



Forest City Enterprises, Inc.

Sustainable Design and Operations Help Mall Developer Lower Energy Costs and Reduce Carbon Footprint

Reducing operating expenses. Focusing on sustainability. For Forest City Enterprises, Inc. — which owns, develops, manages, and acquires commercial and residential real estate and land throughout the United States — these goals go hand-in-hand. Collaboration with SCE helps the company achieve energy management successes.

“As part of our Strategic Plan, Forest City continues to reduce its overall operating expenses through energy-efficient retrofits at our properties,” said Vice President of Design Services Joyce Mihalik, noting that SCE incentives provide a substantial contribution in helping Forest City offset its improvements’ up-front costs.

She added, “By managing carbon, we can improve our financial profile for our investors, and offer a more comfortable tenant experience. Proactively advocating for energy conservation measures keeps our goals for sustainable design and operations top-of-mind, and ensures that we focus on our commitment to reduce our carbon footprint each and every year.”

Saving Money While Improving Mall Comfort

In Southern California, Forest City works closely with SCE to apply this approach at the three malls it owns and manages: Antelope Valley Mall, Promenade Temecula, and South Bay Galleria.

With energy efficiency (EE), Forest City’s incentives to upgrade to more efficient equipment — primarily HVAC, mechanical, and lighting systems — come through the Energy Efficiency Express and Customized Solutions programs.

A few examples of specific improvements include:

- Installation of more efficient lighting fixtures with associated lighting controls, at the three malls;
- Energy Management System (EMS) controls to ensure HVAC systems and lighting are only used when needed, also at all three malls;
- Upgrades to the chilled water and air handling system that supplies conditioned air to the South Bay Galleria.

Project Overview

SCE Programs Utilized:

- Energy Efficiency Express
- Customized Solutions
- Aggregator Managed Portfolio Program (Third-Party Demand Response)
- Automated Demand Response
- On-Bill Financing

Results:

Estimated **3 million kWh**

Saved annually from 2010 through year-end 2013 at three malls, as well as a combined peak demand reduction of more than 500 kilowatts

Load reduction of approximately 855 kilowatts at these three malls during demand response events

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Joyce Mihalik
 Vice President of Design Services
 Forest City Enterprises, Inc.

Through its EE initiatives, Forest City saved an estimated 3 million kilowatt-hours annually at its three Southern California malls from 2010 through year-end 2013, equivalent to approximately 15 percent over this timeframe.

Moving forward, to help Forest City utilize even more energy- and money-saving measures, they plan to enroll in our On-Bill Financing Program, which provides interest-free loans to supplement incentives paid to implement EE projects.

Helping the Electricity Grid and the Environment

Forest City further offsets their energy charges by participating in demand response (DR) programs. When DR events are called during periods of peak-demand, Forest City reduces energy consumption which lowers energy costs through program incentives, relieves stress on the electricity grid, and helps the community and environment.

To maximize DR benefits, Forest City received Automated Demand Response technology incentives to install and upgrade smarter building controls, which enable automatic initiation of load reduction activities during DR events. The company uses authorized third parties that develop their own DR programs for customers that reduce load at its three local malls by approximately 855 kilowatts when events are called.

Mihalik said that as a key element of Forest City’s corporate initiatives — “sustainability and stewardship are part of our core values” — the firm tracks overall energy use and sets reduction goals, sharing the data externally to hold the firm accountable for its efforts.

In recognition of Forest City’s significant energy reduction and carbon management, in 2014 the company earned the Cool Planet Award for the retail sector from SCE and The Climate Registry.

Partnering With SCE for Powerful Savings

Director of Energy Management Chris Rau noted that Forest City uses a team approach with corporate and operations personnel, as well as SCE, to meet the firm’s objectives. He said, “We’ve found that SCE, primarily due to the efforts of [our account manager], is among the most proactive and customer-focused utilities nationwide. We get timely notifications of available incentive programs, changes to existing programs, and a sense of what’s on the near-term horizon.

“For a company with the geographic footprint we have, it is great to have a single point of contact who not only reliably handles all of our account management needs, but also works with us to accomplish our energy reduction goals.”



To learn more about SCE energy management solutions, ways to reduce your energy usage, and manage your energy costs, visit sce.com/retail or call your SCE Account Manager.

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