



Energy Center
San Francisco

thermal times

information in the pipeline

Rebooting and Recycling:

Federal Building embodies sustainable design

University of California Hastings College of the Law has been known for leading the way since its founding in 1878. It was the first law school in the western United States and was the first law department at the University of California.

Now UC Hastings—an NRG Energy Center San Francisco customer—is stepping forward with a bold strategic plan aimed at “rebooting” legal education. “UC Hastings 2011: At a Crossroads” charts the institution’s way forward as a national leader in preparing law students for a dynamic marketplace that demands professionals who are capable of addressing the most complex problems of law and policy.

Located on McAllister Street between Leavenworth and Hyde Streets, UC Hastings comprises four buildings that house academic space, library, administrative offices and dormitories. The buildings range in age and style, with one Art Deco example standing out among the rest: The Tower at 100 McAllister.

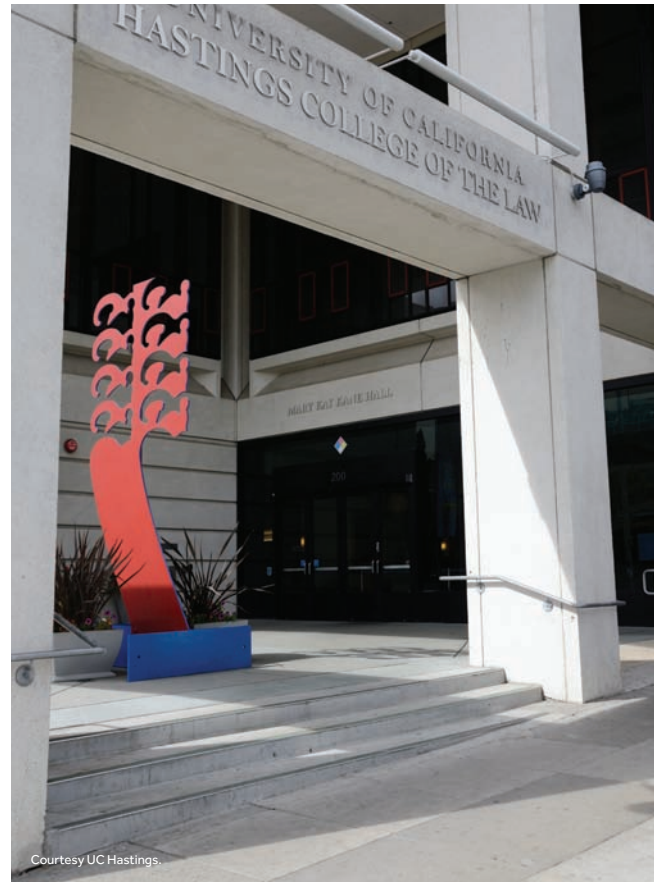
Although now a modern dormitory featuring a penthouse view, The Tower has quite a storied history. A Methodist church congregation built it as a hotel in 1930. A private interest purchased the hotel in the mid-’30s and opened the first “Sky Room” cocktail lounge in the country. Then the U.S. government took over the building during World War II and used it as government offices until the 1970s.

In 1981, The Tower was purchased by UC Hastings and returned to its beginnings as housing with hundreds of students and their families moving into the 24-story structure. The Tower and UC Hastings’ other buildings use NRG San Francisco steam for space heating and domestic hot water. “Some of these buildings used to have boilers,” says Sunny Dhamrait, Manager, Facilities and Operations, UC Hastings. “But sometime before I came on board six years ago, they were converted to use NRG San Francisco steam. I’m glad they did that. It’s less of a headache for us. It makes our lives a lot easier.”

UC Hastings follows stringent state energy codes, which means its buildings are becoming increasingly more efficient as HVAC upgrades are made. “We remodeled Mary Kane Hall in 2006,” says Dhamrait, “and now that building uses 10 times less energy per square foot than the ones that haven’t been upgraded. That shows how important these energy-efficiency measures are.”

Dhamrait reports that the college is also concerned about the environment and has significantly reduced its use of chemicals throughout the campus. It even buys concentrated rather than diluted cleaning solution to reduce packaging. UC Hastings recycles and composts nearly 75% of its waste materials and is aiming to push that number up in the near future.

NRG San Francisco congratulates UC Hastings on its tradition of excellence and its energy-saving, environmental and academic successes.

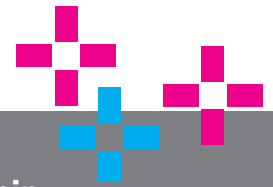


Courtesy UC Hastings.

Built in 1980 and served by NRG San Francisco, Mary Kane Hall, shown here, houses UC Hastings’ law library, faculty and administrative offices, the alumni reception center and cafeteria. It was renovated in 2005-2006 and reopened in 2007.

“I’m very pleased with the service we get from NRG. NRG’s technicians are the best. They do their jobs well and are skilled in what is a very complex field. I can’t say enough about them.”

Sunny Dhamrait
Manager, Facilities and Operations
UC Hastings



Courtesy UC Hastings. Photo Jim Block.

A Commitment to Leadership

The Project for Attorney Retention, an initiative of the Center for WorkLife Law at Hastings College of the Law, held the 2012 Hastings Leadership Academy for Women from July 11-14 on the UC Hastings campus. Targeted at women law firm partners, its goal was to help experienced women lawyers stride confidently to the highest levels of success in their law firms, their communities and the legal profession. The course curriculum was designed to provide a unique, hands-on learning experience and was taught by distinguished faculty from leading law schools, business schools and law practice. Learning was enhanced by opportunities to build a strong network of partners with leadership aspirations and responsibilities.

UC Hastings has an enrollment of 1,337. Hastings graduates sit as judges on the California bench by a 3-to-1 margin over any other law school.

Efficiency action

Just one repair can make a difference



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The importance of energy efficiency is not new. We've heard it for decades. It saves money. It helps the environment.

Yet property managers often have to put off energy-efficiency improvements because of budget constraints or lack of time. The truth is that some simple changes and repairs can really make a difference in your building's energy consumption, energy costs and comfort level.

Consider steam traps alone: If a building's steam system has 10 psi of pressure, one failed steam trap with a 7/32-inch orifice means that a customer is losing 28 pounds of steam per hour. If that building's system operates 24 hours a day, that's 20,440 pounds of steam lost per month—or 245,280 pounds of steam lost per year, all of which was purchased but not used. **That could mean a loss of more than \$6,300 per year—just from one failed trap**—depending on your cost of steam. That money could be put to much better use.



Insulation is a key to building energy efficiency.

NRG San Francisco encourages you to take a look at these tips and put them on your maintenance checklist for 2012 to ensure you are using your facility's steam as efficiently as possible.

- Consider using condensate to preheat domestic hot water.
- Insulate steam and condensate pipes as well as valves and fittings.
- Periodically test steam traps; repair leaks immediately.
- Inspect steam lines to ensure pressure relief valves are not leaking and repair leaks immediately.

- Apply outdoor temperature reset on buildings that use circulating hot water for space heating.
- Isolate unused steam lines.
- Adjust domestic hot water temperature to ensure that it does not exceed 120° F.

Please be sure that all maintenance is performed by qualified personnel and in conformance with codes and manufacturer's recommendations. If you would like more information, please contact Mike Eurkus, at Mike.Eurkus@nrgenergy.com or 415.644.9668. I'm always ready to help customers find ways to save energy!

Planting Seeds in the Park and the Community



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On May 18, 16 NRG Energy Center San Francisco employees volunteered their green thumbs at Presidio Nursery, a program of the Golden Gate National Parks Conservancy. This community-based program is restoring the native environment in San Francisco's Presidio Park by growing nearly 60,000 plants each year.

NRG San Francisco's crew helped out at the nursery as part of NRG's Global Giving Day. The group cleaned pots, prepared pots for planting, planted thousands of seeds and propagated native plants. It was a great opportunity for NRG San Francisco employees to put two of NRG's core values into action: teamwork and respecting our communities and environment.

The effort was one of many employee-led efforts across the U.S. that are part of NRG Global Giving Day, now in its fifth year. This year alone NRG Global Giving Day projects involved more than 1,000 employees. NRG Energy Center San Francisco is a wholly-owned subsidiary of NRG Thermal LLC, an NRG Energy Inc. company.



These NRG San Francisco volunteers helped out at the Presidio Nursery as part of NRG Global Giving Day: Back row, from left to right: Lisa Smethurst, Mike Eurkus, Dwain Botelho, Mark Michielsen, Goran Milojkovic, Brian Duffy, Joseph Roper, John Lee, Goran Sirovica, William Chui and Nick Joseph. Seated in front, from left to right: Alfonso Pomar, Wendy Gallegos, Aris Aseremo and Francisco Calero. If you or your organization is interested in volunteering for this worthwhile program, check out <http://tinyurl.com/volunteerpresidio>.

On Schedule to Lower NOx Levels



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The Bay Area Air Quality Management District (BAAQMD) recently tightened NOx emission limits for boilers covered under Regulation 9, Rule 7. NRG San Francisco is on track to modify our boilers as needed to comply with the new limits.

The BAAQMD rule allows us to meet the requirement by bringing one-third of our six boilers into compliance each year in 2011, 2012 and 2013. For 2011, two of our boilers fell under a low-usage exemption; therefore they did not require modification. These two boilers are only used on very cold days as peaking units.

In 2012, we will install a single selective catalytic reduction (SCR) unit to simultaneously abate two of the other boilers. Using catalytic reaction, SCR converts harmful NOx emissions to benign gas and water. The SCR is more cost-effective and gives us greater operational flexibility than installing two low-NOx burners.

Next year we will likely install either another SCR or a low-NOx burner on one of the remaining boilers to achieve the required NOx limit. The last boiler is already in compliance because it is relatively new and meets the current NOx limit. Once NOx reduction retrofits have been installed, NRG San Francisco will be in full compliance while maintaining high service reliability and rate stability.

On another regulatory issue, NRG San Francisco is participating in the state and federal greenhouse gas inventory programs and has provided our first set of data to those agencies.

NRG San Francisco is committed to maintaining environmental compliance while maximizing energy efficiency. We do the work. Without any of their own boilers, our customers don't have to!



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San Francisco Is an ENERGY STAR

In April 2012, the U.S. Environmental Protection Agency issued its list of cities with the most ENERGY STAR-certified buildings in 2011. San Francisco came in fifth, ranking just above New York City. NRG San Francisco is pleased to report that 16 of our customers received ENERGY STAR certification in 2011; 17 received certification in 2010. Congratulations!

Given that the EPA reports that energy use in commercial buildings accounts for nearly 20% of U.S. greenhouse gas emissions at a cost of more than \$100 billion per year, making that sector more efficient would have a dramatic effect nationwide. We're pleased that our customers are doing their part and benefitting in the process. Statistics show that ENERGY STAR-certified buildings use 35% less energy and emit 35% less carbon dioxide than average buildings.

NRG San Francisco encourages you—if you haven't already—to consider ENERGY STAR certification and begin the benchmarking process using Portfolio Manager.



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Energy Center
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From the General Manager The Feedback Booth

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Late last year, NRG San Francisco surveyed a group of our customers to get feedback about our steam service. Our goal was to obtain insight we could use in our strategic planning and customer service efforts. Here are some of the results:

- 90% of respondents strongly agreed, agreed or somewhat agreed that they are satisfied with NRG San Francisco's steam service.
- 90% of respondents strongly agreed, agreed or somewhat agreed that they would recommend steam service from NRG San Francisco if given the opportunity.
- 75% of respondents rated the value of NRG San Francisco's steam service as very high, high or somewhat high; others were unsure, but no one ranked it as low.

We are pleased that a number of respondents also took the time to detail their satisfaction or recommendations for improvement. Accolades included:

- I am most pleased with the consistency of the service. No utility is perfect but of the three we receive to the building, steam is the most consistent with the fewest customer complaints.
- Customer service: The staff is friendly and helpful.

- Service overall: Consistent delivery, good ongoing communication and customer relations.

Improvement requests included:

- Energy savings programs
- Classes on ways to save steam, new products available, etc.
- Regular visits in addition to emergency repair visits
- A more user-friendly steam meter
- Expand the condensate-return system

Although some improvements are more easily made than others, we take each and every suggestion seriously and we discuss them in our management meetings. We continue to focus on helping our customers save energy by sharing energy-saving tips through this newsletter and meeting one-on-one with customers at their buildings. We also will be holding another customer seminar later this year to share our recommendations. I hope you will be able to attend.

NRG Energy Center San Francisco is honored to help provide for the energy needs of so many buildings in the downtown community. We thank everyone who participated in the survey. We are always open to customer feedback from all our customers. Let us know what we can do to help!

Spotlight on District Energy

The fundamental idea of district energy is simple but powerful: connect multiple thermal energy users (buildings) through an underground piping network to environmentally responsible energy sources (central plants).

NRG Energy Center San Francisco produces and distributes steam underground through a dedicated piping network for space heat and domestic hot water use in downtown buildings. As a result, individual buildings served by NRG San Francisco don't need their own boilers or furnaces. Through economies of



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scale, our district energy system does that for them, providing valuable benefits including:

- Improved energy efficiency
- Enhanced environmental protection
- Ease of operation and maintenance
- Reliability
- Decreased life-cycle costs

In future newsletters we'll tell you more about how we make that possible!

Congratulations, 2012 BOMA EARTH Award Winners



NRG San Francisco congratulates this year's EARTH Award Winners recognized by the BOMA Bay Area earlier this year. Three of the winners are NRG San Francisco customers:

One Sansome Street (Barker Pacific Group): First Place, Large Commercial Buildings more than 600,000 square feet)

San Francisco Federal Building (General Services Administration): Second Place, Large Commercial Buildings more than 600,000 square feet

100 Pine Street (CBRE): Second Place, Medium Commercial Buildings between 300,000 and 600,000 square feet)

BOMA Bay Area's EARTH Award recognizes BOMA San Francisco and BOMA Oakland/East Bay member buildings that use the most comprehensive resource management programs, including commercial recycling, energy and water conservation, air quality and toxics reduction, and support for public transportation and effective use of tenant education to promote sustainability practices.

NRG San Francisco is pleased to be a BOMA San Francisco member.

