

## Sustainability Initiatives

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# DOCKET

## 09-OII-1

DATE Mar 27 2009

RECD. Jul 22 2009

March 27, 2009

California Energy Commission  
Claudia Chandler  
Chief Deputy Director  
1516 9<sup>th</sup> Street  
MS # 39  
Sacramento, CA 95814

*RE: Request for Energy Efficiency and Conservation Block Grant (EECBG) and/or State Energy Program (SEP) funds to support energy efficiency projects in existing buildings.*

Ms. Chandler,

On behalf of Forest City Enterprises, I am writing in response to the recently adopted American Recovery and Reinvestment Act of 2009 (ARRA) to solicit funds for energy efficiency upgrades in existing buildings. Forest City owns and manages 18 properties that are in position to implement cost effective, job creating, energy efficiency projects at this time.

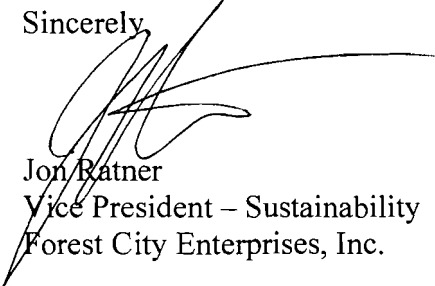
Consistent with the intent of the language in ARRA, please see the enclosure in which I have provided you with a detailed list of our properties, in addition to their 2008 energy consumption, an itemized list of energy efficiency measures to be implemented and projections on cost and demand reductions. A summary of those measures yields:

# of Properties	Actual Annual Energy Consumption (MWH)	Projected Annual Savings (MWH)	Projected Annual Savings (\$)	Projected Capital Required
18	64,418.00	9,178.00	\$1,092,510.00	\$2,900,468.00

While we are awaiting final direction from the US Department of Energy and your state energy office to determine the exact process and dollars to be allocated, we are confident that implementation of these projects would assist you in achieving the dual objectives of lowering your state's energy demand/carbon footprint while stimulating economic activity. Forest City is also very committed to the documentation and sharing of best practices resulting from these projects to educate and stimulate similar activities in the marketplace.

We will plan to contact your office in the coming weeks to determine how best to move forward on these projects and very much look forward to working with you in this regard.

Sincerely,



Jon Ratner  
Vice President – Sustainability  
Forest City Enterprises, Inc.

Enclosures

JR/mlh

cc: John Butler, II, Kevin Ratner, Renata Simril, Natalie Berg

RETAIL PROPERTIES									
Property Name		Location		Property Description	Actual Annual Energy Consumption (MWH)	Proposed Energy Efficiency Measures	Projected Annual Savings		Projected Capital Required (\$)
No	Name	City	County				MWH	\$	
1	Simi Valley Town Center	Los Angeles	Los Angeles	600,000-square-foot open-air shopping, dining and entertainment regional center with 500 apartments	1,722.00	Relamping	86.00	\$11,810.00	\$75,000.00
2	South Bay Galleria	Redondo Beach	Los Angeles	This 955,000-square-foot, three-level enclosed mall with nearly 387,000 square feet of gross leasable area.	21,758.00	1) Retrocommissioning 2) Cooling Tower upgrades 3) Dcc Programming 4) VFD controls to Chilled water Cooling tower replacement EMS controls upgrade demand response electric meters	6,527.00	\$789,800.00	\$223,548.00
									\$1,029,630.00
									\$150,000.00
									\$20,000.00
									\$1,423,176.00
3	Antelope Valley Mall	Palmdale	Los Angeles	1 million-square-foot, single-level enclosed mall with 303,000 square feet in gross leasable area and more than 125 specialty shops	4,028.00	Relamping demand response electric meters	322.00	\$31,500.00	\$150,000.00
									\$20,000.00
									\$170,000.00
4	Victoria Gardens	Rancho Cucamonga	San Bernardino	1,162,000 square feet open-air town center	3,681.00	Relamping	184.00	\$25,000.00	\$150,000.00
5	South Bay Southern center	Redondo Beach	Los Angeles	South Bay Southern Center is a 78,000-square-foot, open-air community center	260.00	Relamping	13.00	\$2,000.00	\$10,000.00
6	Promenade and Temecula	Temecula	Riverside	1 million square feet of shopping with more than 130 specialty stores with additional expansion of 128,000 square feet of shopping and	4,695.00	Lighting Retrofit EMS controls demand response electric meters	734.00	\$77,000.00	\$130,000.00
									\$200,000.00
									\$20,000.00
									\$350,000.00
Total					26,344.00		7,855.00	\$95,910.00	\$2,178,176.00
RESIDENTIAL PROPERTIES									
Property Name		Location		Property Description	Actual Annual Energy Consumption (MWH)	Proposed Energy Efficiency Measures	Projected Annual Savings		Projected Capital Required (\$)
No	Name	City	County				MWH	\$	
1	Uptown Oakland	Oakland	Alameda	665 residential units plus 9,000 square feet of retail and a 25,000 square-foot park.	1,846.00	1) Lighting Retrofit in Garage 2) Motion Sensors in Garage provision of occupancy setback thermostats	92.00	\$10,000.00	\$50,000.00
									\$15,000.00
									\$65,000.00
2	101 San Fernando	San Jose	Santa Clara	323 unit apartment with public amenities	2,517.00	provision of occupancy setback thermostats 1) Lighting Retrofit in Garage 2) Motion Sensors in Garage Tenant Education	151.00	\$18,000.00	\$9,000.00
									\$30,000.00
									\$3,000.00
									\$42,000.00
3	Glendora gardens	Glendora	Los Angeles	105 units elderly admission preference apartments with public amenities	412.00	Lighting Upgrades Internal provision of occupancy setback thermostats	29.00	\$4,600.00	\$32,000.00
									\$3,000.00
									\$35,000.00
4	The Grove	Ontario	San Bernardino	101 units elderly admission preference apartments with public amenities	1,149.00	Lighting Upgrades Internal provision of occupancy setback thermostats	80.00	\$10,000.00	\$32,000.00
									\$3,000.00
									\$35,000.00
5	Miramar Towers	Los Angeles	Los Angeles	157 units elderly admission preference apartments with public amenities	1,592.00	Lighting Upgrades provision of occupancy setback thermostats	111.00	\$13,000.00	\$32,000.00
									\$3,000.00
									\$35,000.00
6	Metro 417	Los Angeles	Los Angeles	Metro 417 is a 518,000 sq. ft. + 108,000 sq. ft. for garage provides 277 boutique-style residences	4,271.00	provision of occupancy setback thermostats 1) Lighting Retrofit 2) Motion Sensors in Garage Tenant Education Heat Pump Loop Control	28.00 34.00 26.00 65.00	\$2,600.00 \$3,400.00 \$2,600.00 \$5,500.00	\$8,033.00
									\$23,660.00
									\$3,000.00
									\$1,200.00
									\$36,093.00
7	Met Lofts	Los Angeles	Los Angeles	264 units of boutique style residences with public amenities	1,912.00	provision of occupancy setback thermostats 1) Lighting Retrofit 2) Motion Sensors in Garage Tenant Education	30.00 45.00 30.00	\$3,000.00 \$4,500.00 \$3,000.00	\$7,656.00
									\$53,640.00
									\$3,000.00
									\$64,296.00
8	The Met	Los Angeles	Los Angeles	270 units of boutique style residences with public amenities	3,499.00	provision of occupancy setback thermostats 1) Lighting Retrofit 2) Motion Sensors in Garage	55.00 87.00	\$5,600.00 \$8,600.00	\$8,000.00
									\$40,000.00
									\$48,000.00
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RESIDENTIAL PROPERTIES									
Property Name		Location		Property Description	Actual Annual Energy Consumption (MWH)	Proposed Energy Efficiency Measures	Projected Annual Savings		Projected Capital Required (\$)
No	Name	City	County				MWH	\$	
9	The knolls	Orange	Orange	260 units of two-story, two-bedroom townhomes	3,178.00	provision of occupancy setback thermostats	60.00	\$6,000.00	\$8,000.00
						1) Lighting Retrofit	80.00	\$9,500.00	\$40,000.00
						2) Motion Sensors in Garage			
									\$48,000.00
10	The Springs	Le Mesa	San Diego	129 units elderly admission preference apartments with public amenities	1,374.00	upgrade lighting	99.00	\$13,000.00	\$32,000.00
						provision of occupancy setback thermostats			\$3,000.00
									\$35,000.00
11	The Heritage	San Diego	San Diego	230 unit apartment with public amenities	1,909.00	Tenant Education	18.00	\$2,100.00	\$3,000.00
						provision of occupancy setback thermostats	18.00	\$2,100.00	\$6,670.00
						Temperature Stratification	18.00	\$2,100.00	\$86,710.00
						solar cover for pools	9.00	\$1,100.00	\$75.00
						1) Lighting Retrofit	40.00	\$4,600.00	\$47,813.00
						2) Motion Sensors in Garage			
									\$144,268.00
Total					23,859.00		738.00	\$87,900.00	\$687,667.00
COMMERCIAL OFFICE PROPERTIES									
Property Name		Location		Property Description	Actual Annual Energy Consumption (MWH)	Proposed Energy Efficiency Measures	Projected Annual Savings		Projected Capital Required (\$)
No	Name	City	County				MWH	\$	
1	Fairmont Office Tower	San Jose	Santa Clara	404,000 square feet with 17 stories of Class A office space	4,415.00	LEED EB retrocommissioning	221.00	\$28,100.00	\$100,000.00
						1) A.L. controls front end graphics upgrade	132.00	\$15,500.00	\$10,635.00
						1) Lighting retrofits	221.00	\$26,100.00	\$24,000.00
						2) Exit Signs Upgrades			
Total					4,415.00		674.00	\$67,700.00	\$134,635.00
15	GRAND TOTAL				64,418.00		9,178.00	\$1,092,610.00	\$2,900,468.00



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CULTIVATING AND PROMOTING AN ENERGY LITERATE SOCIETY

March 25, 2009

John Butler, II, Manager, Grants and Loans Office, MS-1  
California Energy Commission  
1516 9th Street, MS #39  
Sacramento, CA 95814

Dear John,

National Energy Foundation has partnered with state energy offices for over 30 years. We understand and appreciate the important process of planning, strategizing and selecting energy programs that will positively impact your state. As the new federal administration rolls out funding to assist in stimulating the economy and promoting jobs, we invite you to think of NEF.

Changes are made through education. As people learn, whether they are students or teachers or members of communities, they become empowered to make decisions relating to energy efficiency, environmental stewardship and sustainable lifestyles.

National Energy Foundation provides a wide variety of educational services and products. Our experience to implement, evaluate, report and obtain results is second to none. We would like to continue to provide your office with educational excellence and if we haven't had the opportunity to work together before, we would value a new partnership.

Enclosed you will find a flier that highlights some of our programs and materials and provides contact information. Also included is a copy of the latest Annual Report from National Energy Foundation for you and your organization. The report reflects the business conducted for fiscal year 2007-2008 and explains in detail the services NEF provides. There is also an NEF Materials Catalog for your reference. A letter from the Utah State Energy Program demonstrates the experience National Energy Foundation has working with state energy offices. It references our ability to deliver programs addressing measurement, tracking, evaluation, and verification.

Thank you for your consideration and we look forward to discussing the promising possibilities.

Best regards,

National Energy Foundation  
Robert W. Poulson  
President and CEO

encl.