Minutes

Energy Management Working Group Meeting
El Segundo Police Department EOC
8/5/2015
11am – 1pm

Attendees

Cities: Sean Roberts (Manhattan Beach); Deryl Lloyd (Gardena); Mike Duran (Gardena); Mike Klein (Redondo Beach); Sona Coffee (Manhattan Beach); Alexa Davis (Rolling Hills Estates)
SBCCOG: Lena Luna, Marilyn Lyon, Amanda Maki; Jacki Bacharach
GSE Solutions, LLC: Greg Stevens
SCE: Scot Mann; Damon Hannaman
SCG: Ashley Snyder

1. Welcome & Introductions
2. Energy Projects Updates

    GS discussed the status of current city projects

    Carson – continuing their city-wide energy program with a hired energy services company, Opterra. The city was given a comprehensive energy report by Opterra.

    Gardena – has hired contractor to retrofit all safety streetlights with LEDs

    Hawthorne – safety streetlights done on Hawthorne Blvd and are just waiting for final approval for incentive from SCE

    Hermosa Beach – retrofitting all exterior lighting and some interior lighting and taking advantage through On-Bill Financing

    Inglewood – well pump project will install VFD; retrofit all remaining city-owned streetlights through on-bill financing

    Manhattan Beach – El Porto Parking and Park projects waiting for application signature to submit

    Redondo Beach – library parking lots lighting replaced with LED;

    City mentioned that during routine maintenance of changing lights, they are changing them to LED. City is currently testing lights for parks.

    Greg mentioned that cities will need fill out application as soon as possible to get any incentives; City can let SBCCOG know about these maintenance projects as soon as they plan them to determine if city needs express or custom incentives

    Rancho Palos Verdes – replace city-owned lights at intersection; looking at acquisition for LS-1s

    Torrance – comprehensive lighting audits done across all facilities; currently making final payments to contractor for city-wide exterior lighting project

    Overall, approximately 4 million kwh savings total for South Bay Cities.

    Streetlight acquisition interest: Torrance, RPV, Manhattan Beach, Redondo Beach (tentative); Hermosa Beach (tentative); Carson (tentative)

    SCG discussed gas projects:

Hawthorne – project just closed and check delivered

City can let Ashley know about any gas projects to get possible incentives

SCG also has two options – custom and express incentives

Gardena mentioned that the city is putting in a small CNG unit at Public Works and working with GreenFix. City will get more information from gas contact.

SCG mentioned that they can assist with various types of projects, including boiler controls projects and gas equipment tune-up projects.

Demand Response – COG has sent out flex- alert kits to cities.

Lena has given each city their Tier Level updates.

3. EEMIS presentation

The Enterprise Energy Management System (EEMIS) has been implemented for all 14 SBCCOG member cities. EEMIS is a web-accessible utility bill manager that can: automate month-end bill data; supply timely and credible energy usage and budge information; expedite energy project development; provide ongoing measurement and verification of energy projects; identify opportunities for improved operation and maintenance practices.

EEMIS can generate reports such as a report to compare the energy use and cost to prior fiscal year or a benchmarking report among all city facilities.

Greg has been able to use EEMIS when looking at streetlight accounts for energy projects.

Lena has a excel spreadsheet of all city electric accounts with their addresses, account numbers, and meter numbers. She can send them to cities.

Energy Hippo is making improvements in EEMIS. The company is making a new functionality to provide project tracking reports that can be useful for M&V of projects.

Accomplishments of EEMIS:
- About 2,400 electric accounts have been enrolled into EEMIS with collaborative teamwork from SBCCOG, SBCCOG member cities, Los Angeles County, and SCE
- Real-time energy monitoring has been installed at city hall for two cities (El Segundo and Gardena)
- High Energy Use Intensity (EUI) buildings have been identified to prepare facility benchmark reports
- Provided energy data to help cities establish an energy reinvestment fund
- Expedited Energy Action Plan preparation
- Contributed to cities of Lawndale and Manhattan Beach achieving Platinum under SCE's Energy Leadership program through development of facility benchmarking reports

Lena will be available to cities for any further questions or assistance with EEMIS.

4. Lunch and Networking
5. Green Charge Networks

Sandy King, Director of Sales

Green Charge Networks was founded in 2009, are headquartered in Santa Clara, CA with offices in New York, is the largest provider of Commercial Energy Storage, has a proven track record of savings, has award winning technology, and are a no cost, no risk solution.

Green Charge Networks has a large range of customers, from 7-11, to the City of Lancaster, to Kaiser Permanente.

Current challenges with energy: increasing rates, increasing demand for energy as populations increase, and increasing need for conserving money

Demand charges are the highest 15 minute peak, and energy charges are the total amount of energy. Demand charges can account for over 50% of an electric bill.

Demand charges are increasing over time. SCE demand charges are increasing 7.7% on average every year.

Energy storage saves money by storing energy during off peak hours, and uses the stored energy during peak demand.

The hardware options are flexible and proven to perform optimally in various environments. The batteries can be indoor or outdoor.

Green Charge Networks has a 10 year warranty. They will install, monitor, and maintain the storage for the ten year period.

The online portal is an intelligent software that automatically responds to peaks in demand by learning the facility energy use patterns. The online portal shows building load, demand shaving, battery charge/discharge, power tariffs, and savings. The portal allows the customer to have 24/7 access to historical and real time data.

Power Efficiency Agreement (PEA) is a no cost financing option with equipment, installation, warranty, and maintenance. Green Charge owns and operates the system absorbing all cost and risk

6. Q&A

What happens after the 10 year warranty runs out?
After the 10 years, the customer can choose to renew another 10 year contract and continue with the Green Charge Network services, can choose to run their energy storage system on their own and take 100% of their savings, or can choose to take out system. Green Charge Network will take out system for free.

What about any incentives for energy storage?

It is recommended that cities fill out the applications as soon as possible for the incentives because the funds for these types of incentives are decreasing as energy storage becomes more widespread.

What about any safety codes?

Green Charge Networks will work with the city to follow all facility safety conditions and codes.

Can energy storage be used for emergency preparedness strategies?

Yes, cities can use energy storage as a microgrid and can be self-sustainable in the event of an emergency.

Can energy storage be used in smaller, older buildings?

Yes, the energy storage system can be used in smaller and/or older buildings. Green Charge Network will do an analysis of all facilities to rank them from largest potential savings to least potential savings.