

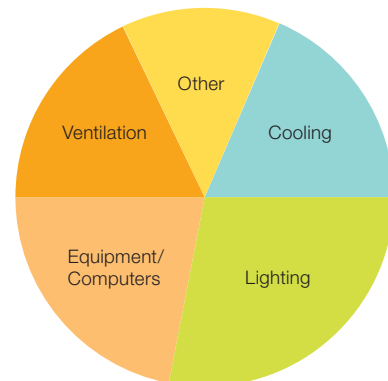


Powerful Solutions That Put You in Control

Ready to make your medical office building more energy and cost efficient? It's easier than you think. Start with simple actions to instantly conserve energy, and easy-to-implement equipment upgrades that will permanently reduce energy consumption. We offer customized solutions that can save you money while creating a better environment for your patients and employees.

Where your energy dollars are used.¹

Lighting	27%
Equipment / Computers	22%
Cooling	19%
Ventilation	18%
Other	14%



¹ESource: U.S. Energy Information Administration 2006 (average industry numbers)

MEDICAL OFFICE BUILDINGS



Make a Savings Plan

As a healthcare facility, you provide a critical service to the community, and that service requires a lot of electricity. Knowing where you use energy can help you identify ways to reduce your energy use and overhead. We can help. Simple modifications to your operations and keeping up with equipment maintenance can have a significant effect on your energy use and costs. Visit us at sce.com/businessadvisor and learn more about how you use energy and simple steps that can help improve your bottom line.

Eliminate Energy Guzzlers

Consider participating in our **Express Solutions** or **Customized Solutions** programs, developed with your industry in mind. Investments in new, energy-efficient equipment like lighting and occupancy sensors, infrastructure improvements, and green facility upgrades pay off in the long term — and many qualify for incentives right now.

Demand Response

Demand Response rewards you for reducing energy usage when demand for electricity is highest — typically the summer months — and when rates are highest, too. If your business has the flexibility to shift energy usage, you could plug into serious savings. We offer several Demand Response programs so that you can choose the best options based on your business needs.

Sign up for **Critical Peak Pricing** and get rewarded for voluntarily reducing electricity consumption during CPP “event” hours, when energy conservation during peak hours is most needed. Or, save with our **Commercial Summer Discount Plan** which automatically cycles your air conditioner units on and off during periods of peak demand, and allows you to only cycle a few units.

Want more control over when — and how much — you reduce your demand? With **Automated Demand Response**, you can reduce energy use with a click, so it’s even easier for you to save both time and money.

Small Steps to Control Your Energy Expenses

When you use energy is as critical as how much you use. Just a few targeted equipment upgrades can really add up. And, many ways to save require little or no financial investment by your company.

Flip the Switch

Lighting accounts for 27% of the energy use in medical office buildings. We offer solutions and incentives to upgrade to efficient lamps and fixtures.

- Shut down unused rooms and facilities
- Turn off unnecessary lighting, ornamental, or display lighting and reduce lighting levels
- Install **daylighting controls** to adjust lighting, and **occupancy sensors** in general usage areas, so lights and equipment turn off when area is unoccupied or not in use
- Install **dimnable ballasts** to control the current passing through fluorescent lamps. Lower light levels use less energy, and dimming enhances comfort for office workers
- Swap your incandescent bulbs for energy-efficient **LEDs** or **metal-halide lamps**, which have about twice the efficiency of mercury vapor lights and 3 to 5 times that of incandescent lights. You'll be surprised how much lighter your energy load will be

Keep Your Cool

In an average medical office building, 37% of the energy use is for ventilation and cooling. Take advantage of Heating-Ventilation-Air Conditioning (HVAC) incentives now, and save energy and money over time.

- Raise cooling thermostat settings
- Pre-cool building/work areas or cycle air conditioning and ventilation
- Benefit from lower, unplanned repair costs, cost-covering incentives, lower energy bills, improved air quality, and system reliability with **heating-ventilation-air conditioning (HVAC) optimization**
- Pump up your energy efficiency with an **electric heat pump**, which works by transferring heat in or out of your building, depending on whether you've got your unit set to heating or cooling
- Add interior or exterior blinds to block heat in summer and allow daylight in during winter
- Increase insulation in walls and ceilings, when possible
- Inspect weather stripping for deterioration or gaps around doors and windows
- Consider installing **window film** or efficient windows to keep heat out in summer

Highly Rated

Office equipment and computers consume 12% of total energy in a typical medical office building. Upgrading to newer ENERGY STAR®-rated equipment can have a significant impact on costs.

- Install **plug load occupancy sensors** to turn off equipment when the workplace is unoccupied
- Upgrade to high-efficiency copiers
- Install **PC network software** to automatically control the power setting of networked computers

Power Down

- Shift use of non-essential electrical equipment to before or after peak hours
 - Turn off decorative fountains
 - Turn off excess or unused elevator banks or escalators
 - Install **automatic shut-off devices** to reduce peak demand
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Power Tools for Long-Term Savings



One-Stop Shop

My Account is your business's energy-use command center, where at a glance you can view usage history charts, track your current use and your projected bill, and access your daily demand report. Having all the information about your energy use — past and present — is a powerful tool to help plan your budgets and find ways to conserve and save in the future.

Take the Guesswork Out of Your Monthly Bill

To help you stay in control of your costs, **My Account** also includes **Budget Assistant**, a free and easy-to-use tool to help you plan and manage your bill, and keep you within budget.

You can set monthly spending goals online, and set alerts to keep you on track. Budget Assistant monitors your usage for you, and gets in touch — by your choice of phone, email, or text — with automated updates for a whole new level of convenience and control.

Finance for Free

We offer **On-Bill Financing** to help your business spread out the cost of qualifying energy efficiency upgrades over time, at no fee to you and with zero interest. Payments may even be offset by savings resulting from your efficiency investments. Some equipment may also qualify for financial incentives — making it even more attractive to upgrade.

Green, Clean Solutions

Embracing innovative energy sources, like solar and self-generation, can reduce your carbon footprint — and your energy bill.



MORE INFORMATION

To learn more about Energy Management Solutions and apply for incentives, visit sce.com/healthcare or call your **SCE Account Manager**.

Programs are funded by California utility ratepayers and administered by SCE under the auspices of the California Public Utilities Commission. Incentives and savings will vary by customer, and SCE does not make any representation herein concerning actual or potential savings amounts. Funds are limited and are available on a first-come, first-served basis until program(s) are discontinued, or until funds are depleted. Terms and conditions may apply.