has included YouthBuild Inland Empire chapter's Youth Development Program in our corporate giving. Operating in San Bernardino, the Inland Empire branch helps youth in its county and surrounding areas learn, cope and thrive. The Youth Development Program builds positive and productive attitudes and habits, and helps young people overcome hardships and negative experiences through one-on-one counseling, peer support groups and life planning.

Like YouthBuild Inland Empire, Edison International demonstrates its commitment to the workers and leaders of tomorrow through education and training. We also share another priority: the community's underserved. The Youth Development Program focuses on low-income youth—primarily those who didn't graduate from high school—by delivering much-needed attention to neighborhoods with the greatest deficit of services.

Our support for YouthBuild honors the organization's commitment to the next generation. Creating the attitudes and opportunities that can help underprivileged individuals develop into goal-oriented adults is key to shaping our future workforce. It benefits businesses like ours, and it enriches the lives and livelihoods of our future employees. By providing not only training and education, but counseling and peer-support programs through the Youth Development Program, YouthBuild makes a difference in the lives of individuals while building a strong foundation for tomorrow's community and its leadership.

To learn more about Edison International's philanthropy and the organizations we support, please visit our Community Investment page at www.sce.com/community. We also encourage you to follow our efforts on [Twitter @SCE_Business](https://twitter.com/SCE_Business). Tag us to keep us posted about your business' community efforts.

Learn more about YouthBuild U.S.A and get involved, visit www.youthbuild.org or visit the Inland Empire chapter at www.youthbuildinlandempire.org.

For more information, visit www.sce.com/community and follow us on [Twitter @SCE_Business](https://twitter.com/SCE_Business).

CUSTOMER FOCUS

The Water Garden Office Complex Plugs in to Support Sustainability and Meet Tenant EV Charging Needs

Continuing its efforts to be on the forefront of sustainability practices, The Water Garden – a 17-acre, Class A office complex in Santa Monica – now features eight 220-volt electric vehicle (EV) charging stations, providing tenants and visitors a convenient charging option when away from home.

Committed to the continued reduction of carbon emissions, The Water Garden, managed by CBRE, Inc., has been awarded the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED)[®] Gold Certification for Existing Buildings. The decision to install charging stations resulted from multiple factors, including expanding the project's sustainability platform and maintaining a competitive edge.



The Water Garden – a 17-acre, Class A office complex in Santa Monica – currently features eight EV charging stations.

"We have tenants who own electric-powered vehicles and want a place to plug them in," said Senior Real Estate Manager Cindy Hochbrueckner. "We want to encourage tenants to live a more sustainable lifestyle. Providing the charging stations enables us to achieve this important goal." She added, "Now we get requests from occupants in neighboring buildings who want to come to The Water Garden to use our charging units."

Steps for Smooth Planning and Installation

By conducting research up front and working with Southern California Edison (SCE) early on to determine rate options and available resources, The Water Garden experienced a smooth planning and installation process.

Chief Engineer Willie Weddle said, "The Water Garden's management reached out to SCE about the same time it decided to order the charging units. SCE provided a customized rate analysis to determine the most cost-effective eligible rate plan for the project, evaluated charging plans for compliance with SCE's electrical service requirements, and advised The Water Garden on metering equipment."



Cindy Hochbrueckner, Senior Real Estate Manager for The Water Garden, prepares to charge a vehicle.

Hochbrueckner added, "Partnering with SCE is always productive. Our Account Executive, Damon Hannaman, is supportive, informative and very responsive."

Location Decision Considerations

The Water Garden turned to colleagues at another CBRE-managed building for recommendations on an Electric Vehicle Supply Equipment (EVSE) vendor. (These firms provide and/or manufacture charging stations.) With this EVSE recommendation, and information about a federal grant available to purchase the charging units and provide significant savings, The Water Garden was prepared to move forward.

"The scope of the project was determined based on current needs and future demand," Hochbrueckner said. "It was determined that installing the units in the center of the parking garage would provide the opportunity for future growth."



The EV charging stations are located in the center of the parking garage.

Accordingly, The Water Garden clustered the units in the center of the underground garage structure, with two dual-head stations on the visitor level and two dual-head units on one of the monthly parking levels.

But the installation of EV charging stations includes more than equipment, wiring and facilities. "We encountered one challenge during the installation," Weddle said. "Cellular signal underground necessary for communication with the charging units for billing was limited. Our electrical contractor helped resolve the challenge by running new cable into the garage and installing several new amplifiers."

With the cell signal issue resolved, The Water Garden was ready to make the charging stations available after determining a pricing mechanism. Following a calculation of direct project costs, management implemented a \$2.00 an hour rate for usage. Hochbrueckner emphasized that this rate recovers costs only. EV charging stations were not installed to be a profit-generating program.

For other commercial buildings considering installing EV charging stations, Hochbrueckner offered some suggestions:

- Reach out to SCE to make sure you're utilizing the most cost-effective eligible rate plan for your site,
- Research and investigate incentives to help lower your up-front costs, and
- Make sure you choose an EVSE vendor that is also going to support the product.

"We have tenants who own electric-powered vehicles and want a place to plug them in. We want to encourage tenants to live a more sustainable lifestyle. Providing the charging stations enables us to achieve this important goal." – Cindy Hochbrueckner, Senior Real Estate Manager for The Water Garden in Santa Monica

The Water Garden charging stations are now being used by both tenants and visitors. Looking ahead and anticipating growth in the EV industry, Hochbrueckner said The Water Garden plans to double its charging station capacity in 2014 – adding further to its already impressive sustainable business model.

Your Trusted Energy Advisor

SCE can help make your EV charging equipment installation process as simple and convenient as possible. We want to ensure that you can safely, reliably and cost-effectively add electric car charging load with minimal impact to your day-to-day operations.

We're here to assist you in developing solutions to meet your business' EV charging needs. For an introduction to EV charging, visit sce.com/EV4Business. For additional answers, or to discuss next steps for your site, contact your SCE Account Representative or call 1-800-990-7788.

This case study is provided for your general information and is not intended as a recommendation or endorsement of any particular product or company. Funding for this case study is provided by California investor-owned utility customers and administered by SCE under the auspices of the California Public Utilities Commission. © 2013 Southern California Edison. All rights reserved.



SCE can help make your EV charging equipment installation process as simple and convenient as possible.