

COMMERCIAL CUSTOMER News

FROM CHUGACH ELECTRIC

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How does your building compare?

Portfolio Manager boon to energy efficiency efforts

Consider this: the energy used by a building to support just one office worker for a day causes more than twice as many greenhouse gas emissions as that worker's drive to and from work. What's more, the average building wastes 30 percent of the energy it consumes because of inefficiencies.

Since energy is the largest operating expense (about 31 percent) for most commercial buildings, the potential for savings – in energy and money – are significant. To help commercial buildings become more energy efficient, ENERGY STAR offers free online software called Portfolio Manager. http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfolio_manager

Portfolio Manager is an interactive energy management tool that allows you to track and assess energy consumption across your entire portfolio of buildings in a secure online environment. Whether you

own, manage, or hold properties for investment, Portfolio Manager can help you set investment priorities, identify under-performing buildings, verify efficiency improvements, and receive EPA recognition for superior energy performance.

Portfolio Manager uses EPA's Energy Performance Rating System. Developed in 1999, the rating system is comparable to the "mpg" ratings for cars. It provides a standardized, comparable measurement of whole building energy performance. The rating system normalizes building variables that affect energy consumption: weather, hours of operations, occupancy, and plug load.

Rate Your Building's Energy Performance

Many facilities can be rated on an energy performance scale of 1–100 relative to similar buildings nationwide. Your building is *not*

compared to the other buildings entered into Portfolio Manager to determine your ENERGY STAR rating. Instead, statistically representative models are used to compare your building against similar buildings from a national survey conducted by the Department of Energy's Energy Information Administration.

This national survey, known as the Commercial Building Energy Consumption Survey (CBECS), is conducted every four years, and gathers data on building characteristics and energy use from thousands of buildings across the United States. Your building's peer group of comparison is those buildings in the CBECS survey that have similar building and operating characteristics. A rating of 50 indicates that the building, from an energy consumption standpoint, performs better than 50 percent of all similar buildings nationwide, while a rating of 75 indicates that

the building performs better than 75 percent of all similar buildings nationwide.

Chugach keeps contracts local

Chugach is working with local businesses, such as Carlile Transportation Systems, on the Southcentral Power Project. Carlile will deliver the "Once Through Steam Generators" for the new power plant.



Gene Carlson, Vice President, Special Projects at Carlile (left) and Chugach CEO Brad Evans sign the transportation contract.

Commercial Lighting Workshop June 28

Chugach Electric and GreenStar are presenting a day-long workshop, Lighting Technologies: Now and in the Future, Tuesday, June 28, 8:30 am to 4 pm, REI Education Room, 1200 W. Northern Lights Blvd.

The workshop will be conducted by Jeff Robbins, a commercial lighting specialist with Seattle's Lighting Design Lab. The workshop begins with a review of lighting basics and finishes with in-class lighting application exercises. Robbins will

cover all the recent updates to the newest and hottest technologies, followed by a thorough study of current retrofit practices.

Visit www.greenstarinc.org to download a flyer with more

information.

Registration opens June 14. Call 278-7827 or email info@greenstarinc.org to register. Registration is \$45. Space limited to 50 people. Continental breakfast, catered lunch, and light snacks provided.



New gas contracts mark end of era

New gas contracts in effect since April 1 mark the end of an era: Southcentral Alaskans have seen the last of long-term, large volume contracts at relatively low prices.

The new normal is contracts of much shorter duration, with prices set in ranges, or “collars,” tied to the cost of natural gas in Lower 48 markets. Chugach’s gas suppliers haven’t changed: ConocoPhillips and Marathon Alaska Production, a subsidiary of Marathon Oil Company, each provides approximately half the fuel Chugach needs through 2013.

The price Chugach pays for fuel is different under each contract. Chugach’s blended price for natural

gas during the first quarter of 2011 was about \$4.70 per MCF. The second quarter price is \$5.54 per MCF. The bump accounted for an increase of 0.626 cents per kilowatt-hour in the fuel charge on retail customers’ April bills. In general, the per-kwh fuel charge goes up about a penny for each dollar rise in the price of natural gas.

Natural gas is Chugach’s primary generation fuel. About 90 percent of the kilowatt-hours Chugach sells every year are generated by burning natural gas. The balance comes from hydro projects.

The ConocoPhillips contract took effect in 2010 and runs

until 2016. Under the contract terms, ConocoPhillips will meet approximately 50 percent of Chugach’s needs through December 2015, and 25 percent of its needs in 2016. The price paid for 90 percent of that gas is based on a basket of Lower 48 production area price points.

The Marathon contract, which took effect April 1, was initially approved in 2010 for a 24-month period ending March 31, 2013. Chugach and Marathon subsequently agreed to terms on the first of two extensions provided in the contract, which means Marathon will now meet approximately half of

Chugach’s needs through December 2013. A second extension through 2014 is possible.

The price Chugach pays for Marathon gas is tied to the New York Mercantile Exchange Index of futures gas contract prices. The price varies by contract period, type of gas and deliverability commitment. The contract contains a price collar – essentially a floor and ceiling – initially established at \$5.90 to \$8.90 per MCF. The second quarter price for gas under the Marathon contract is \$5.90 per MCF.

Easy ways to save energy

You don’t have to spend an arm and a leg to reduce your electric bill. Control Contractors offers these easy ways to save energy.

- Scheduling – The easiest way to save energy is to turn off lighting and equipment when they are not needed. Develop a scheduling strategy and don’t forget about holidays and special events.
- Night ventilation purge – Our

dry climate with cool nighttime temperatures is ideal for a fresh air flush. In the early hours before the building comes to life, you can purge or flush stale air with cool outside air.

- Boiler plant optimization – Small improvements in the efficiency of your central boiler system can reap large savings. Also consider hot water reset and boiler staging.

- Lighting – In a typical building, lighting is responsible for 35 percent of electricity use. The three principles of efficient lighting design are:

- Don’t over-illuminate.
- Use efficient lamps, fixtures and ballasts.
- Control lighting efficiently: turn lights off when not needed and keep lamps and fixtures clean.

- Occupant training – every occupant should be aware of the energy implications of their activities. Develop an energy strategy with your occupants to help them remember to turn off computer monitors and lights, and avoid use of space heaters and hot plates. Investing in occupant education will pay off in energy and dollars saved.

Free classes on commercial energy

One-day classes on various aspects of commercial energy are being offered by Alaska Housing Finance Corporation (AHFC). The classes are designed for professionals such as builders, building managers/owners, architects and designers, construction managers, engineers, mechanical administrators and anyone who makes building

investment decisions.

These courses do not lead to audit certification, but many of them are approved for credit for mechanical administrators and contractors.

The classes are free due to AHFC sponsorship, but a reservation deposit of \$250 is required to register for each class. The deposit is refunded

upon attendance. For course descriptions and registration, contact Wisdom & Associates, (<http://wisdomandassociates.com/education/in-person/contractors.html>) which is conducting all courses.

The courses and dates offered are:

- Benchmarking & Utility Analysis (Aug. 8)

- Lighting Retrofit Fundamentals (June 6, Aug. 9)
- Thermal Envelope & Heating Analysis (Aug. 10)
- Heating, Motors & Ventilation (Aug. 11)
- Air Conditioning & Heat Pumps (June 7, Aug. 12)
- Domestic Water Heating & Consumption (June 8, Aug. 15, Oct. 28)