

Please visit us at [www.sce.com](http://www.sce.com)

## Energy Benchmarking: Benchmark Your Building for a Better Bottom Line

Building owners or property managers understand the importance of finding ways to improve efficiency and reduce operating costs. Benchmarking your building's energy use is one of the easiest and most effective ways to identify ways of improvement, and it takes little or no effort from you other than signing up at the ENERGY STAR<sup>®</sup> website.

### What is Energy Benchmarking?

Benchmarking energy use is the first step to assess a building's energy performance and to measure ongoing progress. It also provides business customers with the ability to:

- ◆ Assess their building's energy performance, which is a key step to understanding and reducing energy consumption and the building's carbon footprint.
- ◆ Conduct an "apples to apples" comparison of a building's energy performance
- ◆ Use the energy information of a building in the same way as the Miles Per Gallon (MPG) assessment of a car's operating performance

### How Businesses Benefit from Energy Benchmarking

- ◆ Enables a comparison of a building's energy use with other similar building types
- ◆ Helps determine if a building is using too much energy
- ◆ Establishes a continuous improvement energy management process for your buildings
- ◆ Assists customers with energy use planning including goal setting, targets, and timelines
- ◆ Assesses effectiveness of current operations, policies and practices
- ◆ Verifies and monitors pre- and post-project energy use through changes in operations/equipment
- ◆ Tracks greenhouse gas (GHG) emissions and energy costs

### Get started

The more control you have over your energy costs, the better it will be for your bottom line. To learn more about energy benchmarking your facility with ENERGY STAR<sup>®</sup>, visit [www.energystar.gov/benchmarking](http://www.energystar.gov/benchmarking) or call SCE at 1-800-736-4777.



## Safe Portable Generator Hook-Up

Connecting a portable generator to your home's electrical wiring is dangerous and can cause serious injuries or electrocution.

Do not hook up a generator directly to an electrical panel. The safe way is to plug the electrical equipment into a portable generator using a properly sized extension cord approved by Underwriters Laboratories (UL).

If your needs require a generator to be wired directly to your home's electrical system, California state law mandates that you notify SCE. We also recommend that you enlist the service of a qualified electrician to perform the task.

For more information please visit [www.sce.com/generator](http://www.sce.com/generator).

## Get Green for Going Green

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?

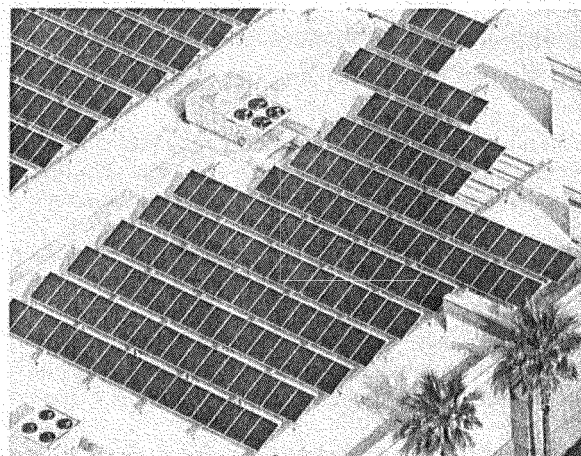
We are pleased to offer free California Solar Initiative (CSI) Commercial Solar workshops designed for energy managers who want to help their companies "go solar." Classes are offered monthly throughout 2012.

Classes will be held at SCE's Energy Education Center in Irwindale.

Topics that will be covered include:

- ◆ Solar energy basics
- ◆ Benefits of installing a solar energy or solar hot water heating system
- ◆ Tax credits and other financial incentives that can help reduce up-front costs

Pre-registration is required and space is limited. Visit [www.sce.com/ctac](http://www.sce.com/ctac) to view the complete course description and register today.



## Auto-DR Puts Railex® on Energy-Saving Track

The newest refrigerated, mega-transload distribution center operated by Railex®—a nationwide full-service transport, logistics and distribution firm—uses an energy management system (EMS) to control energy usage during peak periods and automatically participate in Demand Response (DR) programs.

Located in Delano in Central California, the three-year-old facility includes 225,000 square feet of refrigerated space and loads and ships about 80 to 90 rail cars of perishable goods a week, with the number rising as high as 160 cars a week in summer months. To build the facility, Railex used the statewide Savings By Design (SBD) Program to receive design assistance and a \$150,000 energy efficiency incentive for high-performance new building construction.

As the facility's business grew in its first two years of operation, Railex turned to SCE to look for opportunities to lower its rising energy costs. "We wanted to make it as economical as possible for us to do business on a grander scale," noted Railex Senior Systems Analyst James Johnson.

After SCE helped Railex identify its DR potential, Railex decided to utilize Automated Demand Response (Auto-DR), which allows customers with an automated load control system like an EMS to participate in DR programs with no manual intervention, providing flexibility and ease of use. Customers pre-select their level of participation and earn incentives for peak-period energy load reductions, which help ensure adequate electricity supplies and also offer environmental benefits.

Railex received a \$72,400 SCE DR technology incentive for the controls needed to utilize Auto-DR. Maintenance Manager Terrell Estes said the incentive, combined with the money saved through DR event participation, led to a return on investment in just four months.

### Summer CPP Savings of Over \$32,600

Railex now participates in both the Critical Peak Pricing (CPP) program (the default rate for SCE bundled service customers with demands greater than 200 kilowatts (kW)) and in a Demand Response Contract program with a third-party aggregator.

CPP rewards customers for reducing or shifting

electricity usage during nine to 15 summer critical peak events, when the demand and price for electricity climb. During summer 2011, Railex averaged close to 300 kW in load reduction per CPP event, with participation yielding savings of more than \$32,600.

Johnson said that during a DR event, the Auto-DR system—which the company can override at any time—reduces load to various equipment.

EMS allows Railex to manage equipment charging in a way that avoids electricity use demand spikes that increase electricity costs. Johnson explained, "That has made an overall impact on our bottom line even when there's not a Demand Response event."

### Growth With Flat Energy Costs

According to Railex, while energy use from the peak summer months of 2010 to 2011 increased by 30% to 40% at the Delano facility, participation in DR events and use of the EMS kept energy expenditures essentially the same as in the previous year.

"From an energy standpoint, Demand Response and the EMS enabled us to increase our business without the higher cost for energy," Johnson noted.

EMS provides expanded accessibility, with the ability to manage energy use at the facility remotely using smart technology devices. This, Johnson and Estes noted, offers added value that's not reflected on the electricity bill.

Estes credited SCE Major Account Executive Patrick Day with helping Railex stay on track to save energy, money and the environment. "The communication has been extremely good," Estes said. "Whenever we have an issue, Patrick Day personally addresses it. We know we have a direct line to him."

Looking forward, Railex plans to consider additional energy-saving opportunities available through SCE. "We haven't tapped everything in that well yet," Johnson said. "We realize that the more control we have within our building, the more it increases our opportunity to control costs and increase efficiencies."

For more information, contact your account representative or visit [www.sce.com/autodr](http://www.sce.com/autodr) or [www.sce.com/solutions](http://www.sce.com/solutions)

## Make a Voluntary Contribution Today For a Cleaner Tomorrow

How can you help the nation's most populous state become a more environmentally friendly place to live and work? Simply make a voluntary contribution toward technologies that will capture greater amounts of renewable energy from resources such as the sun, wind, biomass, and geothermal formations.

Your contribution will help California meet its goal of generating more renewable energy and help educate consumers about the benefits of investing in renewable energy today for a cleaner environment tomorrow.

To make your voluntary contribution, enclose a check for any amount, payable to the Renewable Resource Trust Fund, in the return envelope with your bill payment. Upon receipt, we will forward your contribution to the California Energy Commission, which administers this fund. You can also mail your contribution directly to:

California Energy Commission  
Renewable Resource Trust Fund  
P.O. Box 944295  
Sacramento, California 94244-2950

For more information, please call **1-800-555-7794**, or visit [www.sce.com/cecfund](http://www.sce.com/cecfund).



## Is Your Water Heater Safely Strapped In?

You and your household members may face a serious threat of fire, explosion, or electrocution if your water heater overturns or suffers damage to electrical wiring or plumbing during a disaster, such as an earthquake.

For that reason, California law requires that all water heaters must be braced, anchored, or strapped to avoid falling during an emergency situation.

To safely secure your water heater and to comply with California's safety requirements, have a licensed professional install an approved restraint kit to your water heater. Kits may be found at your local hardware or home improvement store.

Learn more about water heater safety at [www.sce.com/waterheater](http://www.sce.com/waterheater).