

# ***Subject Company*** ***Energy Assessment***

February 2018

*Prepared for*

**Subject Company**

*Prepared by*

**Center for Sustainable Energy**

*Sponsored by*

**City of San Diego**



The City of  
**SAN DIEGO**

 Center for  
Sustainable Energy®

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# I. Executive Summary

## Introduction

As part of its climate action plan, the City of San Diego is offering basic energy assessments at no cost to a limited number of businesses that join the [City of San Diego Green Business Network](#). On behalf of the city, the Center for Sustainable Energy (CSE) approached the Subject Company in October 2017 to initiate a facility assessment designed to provide a simple energy consumption benchmark for the property, a summary of existing site conditions and equipment and recommendations for energy conservation measures (ECMs) to reduce energy consumption and related costs. The Subject Company's Construction and Facilities Manager provided CSE with 12 months of utility consumption data and completed the Data Requirements and Intake Checklist.<sup>1</sup> Recommended upgrades and actions are provided in this report based on CSE's analysis of the data.

## Savings Opportunities Summary

Based on the utility data and facility information provided by the Subject Company, CSE identified several areas of energy savings potential that could reduce electrical consumption through various means. CSE has provided example energy conservation measures (ECMs) which may be applicable within each end-use category. The Subject Company should look to move forward with further investigation to determine the exact viability and scope of specific ECMs. Example measures range from low-cost/no-cost improvements with quick returns to larger capital investment projects with multiple year paybacks. Following are the areas of opportunity and example measures.

- Lighting System opportunities could include,
  - Upgrade exterior lighting to LED fixtures/lamps
  - Install occupancy and daylight sensors for lighting controls
- Building Envelope Opportunities could include,
  - Install window film to reduce solar heat gain
- Plug Load Opportunities could include,
  - Implement computer power management and plug load strategies
- Heating, Ventilation, and Air Conditioning (HVAC) Opportunities could include,
  - Use programmable thermostats for scheduling and efficient set points
  - Replace HVAC equipment with more efficient models
  - Install ductless mini-split A/C unit in server room

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<sup>1</sup> See Appendix A for Data Requirements and Intake Checklist.

## II. Existing Site Conditions

The Subject Company owns a 35,000-square-foot building, leasing 10,000 square feet to a tenant, and occupying the remaining 25,000 square feet. The tenant space includes a separate dedicated electric utility meter, but share gas and water accounts with the Subject Company. Originally constructed in 1983, the building underwent a renovation in 2011. According to staff, the best function description of the building is “Office – General Use” as defined by the U.S. Environmental Protection Agency’s Energy Star® Portfolio Manager®.<sup>2</sup>

Building Image Removed for Confidentiality

### Existing Building Systems

According to the Data Requirements and Intake Checklist, the Subject Company currently has the following systems and equipment installed.

#### Indoor Lighting

- Interior lighting consists entirely of LED, fixtures and lamps. A major LED lighting retrofit was performed in September 2017. Lighting schedules are programmed between 7AM-7PM.

#### Outdoor Lighting

- Exterior pole lighting fixtures contain high pressure sodium lamps, but are scheduled to be replaced by LED’s in the near future.

#### HVAC System

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<sup>2</sup> <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager/identify-your-property-type>.

- The building includes a single chiller, two rooftop air handling units, and 27 VAV's servicing the indoor conditioned space, all owned by the Subject Company. The chiller is over 20 years old. Similarly one rooftop AHU unit is over 30 years old. The space is programmed to a 74°F year-round set point with deadbands of 2-degrees for heating and 3-degrees for cooling.
- Heating provided by two gas boilers, one of which was replaced in 2016. The other unit is over 20 years old and exceeds the useful life of typical heating equipment. Both boilers are shut off by staff during the summer months.
- Hot water provided by a 100-gallon gas heater, vintage 2011.

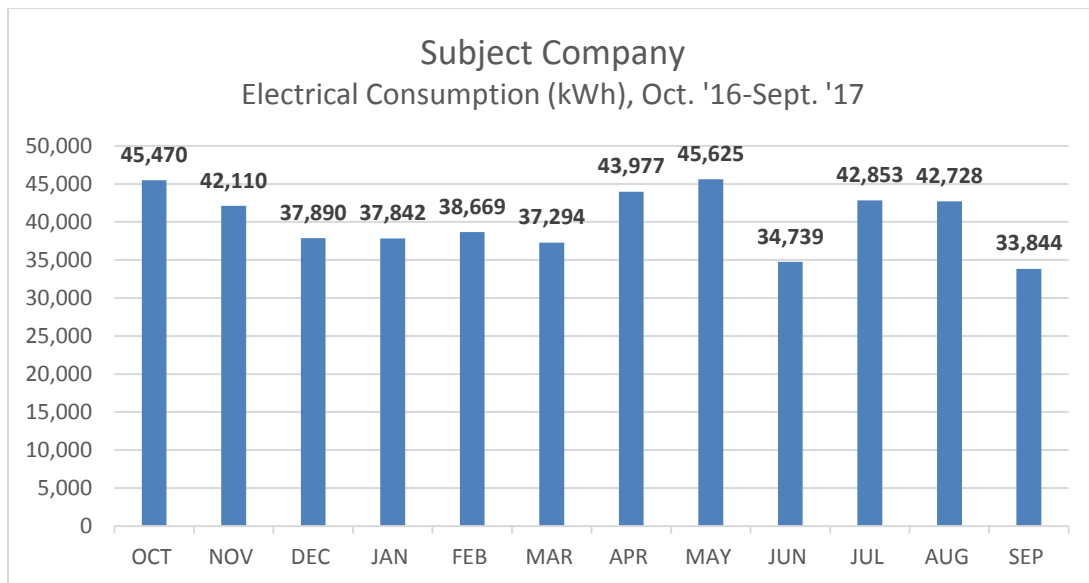
### Plug Loads

- Plug loads for this office are typical, such as computers, copiers/printers and miscellaneous office equipment.

## Energy Profile

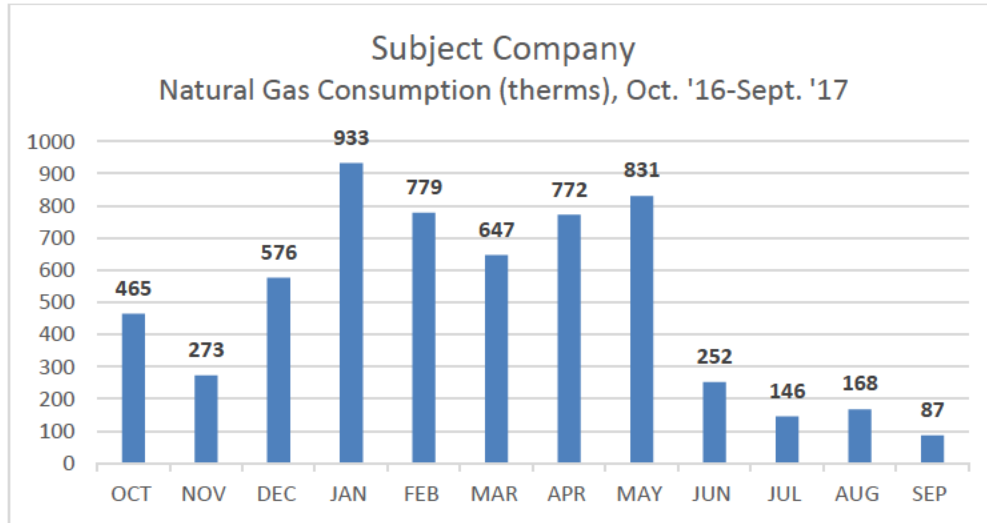
The Subject Company office consumes about 483,000 kWh of electricity annually. Figure 2 shows the consumption profile for the site with typical seasonal variations such as higher consumption in the summer months than the winter months. Electricity is consumed primarily for HVAC needs, lighting and plug loads such as computers and common office equipment.

Figure 2: Baseline Electrical Consumption (Oct. '16-Sept. '17)



The Subject Company also provided gas consumption and billing data, as seen in the figure below. The peak demand occurs in the winter months due primarily to an increase in comfort heating, provided by two gas boilers. The boilers are manually shut-off by staff during the summer months due to reduced demand, isolating gas consumption during these periods to solely hot-water consumption.

Figure 3: Baseline Natural Gas Consumption (Oct. '16-Sept. '17)



San Diego Gas and Electric (SDG&E) provides electric and gas service to the facility. Total annual utility expenditures between Oct. '16-Sept. '17 exceeded \$111,000, with 95% of the total corresponding the electricity as seen in the figure below.

Figure 4: Utility Billing by source (Oct. '16-Sept. '17)

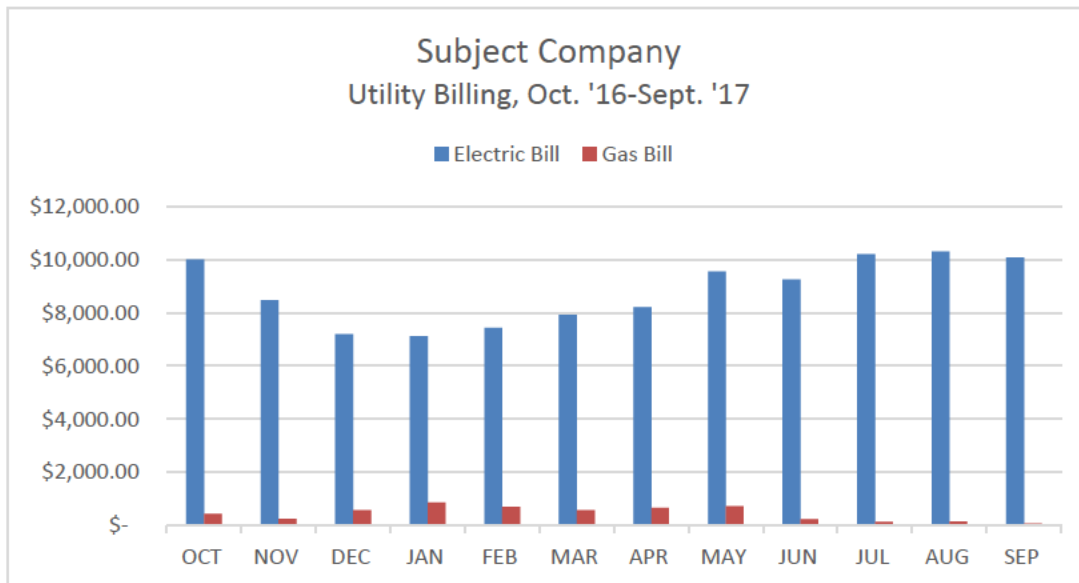


Table 1: Subject Company Utility Service Data

Utility	Account #	SDG&E Meter	Tariff	Energy Consumption	Annual Energy Costs	Avg. Cost per Unit
Electricity	46568556715	6697613	TOU Plus - AL-TOU-Commercial	483,041 kWh/yr	\$105,729/yr	\$0.22/kWh
Natural Gas	46568556715	1389396	GN-3 Commercial	5,929 therms/yr	\$5,419/yr	\$0.914/therm



The Subject Company receives electric utility under the SDG&E electric AL-TOU-Commercial tariff, a time-of-use rate for commercial customers expected to exceed 20kW in monthly demand. The purpose of analyzing *when* energy is being used is to assess the value of energy saved through different proposed measures. A unit of energy saved during on-peak periods is worth more than a unit saved during semi- or off-peak periods.

As mentioned, the account is billed under a TOU commercial utility tariff, which is a variable rate structure that charges or credits for electricity depending on the time of day and season when electricity is consumed or generated. Energy consumed during on-peak or semi-peak periods is subject to higher rates, with on-peak having the highest. From a utility standpoint, it is more costly and inefficient to serve customers during periods of system peak consumption compared with other times of the day, with corresponding price signals reflected in applicable TOU rate structures. Peak periods usually occur during midday weekdays. Off-peak periods are the least costly, and in SDG&E territory, occur all other hours of the week. Table 2 shows SDG&E’s TOU schedule for the applicable tariff.

**Table 2: Current SDG&E TOU Periods**

Current SDG&E TOU Periods		
Season (Months)	Summer (May – October)	Winter (November – April)
On-peak	Weekdays 11 a.m. – 6 p.m.	Weekdays 5 – 8 p.m.
Semi-peak	Weekdays 6 – 11 a.m. and 6 – 10 p.m.	Weekdays 6 a.m. – 5 p.m. and 8 – 10 p.m.
Off-peak	Weekdays all other hours, Weekends and holidays all hours	Weekdays all other hours, Weekends and holidays all hours
Ryu Event Day	Reduce Your Use Event Period, 2 – 6 p.m. (any day of year on Ryu Days)	

## Benchmarking & Comparative Energy Use Intensity

Benchmarking offers a quick way to compare buildings of similar types and function. Buildings are normalized by comparing the annual energy use (electricity and gas or other fuel) on a per-square-foot basis to determine the building’s energy use intensity (EUI).<sup>3</sup> EUI information enables the development of a square footage index, which is then compared to similar buildings to identify the potential for greater energy and operational savings. Using the utility information and square footage provided for the Subject Company, CSE has calculated the site’s EUI as 88.5. This index is higher than comparable buildings in the area and could be the result of outdated, inefficient HVAC equipment and exterior lighting. It also should be noted that the gas consumption below includes the usage within the tenant space, however their consumption is minimal and only accounts for domestic hot water heating and not space heating.

**Table 3: Subject Company’s Current Site Energy Consumption and EUI**

Site Sqft	25,336
Site kWh	483,041
Site Electrical kBtu	1,648,136
Site Therms	5,929
Site Thermal kBtu	592,900
<b>EUI (kBtu/sqft/yr)</b>	<b>88.5</b>

<sup>3</sup> EUI is calculated by converting annual electric and gas consumption to thousand British thermal units (kBtu) and dividing by square footage to obtain a kBtu per square foot value. (1 kWh = 3.412 kBtu; 1 therm = 100 kBtu).

Table 3 represents a traditional way to perform energy benchmarking; however, advanced tools, such as [ENERGY STAR Portfolio Manager](#), simplify analysis for energy consumers and give them the ability to connect directly to their utility to track building performance. It also allows them to make comparisons to similar buildings of similar use, characteristics and climate zones nationwide.<sup>4</sup>

Figure 5: Subject Company EUI Compared to Various Averages (kBtu/ft<sup>2</sup>)

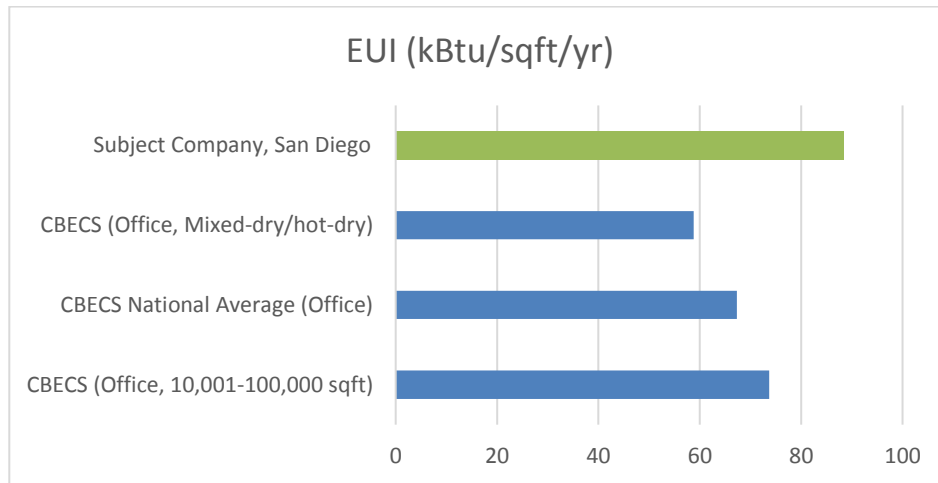


Figure 5 compares the existing site EUI to applicable CBECs data for similar building use types. The nationwide averages for Office - General Use buildings use 2012 CBECs data to establish a typical EUI for a similar building use, size and climate zone. The Subject Company currently uses about 20% more energy on a square-foot basis compared to similar facilities in the nation according to CBECs property type, presenting an opportunity for energy savings.

### III. Energy Efficiency Potential

The intention of this energy audit sponsored by the City of San Diego’s Green Business Network is to engage the Subject Company, assist them with benchmarking their property and provide actionable solutions. CSE’s analysis of available data identified the following end-use areas with energy reduction potential at their office. CSE has also provided examples of measures within each end-use area for future investigation.

#### Potential Lighting Opportunities

##### Upgrade Exterior Lighting to LED Fixtures/Lamps

Lighting throughout the exterior space consists of common high-pressure sodium fixture types and provide an opportunity for energy savings through LED replacement or retrofit. While LED technologies generally have a greater upfront cost and longer payback, they offer a greater net present value because of their longer effective useful life (EUL) and annual savings. LED fixtures have estimated useful

<sup>4</sup> This data is provided by the Commercial Buildings Energy Consumption Survey (CBECS).

lives of about 35,000-50,000 hours and have an advantage in achieving significantly lower wattage per square foot than sodium equivalents. The price of LED fixtures has come down significantly in the past few years, and the cost can be defrayed further by taking advantage of SDG&E’s Instant Lighting Rebates.<sup>5</sup>

**Install Occupancy and/or Daylight Sensors for Lighting Controls**

Lighting is typically controlled via manual switches in offices where all lights are turned on in the morning when staff arrives and turned off when they leave. Installing controls, such as occupancy sensors and/or daylight photosensors, can curtail energy consumption by ensuring lights are dimmed or turned off in areas with adequate sunlight infiltration or during unoccupied periods. Further, occupancy sensors and other lighting controls may be required by the state’s existing building code. Table 4 shows SDG&E’s estimated energy savings from installing occupancy sensors for different space types. Event Network classifies as an Open Office space type with a restroom and storage area.

Table 4: Event Network’s Potential Energy Savings from Occupancy Sensors by Space Type

Space Type	% Savings	Space Type	% Savings	Space Type	% Savings
Assembly	45	Industrial	45	Restroom	45
Break Room	25	Kitchen	30	Retail	15
Classroom	30	Library	15	Stair	25
Computer Room	35	Lobby	25	Storage	45
Conference	35	Lodging (Guest Rooms)	45	Technical Area	35
Dining	35	Open Office	15	Warehouses	45
Gymnasium	35	Private Office	30	Other	15
Hallway	25	Process	45	Parking Garage	15
Hospital Room	45	Public Assembly	35	-	-

**Potential Building Envelope Opportunities**

**Install Window Film to Reduce Solar Heat Gain**

Throughout the day, the sun infiltrates office space through windows, especially those facing east, west or south, heats up the space and requires cooling during most nonwinter months. By applying window film technology to these windows, significant savings can be realized through reduced HVAC demand. Window film can combine a low solar heat gain coefficient (SGHC) with high visible light transmission (VT) to create a comfortable workspace that doesn’t drastically reduce incoming natural light. Either window film or shades can provide a simple solution that will yield savings with a relatively minor investment.

<sup>5</sup> <https://www.sdge.com/rebates-finder/2017-energy-efficiency-rebate-program#receive>.

## Potential Plug Load Opportunities

### Implement Computer Power Management and Plug Load Strategies

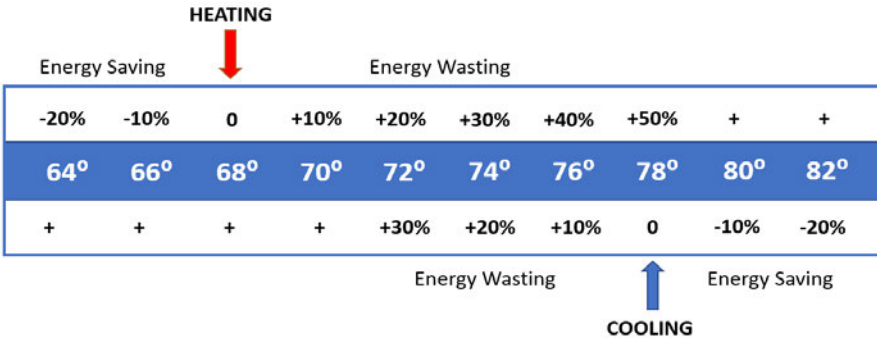
The average office computer is used only during occupancy hours of the workday, but is usually left on all the time. A simple and effective way to reduce energy use and cost is to shut off the computer when it is not needed or set it to hibernation mode. Several software programs are available that centralize the control of user power management settings so that they can be set from a single workstation based on typical office times. Other programs are designed to learn a specific workstation schedule and adjust on and hibernation times as necessary. In addition, similar savings opportunities are available for other office equipment such as printers and copiers where power settings can be changed or a plug load control can be installed. Task lighting and other various office equipment also can use plug load controls such as local occupancy sensors or smart power strips to help reduce unnecessary energy consumption. These measures tend to be low cost and can have relatively quick returns.

## Potential HVAC Opportunities

### Program Existing Thermostats for Scheduling and Efficient Set Points

HVAC units are typically controlled by a programmable thermostat that is set to turn the space heating and cooling on and off based on a set daily schedule and is adjusted as needed. Optimizing the site’s HVAC controls will provide additional energy savings through reduced runtime of a system that operates based on an accurate occupancy schedule. It should be verified that the existing thermostat at the Subject Company has the capabilities to be programmed with a multiday schedule to more accurately control the space heating and cooling. Weekday and weekend schedules can be set to ensure the HVAC is not running during night and weekend hours. This is an easy and minimal cost measure to implement that will yield savings in the first week. Alternatively, some thermostat controls use occupancy sensors, much like the lighting control measure, to turn off HVAC units during unoccupied times. Additional savings are possible through the simple adjustment and standardization of heating and cooling set points. The following diagram shows energy penalties or benefits for every degree changed in cooling and heating set points.

Table 5: Energy Penalties and Benefits Resulting from Changes in Cooling and Heating Set Points



### Replace HVAC Equipment with Efficient Models

The heating and cooling system for this office is reported as a dedicated packaged unit of an unknown age located on the roof of the building. The effective useful life (EUL) of a split or packaged HVAC unit is

15 years<sup>6</sup>, or the period over which an asset is projected to provide a valuable service. While HVAC units may operate longer than their EUL, they may begin to incur excessive operations and maintenance issues. We recommend taking note of the age of the existing equipment and replacing units as they near the end of their useful life with more efficient units. Packaged HVAC unit efficiencies are measured by a seasonal energy efficiency ratio (SEER) rating with the higher the number, the more efficient. Older units typically range from 10 to 13 SEER. Current minimum efficiency requirements for units less than 5 tons (which is the typical capacities at office locations) is 14 SEER (~0.86 kW/ton) based on California's Title 24 Energy Code. While higher efficiency (15 to 18 SEER) units are on the market, they typically have a cost premium of about \$2,000 to \$3,000 per ton, respectively. Replacing existing HVAC units as they near the end of their useful life, rather than as they fail, will reduce risk of extended downtime.

#### **Install Ductless Mini-split A/C unit in Server Room**

Staff reported a common source of unnecessary energy consumption occurs when the server room calls for cooling in the winter months. In response, the chiller (otherwise not running) is forced to startup just to serve the cooling needs of the server room. A potential solution could be to install a high efficiency ductless mini-split air conditioning unit dedicated to the server room, allowing the chiller to remain off. The Subject Company could realize savings, particularly in the winter months when required chiller loads are significantly reduced.

## **IV. Conclusion**

CSE recommends that the Subject Company proceed with further investigation to determine specific ECM viability and potential project scope. One such path to do so is through SDG&E's Comprehensive Audit Program (CAP) or Energy Advantage Program for Small Business, where the Subject Company could receive a no-cost energy audit. Additional information about these and other SDG&E programs are in the appendices. CSE has provided areas of opportunity and example measures, which may be applicable for a more detailed analysis. The example measures below range from low-cost/no-cost improvements with quick returns to larger capital investment projects with multiple year paybacks.

- Lighting System opportunities could include,
  - Upgrade exterior lighting to LED fixtures/lamps
  - Install occupancy and daylight sensors for lighting controls
- Building Envelope Opportunities could include,
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<sup>6</sup> DEER 2014

# Appendix A: Data Requirements and Intake Checklist

## Green Business Network Energy Assessments: Intake Checklist



Customer: [REDACTED] Date Sent: [REDACTED]  
 Contact Name: [REDACTED] Date Complete: 12.06.17  
 Email: [REDACTED] Notes:  
 Phone: [REDACTED]

INCLUDED	FACILITY INFORMATION	NOTES
<b>General</b>		
<input checked="" type="checkbox"/>	Square footage (exclude parking)	25,336
<input checked="" type="checkbox"/>	Facility Type that best describes how the majority of your building functions (see <a href="https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager/identify-your-property-type">https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager/identify-your-property-type</a> for assistance)	Office
<b>UTILITY INFORMATION</b>		
<b>Electric</b>		
<input checked="" type="checkbox"/>	Billing information for all meters on site for at least 12 billing periods, must show fully bundled costs (photo copies or PDF of actual bills preferred)	Attached
<input type="checkbox"/>	If above is not applicable, please complete a Letter of Authorization (LOA), sign and return via email	
<b>Natural Gas/Other Fuel</b>		
<input checked="" type="checkbox"/>	Billing information for all meters on site for at least 12 billing periods, must show fully bundled costs (photo copies or PDF of actual bills preferred)	Attached
<input type="checkbox"/>	If above is not applicable, please complete a Letter of Authorization (LOA), sign and return via email	
<b>EQUIPMENT INFORMATION</b>		
<b>Heating</b>		
<input checked="" type="checkbox"/>	What type of heating equipment is on site (e.g., hot water boilers, steam boilers, furnaces, heat pumps)?	2 mech gas boilers / 1 domestic 100 gal gas AO Reed
<input checked="" type="checkbox"/>	What is the approximate age of the majority of heating equipment?	B1-20+yrs B2-12.16 Domestic-2011
<b>Cooling</b>		
<input checked="" type="checkbox"/>	What type of cooling equipment is on site (e.g., chillers, air handlers, heat pumps, package AC units)?	1 chiller, 2 AHU's and 27 VAV's
<input checked="" type="checkbox"/>	What is the approximate age of the majority of cooling equipment?	CH-20+yrs, AHU's Original? 1983, VAV's-2011
<b>Lighting</b>		
<input checked="" type="checkbox"/>	Percentage of interior fixtures that are non-LED (e.g., fluorescent, CFL)	Less than 1% LED Retrofit 09.17
<input checked="" type="checkbox"/>	Percentage of exterior fixtures that are non-LED (e.g., HID, mercury vapor)	Zero
<b>ADDITIONAL CONSIDERATIONS</b>		
<b>Existing Generation or Storage</b>		
<input type="checkbox"/>	Does the facility have any existing generation (e.g., solar PV, CHP, wind, etc.) or storage (thermal or electric)?	No
<input type="checkbox"/>	If so, what type and what capacity (kW or kWh)?	
<b>Future Load Expansion</b>		
<input type="checkbox"/>	Are there plans in the next 3-5 years to expand the facility or increase energy demands?	No
<input type="checkbox"/>	If so, what is the expected load increase?	
<b>Reliability/Resiliency Needs</b>		
<input type="checkbox"/>	Are there concerns or costs associated with power interruptions at this facility? (\$ lost/hr during outage, safety concerns during outage, etc.)	No

Questions? Contact Ryan Carney at (858) 429-5136 or [ryan.carney@energycenter.org](mailto:ryan.carney@energycenter.org)



## Appendix B: SDG&E Incentive and Rebate Programs

The following details the applicable SDG&E incentive and rebate programs which may be applicable to future energy conservation measures. Descriptions of each program are taken directly from the SDG&E website.

### Comprehensive Audit Program (CAP)

SDG&E's Comprehensive Audit Program provides those who qualify with a no-cost, high-level energy audit and analysis conducted by Trade Professionals and top-tier engineering talent. Even better is that you'll be able to tap into an array of energy management services from one central source and eliminate the challenge of having to determine what program is most suitable for your business. For more information, visit <https://www.sdge.com/business/comprehensive-audit-program>.

### Energy Advantage Program for Small Business

The Energy Advantage Program for Small Business offers no-cost services to qualifying small businesses, such as Energy analysis of your project, Energy audits and technical assistance to identify energy-efficiency opportunities, Energy-efficiency measure cash flow analysis, SDG&E® rebate and incentive support, and Referrals for customers considering energy-efficiency projects and not already working with a lender. For more information, visit <https://www.sdge.com/business/energy-advantage-program-small-business>.

### SDG&E's Business Energy Solutions Program

Formerly known as the Direct Install Program, SDG&E's Business Energy Solutions Program provides small- and mid-sized business customers (non-residential), with monthly electrical demand under 200kW, the ability to receive a no-cost energy assessment, building upgrades and more. For more information, visit <https://www.sdge.com/business/sdges-business-energy-solutions-program>.

### Small Business Real-Time Energy Manager

The Small Business Real-Time Energy Manager gives businesses, with at least 3 locations, an incentive for installing a qualified energy management application. For more information, visit <https://www.sdge.com/business/small-business-real-time-energy-manager>.

### Higher Opportunity Projects and Programs Retrocommissioning (HOPPs RCx)

Qualified buildings receive a free custom engineering study from their choice of one of the Program's specialized Providers. This 3–5 month investigation digs deep into the building's systems to uncover hidden energy savings opportunities. The investigation includes interviews with building operators, collection of trend data, functional tests, analysis, and an engineering analysis to identify a list of energy-saving measures. For more information, visit <http://www.sandiegorcx.com/about>.

## Summer Saver Program

Summer Saver is a no-cost, energy-saving Demand Response program where you save by helping SDG&E manage electricity demand more efficiently during warmer months. In return, SDG&E gives you an annual credit on your SDG&E bill. It's one of the easiest ways to save energy and money during the summer. For more information, visit <https://www.sdge.com/business/demand-response/summer-saver-program>.

## Technology Incentives

The Technology Incentives Program offers incentives for the purchase and installation of qualified automated demand response measures that provide verified, dispatchable, on-peak load reduction at customer-owned facilities. Eligible customers can receive up to \$200 per kilowatts (kW) of verified, dispatchable, fully automated on-peak load reduction. The total incentive is limited to 75% of the total project cost. Only Auto-DR measures that meet open Auto DR Standards will be considered eligible for incentives under this program. For more information, visit <https://www.sdge.com/business/demand-response/technology-incentives>.

## Premium Efficiency Cooling

The Premium Efficiency Cooling Program offers commercial heating, ventilation and air conditioning (HVAC) options for low or no-cost HVAC diagnostic tune-ups and Incentives for the purchase of new HVAC equipment. For more information, visit <https://www.sdge.com/premium-efficiency-cooling>.

## Business Energy Efficiency Rebate Program

At this time, the 2017 Energy Efficiency Rebates Program is closed and the 2018 Energy Efficiency Rebates Program will be available soon. If you'd like to be notified when the program will be available, please send an email with your name, the name of your business and your email address to [BusinessEnergySavings@sdge.com](mailto:BusinessEnergySavings@sdge.com). Several products offered through the Energy Efficiency Business Rebates program are provided at no cost or at a discount for qualified customers through SDG&E's Business Energy Solutions Program. For more information, visit <https://www.sdge.com/rebates-finder/2017-energy-efficiency-rebate-program>.

## Business Energy Efficiency Incentives Program

Benefit from cash incentives for retrofitting existing or installing new high-efficiency equipment to save energy. Your incentive amount is driven by the amount of energy the project saves. The more you save, the more you earn — up to 50 percent of your project cost, or 100 percent of the allowable incentive amount. In addition to the incentive, eligible participants can now receive a comprehensiveness bonus. For more information, visit <https://www.sdge.com/rebates-finder/save-energy-earn-incentives>.