



San Francisco
Energy Center

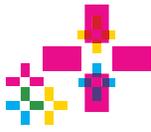
thermal times

Information in the pipeline

Volume 5 | Issue 1 | April 2014



Stately InterContinental Mark Hopkins San Francisco
Energized for Future



InterContinental Mark Hopkins

Old-world luxury, modern-day amenities

With a stunning view from atop Nob Hill, the InterContinental Mark Hopkins San Francisco offers hotel guests the best of both worlds: the charm of a historic setting and state-of-the-art conveniences to meet their needs, right in the heart of the city.

A longtime NRG Energy Center San Francisco customer, the InterContinental Mark Hopkins was built in 1926 and is named after the railroad mogul whose multimillion-dollar mansion once stood on the very same site.

InterContinental Hotels Group (IHG) has managed the InterContinental Mark Hopkins since 1973, purchasing the building and property in 2010. A sale of the 383-room hotel is pending to a partnership between Woodridge Capital Partners and Oaktree Capital Management. Under the new agreement, IHG would continue to manage the property and would oversee the hotel's complete restoration in early 2015.

The hotel has already upgraded its energy systems, thanks to assistance from NRG San Francisco, which supplies the hotel's steam for space heating, domestic hot water, and restaurant and laundry use.

"Starting in April 2013, NRG San Francisco replaced our steam pipes, repaired a heat exchanger and reinsulated the facility's piping," says Mike Nichols, the hotel's Director of Engineering. "We appreciate NRG San Francisco's \$200,000 investment in this important project. It's already paying off for us. Our energy costs are likely to go down \$86,000 per year."

Nichols reports that the InterContinental Mark Hopkins will soon be converting from compact fluorescent lights to LEDs. "We're starting with the public spaces and then we'll expand to the guestrooms," says Nichols. "Not only will it save energy, but it will save on labor costs. There are lots of lights in a hotel and when you can extend the life of the bulbs by three to five years, that reduces our labor, too."

All of the hotel's guestrooms are equipped with INNCOM, a smart in-room HVAC and lighting system that adjusts room temperature and lighting as guests enter or leave their rooms. It not only saves energy and reduces the property's carbon footprint, but also increases guest comfort.

NRG San Francisco is honored to serve the InterContinental Mark Hopkins and was pleased to even further increase the property's energy efficiency.



Courtesy IHG. Photo Rien van Rijnhoven.

The InterContinental Mark Hopkins has a storied history, one that includes visits by U.S. presidents and celebrities and world leaders who graced this lobby. Many also visited the Top of the Mark, the hotel's 19th-floor grand lounge and restaurant with a 360-degree panoramic view.

In Good Company NRG Energy Centers serve hotels nationwide

It probably comes as no surprise that NRG Energy Center San Francisco provides steam service to many downtown hotels—22 hotels with more than 8,400 rooms.

What you may not know is that NRG Energy Centers across the country serve another 21 hotels with nearly 6,500 rooms in Minneapolis; Phoenix; San Diego; Omaha, Nebraska; and Harrisburg, Pennsylvania. Together with San Francisco, NRG Energy Centers serve 43 hotels with nearly 15,000 rooms.

43 HOTELS & **15,000** ROOMS

NRG San Francisco serves the largest hotel on any of the systems—the Hilton San Francisco Union Square with more than 1,900 rooms. The Hilton also happens to be the largest hotel on the West Coast. Outside San Francisco, the largest hotel on an NRG Energy Center system is the 1,000-room Sheraton Phoenix Downtown Hotel that opened in 2008.

Hotel customers are round-the-clock steam users with specific needs. For instance, there's often a steam use peak in the morning when hotel guests are getting ready to start their day—all at the same time. We're pleased to be of service.

Congratulations to San Francisco's Hotel Heroes



Hospitality is the largest industry in San Francisco. So it is fitting that the Hotel Council of San Francisco's

Hotel Heroes Awards program annually honors a group of dedicated individuals whose generosity of spirit, unstinting devotion to their hotels and guests, and hard work, continue to make San Francisco "Everybody's Favorite City."

Sponsored by NRG Energy Center San Francisco, this year's awards ceremony was held March 19 at the Fairmont Hotel. NRG San Francisco congratulates the 2014 Hotel Heroes:

- ✦ **Beyond the Call of Duty:** Thanh Trieu, Bellman, Hotel Drisco
- ✦ **Rising Star:** Elva Li, Housekeeping Manager, Handlery Union Square
- ✦ **Unsung Hero:** Maggie Luu, Assistant Director of Housekeeping, Hotel Nikko*
- ✦ **Bob Begley Lifetime Achievement/Hotel Executive:** Anna Marie Presutti, Vice President and General Manager, Hotel Nikko*
- ✦ **Lifetime Achievement/Manager:** Judy Cronkhitte, Director of Sales, Grand Hyatt San Francisco*
- ✦ **Lifetime Achievement/Operations:** John Herrmann, Bellman, Hilton San Francisco Union Square*
- ✦ **Community Spirit:** Grand Hyatt San Francisco*
- ✦ **Innovation:** Palace Hotel, San Francisco

* NRG San Francisco customer



NRG San Francisco is a member of the Hotel Councils of San Francisco, www.hotelcouncilsf.org.

Spaulding Hotel, 240-242 O'Farrell

The Spaulding Hotel is a Paramount Student Housing residence located in the prestigious Union Square neighborhood of San Francisco. This historic property exudes privacy, warmth and tranquility. The Spaulding is a short distance from some of the city's best-known stores and restaurants, the financial district, premier art galleries, theaters, renowned museums, and a few blocks from San Francisco State's Westfield Center Campus, Golden Gate University and several other schools. The student housing boasts a seven-story building with 132 rooms located on O'Farrell Street.

The Spaulding management team was facing a financial decision surrounding the replacement of the facility's 100-year-old boiler. NRG Energy Center San Francisco provided a clear alternative—a zero capital-cost proposal utilizing district energy for the space heating. The additional benefits include on-demand thermal energy, increased square footage for basement storage and NRG Energy Center San Francisco's local service and support. The Spaulding ownership agreed with NRG's value proposition; the steam service was instituted in January 2013.

Just recently, The Spaulding expanded its use of district energy by utilizing steam for domestic hot water. NRG San Francisco has also provided energy-efficiency consultation that reduced the space heating demand, resulting in lower overall steam bills. We are proud to welcome the Spaulding Hotel as a new customer and partner of NRG Energy Center San Francisco.



NRG Energy Center San Francisco welcomes The Spaulding Hotel as a new steam district heating customer.



Electric Vehicle Charging Gets Easier

NRG eVgo excited to expand the reach of Freedom Station® sites

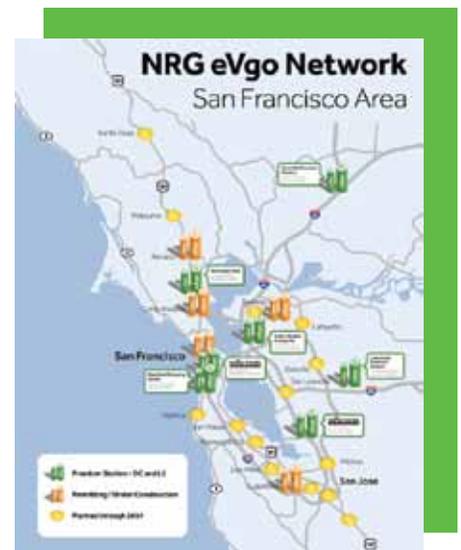
NRG Energy Center San Francisco's sister company, NRG eVgo, is building a network of 200-plus Freedom Station® charging sites throughout California. The network will make choosing to drive an electric vehicle (EV) easy and give Californians the range confidence and convenience of a charging network that enables them to maximize their EV use.

NRG eVgo's growing network of highly visible Freedom Station sites is reframing the way drivers think about electric vehicles. By the end of 2016, the Freedom Station network will support EV drivers in the San Francisco Bay Area, the San Joaquin Valley, the San Diego area and the Los Angeles Basin. This is an important step in California obtaining its goal of having 1.5 million zero-

emission vehicles on Golden State roadways by 2025.

Freedom Stations may be sited at public or private locations. Each charging station features a direct current (DC) fast-charge connector and traditional alternating current (AC) charging, enabling EV drivers to recharge their vehicles in 30 minutes or less.

To inquire about hosting an eVgo charging station, visit www.evgonetwork.com/evgo-for-business/. To learn more about subscribing to the service, visit www.nrgEVgo.com. NRG eVgo is offering an introductory 60-day promotion that enables early subscribers to pay only \$7.95 for unlimited access to Freedom Station sites as NRG eVgo continues to build its network.





NRG Energy Center San Francisco
14 Mint Plaza, Suite 200
San Francisco, CA 94103

San Francisco
Energy Center

Ph: 415.777.3415
www.nrgthermal.com/sanfrancisco.htm



Printed on
100% recycled
material



FROM THE GENERAL MANAGER



Gordon Judd
General Manager

Gordon.Judd@
nrgenergy.com

Weather Matters "Normal" can be a moving target

It would be hard not to notice that the drought has taken center stage in California. Temperatures have fluctuated, too, affecting our customers' steam use.

It's helpful to take a look at average monthly heating degree-days and compare them to actual to better understand why your steam bills may not have seemed "normal" in 2013. (See table.) For instance, there were more degree-days in

January, February, March and April 2013 than normal, which means the weather was colder and you likely had higher steam use and higher steam bills. It was also colder than usual in July, August, October, November and December 2013. In other words, 2013 had more heating degree-days than average, and customer steam use was higher than the norm.

It can vary quite a bit from year to year, too. There were 2.5 times more

heating degree-days than average in September 2012, yet in 2013, there were significantly fewer. Given that such significant fluctuations are out of everyone's control, steam budgeting can be a challenge!

When the time comes for you to put together next year's steam budget, give us a call. We'll try to give you our insight from past experience and provide the best guidance possible. We're here to help.



Learn more about
degree-days here:
[tinyurl.com/
NOAAhd](http://tinyurl.com/NOAAhd)

Downtown San Francisco Heating Degree-Days

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
25-Year Avg.	430	312	288	254	198	150	114	90	74	103	213	375
2013	444	352	299	263	187	205	122	146	61	128	245	383
2012	373	307	360	380	206	246	198	205	198	137	207	325

Source: NRG San Francisco historical data.

Welcome to the Family, Omaha Downtown system serves both steam and chilled water

Our NRG Energy Center family grew as we entered 2014 with NRG Yield's acquisition of the district heating and cooling system in Omaha, Nebraska. Previously known as Energy Systems Omaha, the system—now NRG Energy Center Omaha—was founded in 1968 and serves steam and chilled water to nearly 14 million square feet of space in the downtown area. Major NRG Omaha customers include Creighton University; First National Bank Tower, the tallest building in Omaha; and the internationally recognized Boys Town National Research Hospital.

NRG Omaha operates three interconnected steam and chilled-water plants, each in a different area of downtown. It has been the International District Energy Association's System of the Year, one of only 15 such systems out of more than 700 in the U.S. alone to receive the award, and has long been a contributor to the Omaha community.



"Fertile Ground" © 2009 Meg Saligman, Bemis Center for Contemporary Arts. All rights reserved. Photo: Oxide Design Co.

NRG Omaha proudly features the nationally renowned 32,500-square-foot public mural "Fertile Ground" on the exterior of its California Street Plant. The mural depicts people, places and culture from Omaha's past and present.

It's exciting for us to see the NRG Energy Center family grow and bring on such a successful system to join our Energy Centers already operating in San Francisco, San Diego, Phoenix, Minneapolis, and Pittsburgh and Harrisburg, Pennsylvania.