

DOCKETED

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Yardi Systems + Yardi Energy

We can help you:

- Run your entire business with one solution
- Gain a single source of truth
- Lower your total cost of ownership
- Make it easy for staff to do their jobs
- Untether with mobile solutions and apps
- Gain peace of mind and reduce costs with an award-winning cloud solutions provider

Control your energy destiny with the
Yardi Smart Energy Suite

Source – Optimize – Manage – Report – Support



Yardi Knows Buildings

Yardi Systems

- **12B** Commercial Sqft Managed
- **5,000+** Employees Worldwide
- **80+** Countries Served
- **12** Data Centers
- **35** Years of Experience

Yardi Energy

- Close to two decades of experience
- Over 600 employees
- Markets Served
 - Commercial
 - Corporate
 - Retail
 - Residential

Value to Clients

- Utility Expense Management
- Retail Energy Management
- Energy Sourcing
- Data, Analytics & Reporting

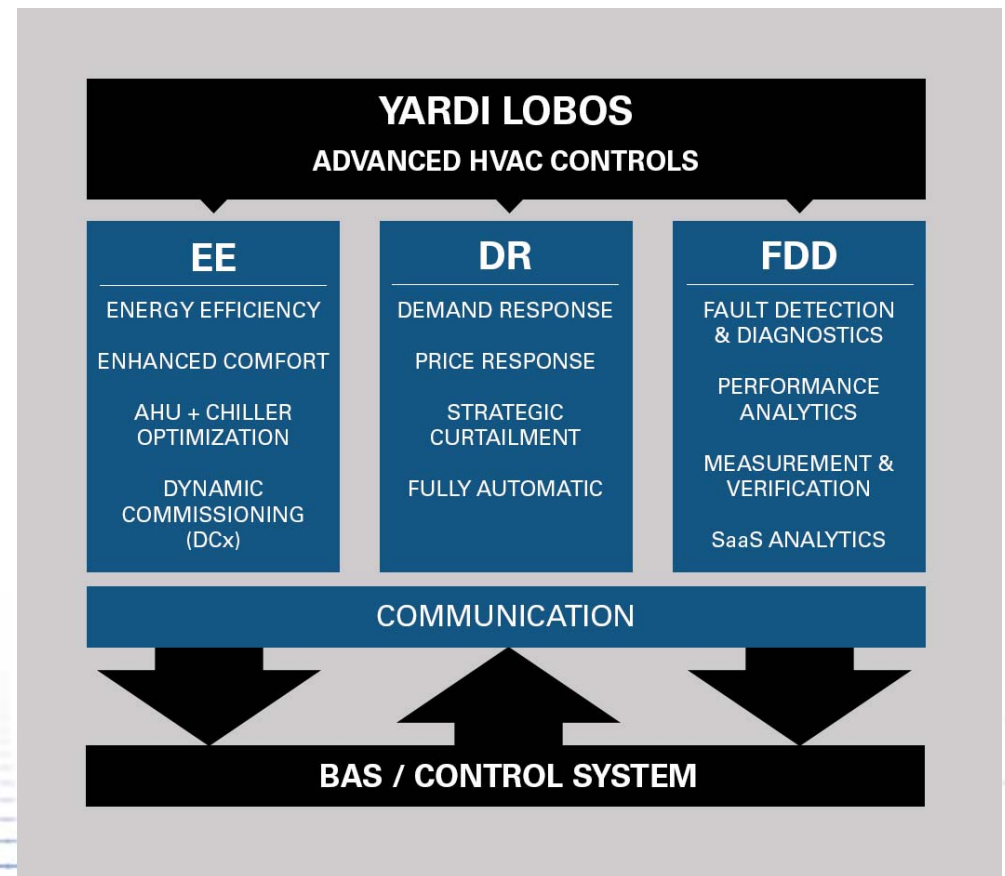
Experience

- 100,000+ invoices processed monthly
- 57,400 energy controllers installed

Yardi LOBOS Suite

LOBOS DR

- Precise automated control of demand management capacity
- Automatically sheds electrical load during peak demand event
- 10 DR event stages to limit tenant comfort impact
- Incentivized by most utility programs



Portfolio-wide ADR Strategies

- Dynamic comfort management
- Dynamic curtailment management
- Fully automatic
- Manage a portfolio



Portfolio Demand Response Bid Allocation and Control

Portfolio Demand Response Bid Allocations

Office Properties	Individual Site DR Settings			Reduction Allocation Mode Table			Portfolio Reduction Allocation	10 Day Average	Target Demand	Period Demand Read	Required Reduction	DR Stage	Current Demand	Site % of Total Demand
	Enable	Schedule	Mode	Low	Med	High								
8001 Irvine Center	<input type="checkbox"/>	Schedule 1	Low	20	40	100	0 kW	765 kW	765 kW	821 kW	0 kW	0	813 kW	5.23 %
8105 Irvine Center	<input type="checkbox"/>	Schedule 1	High	20	40	80	0 kW	885 kW	885 kW	924 kW	0 kW	0	933 kW	6.01 %
450 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	235 kW	235 kW	173 kW	0 kW	0	176 kW	1.13 %
500 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	20 kW	20 kW	20 kW	20 kW	20	20 kW	0.13 %
550 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	0	0	0	0 kW	0 kW	0 kW	0 kW	0 kW	0	253 kW	1.63 %
610 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	691 kW	691 kW	652 kW	0 kW	0	652 kW	4.20 %
620 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	522 kW	537 kW	510 kW	0 kW	0	534 kW	3.44 %
660 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	674 kW	674 kW	701 kW	0 kW	0	719 kW	4.63 %
800/840 Newport Center	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	727 kW	727 kW	631 kW	0 kW	0	628 kW	4.04 %
1 & 2 Park Plaza	<input type="checkbox"/>	Schedule 1	High	60	125	250	0 kW	952 kW	952 kW	941 kW	0 kW	0	998 kW	6.42 %
3 Park Plaza	<input type="checkbox"/>	Schedule 1	Low	25	50	100	0 kW	1145 kW	1145 kW	1078 kW	0 kW	0	1044 kW	6.72 %
4 Park Plaza	<input type="checkbox"/>	Schedule 1	High	25	50	100	0 kW	971 kW	971 kW	1036 kW	0 kW	0	1005 kW	6.47 %
5 Park Plaza	<input type="checkbox"/>	Schedule 1	High	25	50	100	0 kW	973 kW	973 kW	322 kW	0 kW	0	327 kW	2.10 %
20 Pacifica	<input type="checkbox"/>	Schedule 1	Medium	5	15	20	0 kW	716 kW	716 kW	716 kW	0 kW	0	716 kW	4.61 %
40 Pacifica	<input type="checkbox"/>	Schedule 1	Medium	5	100	20	0 kW	649 kW	649 kW	649 kW	0 kW	0	649 kW	4.18 %
Totals :				240	635	990	0 kW	15698 kW	15713 kW	15036 kW	0 kW		15535 kW	100 %

Portfolio Demand Response Parameters

Portfolio Schedules			Portfolio AHU Overview			Event Signal Status		Note: TargetDemand = 10 Day Avg - Reduction Allocation Required Reduction = Period Demand Read - Target Demand
Name	Enable	Reduction Total	Name	Enable	Reduction Total	Manual-OFF		
Schedule 1	<input type="checkbox"/>	0 kW	Schedule 5	<input type="checkbox"/>	0 kW	Inactive		
Schedule 2	<input type="checkbox"/>	0 kW	Schedule 6	<input type="checkbox"/>	0 kW	Early Start (min)	30	
Schedule 3	<input type="checkbox"/>	0 kW	Schedule 7	<input type="checkbox"/>	0 kW	Minutes Till Event	0	
Schedule 4	<input type="checkbox"/>	0 kW	Schedule 8	<input type="checkbox"/>	0 kW	Portfolio Enable		

Note:
At each site's graphics the "DRMode Select" must be set to Portfolio. Turn on the Portfolio Enable button. (will turn green)
The Event Signal must be "Active" either manually or from the DRAS. Each site that is "Enabled" will use the selected schedule to determine when its time to enable or disable DR.



PROJECT
Kilroy Airport Center

FACILITY TYPE
Business Park

LOCATION
Long Beach, CA

SQUARE FEET
1 Million

LOBOS INSTALLATION
2013

AUTOMATED DEMAND
RESPONSE CAPACITY
1.6 MW





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