

SEMPRA ENERGY SOLUTIONS ***Company Background***

Sempra Energy Solutions is the retail energy marketing arm of Sempra Energy (NYSE: SRE), a Fortune 500 global energy services company based in San Diego.

Sempra Energy Solutions (SES) provides energy products and services to commercial, industrial and federal customers throughout the United States and Europe. The company is committed to helping its customers improve their energy operations while reducing energy costs and developing innovative energy management solutions tailored to each customer's needs.

SES is one of the leading energy services companies in the country and helps many organizations optimize their outsourcing strategy and operational decisions by integrating energy management solutions into their existing portfolios.

Sempra Energy Solutions delivers the end result of energy use: comfort, cost-effectiveness and productive environments:

- ***Facilities Management***

Design, build, operate, and in many cases own energy plants for major commercial and industrial customers. These plants provide the cooling, heating, ventilation and air conditioning and electric distribution systems to customer facilities.

Sempra Energy Solutions can also assume the management and costs of all energy related infrastructures, including capital financing, operations and maintenance, efficiency improvements, engineering and energy supply. The company offers financing options as well as performance and cost guarantees.

- ***Energy Commodity***

Provides natural gas and electricity risk management services for customers. This service protects customers from market volatility and offers them a predictable, stable energy budget. Sempra Energy Solutions constantly monitors the energy marketplace and translates the information it gathers into optimal energy management for its customers. Customers are always on the forefront of the changing energy environment, utilizing their advantage to make sound, cost-savings decisions.

SES provides services to world-class institutions such as: The Venetian Resort-Hotel-Casino and Dream Works Animation Studio. It also serves the Houston Astrodome, Baylor University, the Statue of Liberty, and the STAPLES Center, home of the LA Lakers, among many others.



SEMPRA ENERGY SOLUTIONS

Frequently Asked Questions & Answers

Q: Who is Sempra Energy Solutions?

A: Formed to respond to the nation's deregulating energy marketplace, Sempra Energy Solutions' team of energy experts has been helping its customers – ranging from major industrials to landmark properties – improve their bottom lines. Sempra Energy Solutions is a subsidiary of Sempra Energy, a Fortune 500 global energy-services holding company based in San Diego. Sempra Energy Solutions is committed to providing value to its customers through innovative ideas for customized energy management solutions.

Q: What can Sempra Energy Solutions offer customers?

A: Sempra Energy Solutions is the leader in energy outsourcing services. In other words, Sempra Energy Solutions will assume the responsibility for all of a company's energy needs. The company minimizes energy risks and expenditures via state-of-the-art management of operational costs. Sempra Energy Solutions offers a comprehensive array of services, including:

- **Energy Purchases:** An organization can turn to Sempra Energy Solutions for the cost-effective procurement of natural gas and electricity.
- **Energy Efficiency:** Sempra Energy Solutions can help an organization install energy-efficient lighting, HVAC and other equipment. The company also offers project management and consultation on options available to pay for energy efficiency upgrades, including utility incentives, off-balance sheet financing and shared savings contracts.
- **Operations/Maintenance:** Sempra Energy Solutions can provide all the day-to-day operations and maintenance for an organization's central plant.
- **Integrated Energy Management Services:** Sempra Energy Solutions can design, build, own and operate all aspects of a customer's energy needs, allowing management to focus on its core business.

SEMPRA ENERGY SOLUTIONS

CUSTOMER TESTIMONIALS

"Sempra Energy Solutions is unique because it's the only area of the building, quite frankly, that is not directly under our control. But what has happened because of that relationship is one where we have a much more efficient operation from an energy standpoint and we have had no problems at all. It is pretty amazing to look at this building, the size of this building, the million square feet -- we're booked almost every night -- and yet one of the parts of this building that has worked very well is the part that Sempra Energy Solutions runs for us,"

- Timothy J. Leiweke, president, STAPLES Center – Los Angeles.

"What does Sempra Energy Solutions bring to the party at the Venetian? They bring the expertise of the central plants, the HVAC, the management and the power management of it, the central air conditioning, professionalism and the asset of their years and years of experience to me to help me do my job better, that's what they've done for me and the Venetian. Great thing about our operation it's not 'them,' it's not 'us,' it's we,"

- Kim Grange, director of facilities for The Venetian Hotel-Resort-Casino.

"Angelica is dedicated to serving the service industries and Sempra Energy Solutions is dedicated to serving Angelica. Over the past few months, the news has been dominated by horror stories of rising electricity prices. It was then that we turned to Sempra Energy Optimizer program. Sempra has already helped us reduce the impact of rising natural gas prices. We anticipate similar cost containment with the electricity purchase strategy that is provided by Sempra. I can't give a better recommendation,"

- Ron Sneddon, director of special projects for Angelica Textile Services.

"I look at Sempra Energy Solutions as a comprehensive energy resource. It's not necessarily cost effective for an organization to have all the resources that they may use from time to time in-house. I can use Sempra Energy Solutions as a tool kit to pull from and to execute actions in this fast-moving market place. It's very assuring to have a strong partner like Sempra Energy Solutions,"

- Brian Salmon, energy manager, western division for Vulcan Materials.



Profile

Hill Air Force Base

Ogden, Utah

Quick Facts:

Sq. Ft. Served	730,000
Cooling Capacity /tons	750
Energy Management Control System	

○ **Type of Service:**

Energy Management Services

○ **Project Start:** 1994

○ **Profile:**

Hill Air Force Base with its 1,400 buildings on 12.5 million square feet is the largest employer in Utah and home base for two F-16 fighter wings and key repair/remanufacturing site for landing gear and air frames, avionics and guidance systems for other worldwide Air Force bases.

○ **Sempra Energy Solutions' Role:**

Responsible for the development and delivery of the military's first base-wide, fence-to-fence retrofit of energy-consuming equipment to reduce energy, operating and maintenance costs while modernizing capital equipment.

○ **Project Scope:**

Sempra Energy Solutions delivered a comprehensive 20-year energy savings contract built over a 5-year period through multiple task orders. *Winner of many honors including Energy User News' Efficient Building Awards and the US Environmental Protection Agency and State Energy Office Green Lights Award.*

○ **Energy Efficient Equipment Installed:**

- Major mechanical work including chillers, cooling towers and variable speed drives
- Complete lighting retrofit
- Base-wide steam repairs
- Base-wide automated irrigation control system.

For more information please call us at 1-877-2SEMPRA (1-877-273-6772)



Sempra Energy
Solutions

DreamWorks SKG Studios California

Quick Facts:

Sq. Ft. Served	685,000
Cooling Capacity /tons	2,037
Emergency Generation kW	1,250
Digital Energy Management System	

- **Type of Service:**

Energy Management Services

- **Project Start:** 1997

- **Profile:**

DreamWorks developed its flagship Animation Studio complex located in Glendale, California in 1997. Its five-building campus has supported the development of such animated features as "*Prince of Egypt*" and "*Small Soldiers*". In addition, DreamWorks operates twelve other facilities throughout California, and five outside of California.

- **Sempra Energy Solutions' Role:**

Responsible for the development, ownership, operation and maintenance of the Glendale campus' energy infrastructure as well as operations and maintenance services at seventeen other locations.

- **Project Scope:**

SES developed and managed the on-time completion of the facilities' energy infrastructure project, including the construction of a 1,200 ton central plant, as well as the in-building air handling system, an energy management and control system, and emergency electrical generation and distribution system. SES provide full facility operations and maintenance services for lighted and conditioned powered space, including mechanical, electrical, plumbing and other facility services.

- **Energy Efficient Equipment Installed:**

- Three chillers totaling 1,200 tons of cooling capacity
- State of the art energy management system with direct digital control of all field devices
- 1,250 kW of emergency electrical generating capability

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Disneyland® Hotel

Anaheim, California

Quick Facts:

Sq. Ft. Served	2 million
Cooling Capacity/tons	2,000
Heating Capacity btu/hr	30 million
Thermal Liquid System btu/hr	7.2 million

- **Type of Service:**
District Heating and Cooling
- **Project Start:** 1969
- **Profile:**
With its tropical gardens, koi fish ponds and sparkling pools, the original Disneyland® Hotel has both a magic all its own and a feel that's distinctly Disney. Featuring award-winning restaurants, unique shops and recreation, Disneyland Hotel is linked to Downtown Disney and footsteps away from Disneyland® park and The California Adventure®.
- **Sempra Energy Solutions' Role:**
Responsible for the operations, maintenance and management of the energy infrastructure.
- **Project Scope:**
Sempra Energy Solutions provides 24-hours a day, seven days a week operations and maintenance service for the 2,000 ton cooling plant.
- **Energy Efficient Equipment Installed:**
 - 30 million btu/hr heating capacity via two hot water generators
 - 7.2 million btu/hr hot thermal liquid system

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Facts

Bunker Hill District Energy Plant

Los Angeles, California

Quick Facts:

Sq. Ft. Served	7 million
Cooling Capacity/tons	14,500
Central Plant sq/ft	10,000

- **Type of Service:**

District Heating and Cooling

- **Project Start:** 1966

- **Profile:**

The Bunker Hill Redevelopment Project spearheaded the revitalization and commercial expansion of downtown Los Angeles. This commercial high-rise complex includes the Bonaventure Hotel, Arco Tower, Cal Plaza, The Gas Tower, Colburn School, the Museum of Contemporary Art (MOCA), two apartment complexes and Union Bank.

- **Sempra Energy Solutions' Role:**

Responsible for the development, ownership and operation of a cost-effective centralized heating and cooling energy service facility.

- **Project Scope:**

Sempra Energy Solutions oversees the operation and maintenance of the 40,000 sq. ft. complex that provides chilled and hot water energy services twenty-four hours a day, seven days a week to nine downtown buildings totaling almost seven million sq. ft of Class A office, museum, apartment, condominium and hotel space.

- **Energy Efficient Equipment Installed:**

- Two 5,000-ton Carrier centrifugal chillers.
- Three 1,500-ton Worthington centrifugal chillers, each driven by a 1,650-hp Nordberg natural gas/fuel oil combustion engine.
- One 40 million-btu/hr and two 30 million-btu/hr hot water boilers
- One 3-cell 36,000-gpm Ecodyne induced-draft cooling tower

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Louisiana State University

Baton Rouge, Louisiana

- **Type of Service:**

Energy Management Services

- **Project Start:** 1989

- **Profile:**

Louisiana State University is the flagship institution of the state of Louisiana serving peak population of more than 34,000 faculty, staff, and students on the 650-acre main campus of over 100 buildings.

- **Sempra Energy Solutions' Role:**

Responsible for the development and installation of a unique energy conservation project to upgrade central utilities to meet university's expansion needs at no additional out-of-pocket cost to the institution.

Quick Facts:

New Central Plant:

Cooling Capacity/tons	8,000
Gas - Fired Turbine/hp	5,000
Campus Acres	650

- **Project Scope:**

Sempra Energy Solutions created a 10-year project based on an innovative part-load cogeneration system using a jet engine to generate as much chilled water and steam as efficiently as possible and consistent with good economics. *Winner of the Associated of Energy Engineers Project of the Year Award.*

- **Energy Efficient Equipment Installed:**

- New central plant consisting of:
- 5000-hp, gas-fired turbine to drive a 6,300-ton chiller and produce steam with a heat recovery boiler
- Over 4.5 miles of underground piping
- 2.5 miles fiber optic cable for campus-wide energy management system
- 8,000 ton cooling tower capacity
- Pumps, variable speed drives and boiler controls.

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Sempra EnergySM
Solutions

Venetian Resort.Hotel.Casino and Sands Expo Convention Center

Las Vegas, Nevada

- **Type of Service:**
Integrated Energy Management Services
- **Project Start:** 1997
- **Profile:**
The Venetian, located in Las Vegas, is one of the finest mega-gaming resorts in the world. This 7 million sq. ft. property includes the casino, 3,000 luxury hotel suites, retail shops, and the Sands Expo Convention Center, home of the annual Comdex computer show.
- **Sempra Energy Solutions' Role:**
Responsible for the development and ownership of the Resort's energy infrastructure and for operations and maintenance 365 days a year.

Quick Facts:

Sq. Ft. Served	7 million
Cooling Capacity / tons	15,500
Standby Generation /mW	10.5

- **Project Scope:**
The Venetian was the first Las Vegas luxury resort to outsource its cooling and heating energy infrastructure. Sempra Energy Solutions developed and managed the on-time completion of the facilities energy infrastructure, including the 15,500 ton central plant, in-building air handling system, energy monitoring and control system and power quality/ reliability system. Sempra Energy Solutions provides 24-hour, seven days a week operations and maintenance for all related systems throughout the resort, including the extensive network of canals. The project includes a customized interactive maintenance software system graphically linking 10,000 pieces of facility equipment in a dynamic, cost effective on-line environment.

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Sempra EnergySM
Solutions

University of Colorado Health Sciences Center, Fitzsimons Campus

Denver, Colorado

- **Type of Service:**

Central Plant

- **Project Start:** 2000

- **Profile:**

The new Fitzsimons campus combines the University of Colorado Health Sciences Center (UCHSC) and the University of Colorado Hospital plus a huge bioscience park on the site of the decommissioned Fitzsimons Army Medical Center in Aurora, Colorado. The result is the opportunity to create a 21st Century academic health center.

- **Sempra Energy Solutions' Role:**

Responsible for the design and ownership of a new central plant; oversee plant operations for the term of the contract; design and construct expansion in phases to accommodate future planned growth.

Quick Facts:

Design, Construction & Ownership of
Central Plant

Cooling Capacity/tons 7,000

Steam Capacity lb/hr 270,000

- **Project Scope:**

Sempra Energy Solutions is putting our extensive central plant experience to work for UCHSC in designing and building the new central plant serving Phase 1 of the new Fitzsimons campus. Initial construction will provide 7,000 tons of cooling and 270,000 lb/hr of steam for heating. Current planned expansion is for a total of 19,000 tons of cooling and 360,000 lb/hr steam capacity built out over the contract period.

- **Energy Efficient Equipment Installed:**

New central plant consisting of:

- Four centrifugal chillers delivering 7,000 tons of cooling and new cooling towers
- Variable speed pumping systems
- 270,000 lb/hr steam capacity.

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Sempra Energy
Solutions

Statue of Liberty and Ellis Island National Monument

Ellis Island, New York

Quick Facts:

Sq. Ft. Served 300,000

Strategic Energy Savings Plan:

State-Of-The-Art Energy Management
System

Artifact-Friendly Lighting System

- **Type of Service:**

Energy Management Services

- **Project Start:** 1995

- **Profile:**

The Statue of Liberty and Ellis Island National Monument is a world-renowned, national historic landmark managed by the National Park Service. The Statue of Liberty was dedicated on October 28, 1886 and became a national monument in 1924.

- **Sempra Energy Solutions' Role:**

Responsible for devising a plan to lower the annual \$1 million energy cost to comply with the 1992 Energy Policy Act while ensuring the preservation of these landmarks historical significance.

- **Project Scope:**

Sempra Energy Solutions created a 15-year performance plan to reduce costs by 17 percent. The plan included installing state-of-the-art energy management and control systems as well as energy-efficient lighting at both facilities.

- **Energy Efficient Equipment Installed:**

- 4,000 lighting fixture upgrades to provide quality lighting without compromising historic preservation
- 1,200 special light filters to protect artifacts from damage from ultra-violet emissions
- Programmable lighting and energy management temperature controls

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Sempra EnergySM
Solutions

STAPLES Center

Los Angeles, California

Quick Facts:

Sq. Ft. Served	901,000
Cooling Capacity/tons	2,500
Ice/tons	260
Demand Controlled CO ₂ Ventilation System	

- **Type of Service:**

Energy Management Services

- **Project Start:** 1999

- **Profile:**

Los Angeles' premiere event arena, home to the L. A. Kings, Lakers, Clippers, and the Avengers arena football team, as well as numerous concerts and special events.

- **Sempra Energy Solutions' Role:**

Responsible for the operations, maintenance and management of the energy infrastructure serving this nearly one million sq. ft. state-of-the-art entertainment facility. Ensure a comfortable and well-lit environment for L.A.'s star athletes, headline entertainment and 20,000 cheering fans.

- **Project Scope:**

Sempra Energy Solutions provides 24-hour, seven days a week operations and maintenance service for the 2,500 ton cooling plant, 14,000 light fixtures, extensive HVAC and lighting systems control network, and nearly nine miles of chilling coils in the ice floor.

- **Energy Efficient Equipment Installed:**

- An innovative demand controlled CO₂ ventilation system
- Controls which provide a mixture of fresh and recirculated air to maintain constant temperatures throughout the nearly one-million sq. ft. arena
- High velocity ventilation fans enabling indoor fireworks displays

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Sempra EnergySM
Solutions

Albany Medical Center

Albany, New York

Quick Facts:

Sq. Ft. Served	1 Million
Total Beds	631
New 1,000 Point Energy Management Control System	

- **Type of Service:**
Energy Management Services

- **Project Start:** 1991

- **Profile:**
Albany Medical Center is one of the largest teaching hospitals in upstate New York. The medical center consists of 20 buildings totaling 1.8 million square feet including the Albany Medical College and the Albany Medical Center Faculty Group Practice.

- **Sempra Energy Solutions' Role:**
Responsible for the development and installation of a major energy conservation project to bring Albany Medical Center into the 21st century in energy technology. Also responsible for the monitoring of operations for full contract term to assure savings continuance.

- **Project Scope:**

Sempra Energy Solutions created a 15-year project enabling the medical center to realize savings from the conservation project.

- **Energy Efficient Equipment Installed:**

Fourteen energy conservation measures utilized including:

- 1200-ton central plant expansion
- 22,000 lighting fixture retrofit
- New 1,000-point energy management control system
- New premium efficiency motors and variable speed drives
- Replacement of over 1000 windows

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Veteran's Integrated Service Network 8 Florida

Quick Facts:

Sq. ft. served	6.7 Million
Thermal Storage ton/hr	8,000
Consolidation and Expansion of Existing Energy Management Systems	

- **Type of Service:**

Energy Management Services

- **Project Start:** 2000

- **Profile:**

Veteran's Integrated Service Network 8 consists of seven medical centers, nine outpatient clinics, four community-based clinics and one VA Clinic. Together, they provide services to nearly all of Florida and parts of Georgia, Puerto Rico and the US Virgin Islands, some 62,000 square miles.

- **Sempra Energy Solutions' Role:**

Responsible for general contracting, energy auditing, design engineering, financing and project management.

- **Project Scope:**

A 15-year guaranteed savings plan consisting of:

- Air handling unit upgrades
- Laundry water heat recovery and recycling
- Cooling tower evaporation credits
- Underground steam pipe replacements
- Air recirculation
- Equipment scheduling
- Air handling unit condensate recycling
- Kitchen equipment water use reduction
- Hospital sterilization equipment water use reduction
- Cooling tower water filtration
- Cooling tower evaporation sewer credits

- **Energy Efficient Equipment Installed:**

- Replacement of 2,700 tons of chiller capacity
- Replacement of existing air-cooled and DX air conditioning with distributed chilled water
- Installation of variable speed drives on various fans and pumps
- Retrofit of over 1,000 domestic plumbing fixtures.

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