RCX ENERGY RECAP

San Diego Science Center
3030 Bunker Hill Street
San Diego, CA
NICHE EXPERTISE
LIFE SCIENCE REAL ESTATE

Fully-Integrated Operating Platform
Investment Acumen
Capital Strategy

Business model built on strength and opportunities of Life Science Industry
INTRODUCING BIOMED REALTY

BioMed Realty is the leading provider of real estate to the life science industry®

- BioMed Realty develops, acquires, owns and operates office and laboratory space for tenants in the life science industry
- The company has over $6 billion invested in state-of-the-art research facilities representing 16.3 million square feet with 4 million square feet of future development potential
- Depth of expertise and breadth of experience in life science real estate
  - Company founders pioneered institutional investment in the life science real estate asset class more than twenty years ago
  - Strong partnerships with leading life science institutions and companies
- Excellent capital position to support the growth needs of BioMed Realty’s tenants
  - Publicly traded on the New York Stock Exchange
  - First REIT exclusively dedicated to the life science industry to receive an investment grade corporate credit rating (Moody’s and S&P)
PREMIER TENANT ROSTER

- Private Life Science Companies
- Research Institutions
- Public Life Science Companies
SAN DIEGO SCIENCE CENTER

Fact Sheet

- Built in 1973 as the Mission Bay Hospital
- Converted to lab/office space in 2002
- 105,000 square feet, three-story building
- Two-350 ton air cooled chillers
- Five-100% OSA-single pass air handling units with EFs
- Constant volume air distribution
- Two-950,000 BTU reheat boilers
- Metasys/Tridium BMS system
- 2012 SDG&E Energy Champion – Property Management
SAN DIEGO SCIENCE CENTER ENERGY USAGE – KWH
2012 vs. 2013

2012 Monthly KWh
2013 Monthly KWh
SAN DIEGO SCIENCE CENTER MEASURES

Measure 1: Implement a temperature reset on the chilled water system
Measure 2: Convert the chilled water plant from constant flow to variable flow.
Measure 3: Adjust chiller programming so that compressors do not operate sporadically.
Measure 4: Implement a temperature reset on the heating hot water system
Measure 5: Convert the hot water plant from constant flow to variable flow.
Measure 6: Correct the occupancy sensors in the facility to reduce AHU fan speeds during unoccupied times.
Measure 7: Implement a deadband reset strategy during unoccupied times.
Measure 8: Implement a temperature reset on the supply air temperatures
Measure 9: Automate steam boiler operation to reduce run times.
Measure 10: Inspect and replace steam traps.
Measure 15: Repair the vacuum pump system for leaks.
SAN DIEGO SCIENCE CENTER

Annual Savings:

- 568,974 kWh (13%)
- 61,555 therms (35%)
- $99,787 / year

SDG&E® Incentives:

- Investigation incentive = $106,658
- Implementation incentive = $33,598

Implementation Cost

- $300,900
- 4.9-year payback (total project cost)
- 3.0-year payback (net owner cost)