



# Energy Efficient State Property Revolving Fund Loan Program

American Reinvestment and Recovery Act



DGS continues to make progress since our last report (9/17/10). An additional \$2.3 million in invoices have been received and should be disbursed by 9/30/10. This will bring total disbursements to \$5,194,791 or 20% of the \$25 million allocated to DGS for the Energy Efficient State Property Revolving Fund Loan Program. Since 9/17/10:

- Contractors are working on projects exceeding \$23.1 million worth of construction.
- The CSU-Bakersfield project has been deferred to the second round of projects in 2011. A suitable "shovel-ready" project has been substituted.
- Based upon the decision to defer the CSU-Bakersfield project, CDCR has submitted two additional projects at SATF-Corcoran and CRC-Norco totaling \$1.5M.
  - The Loan Agreement #124 was submitted to CDCR for approval on 9/27/10.
  - CDCR reported that they will sign and execute the Loan Agreement by 9/28/10.
  - CDCR will issue its NTP by 9/30/10.
- All ARRA funds (\$25M) have been committed.



**Energy Efficient State Property Revolving Loan Program**

9/27/2010

<b>Program/Loan Agreement</b>	<b>Loan Amt</b>	<b>Vendors</b>	<b>Jobs*</b>	<b>Invoiced</b>	<b>Disbursed</b>
<b>DGS Large Buildings Program</b>					
Loan 101 DGS amendment	\$5,927,891	Various	64.0	\$965,928	\$599,733
Loan 104-OFAM	\$554,898	SmartWatt	6.0	\$19,635	
Loan 106-CHP	\$157,080	SmartWatt	1.7	\$25,844	
<b>Total</b>	<b>\$6,639,869</b>			<b>\$1,011,407</b>	

**Past 30-Day Activities (Sept-10)**

All projects are proceeding. Additional invoices totalling \$411,674 have been submitted by the various vendors for materials and equipment.

**Small Buildings Program**

Loan 108-DMH/Atascadero	\$673,297	JCI	7.3	\$337,247	\$126,685
Loan 110-DMH/Patton	\$399,790	JCI	4.3	\$196,763	\$71,247
Loan 114-CHP	\$1,848,511	JCI	20.0	\$580,554	\$349,697
Loan 116-DMV	\$1,324,365	JCI	14.3	\$482,993	\$244,026
Loan 118-DWR	\$931,965	JCI	10.1	\$302,766	\$191,000
Loan 120-DDS	\$4,941,430	JCI	53.4	\$2,120,315	\$1,104,391
<b>Total</b>	<b>\$10,119,358</b>				

**Past 30-Day Activities (Sept-10)**

All projects are proceeding. Additional invoices totalling \$1,933,592 have been submitted for materials and equipment.

**CDCR Energy Retrofits**

Loan 102 CDCR	\$4,108,998	CDCR ESCO	44.4		
Loan 124 CDCR	\$1,512,401	CDCR ESCO	16.3		

**Past 30-Day Activities (Sept-10)**

Based upon the decision to defer the CSU-Bakersfield project, CDCR has submitted two additional projects at SATF-Corcoran and CRC-Norco. The Loan Agreement #124 was submitted to CDCR for approval on 9/27/10. CDCR reported that they will sign and execute the Loan Agreement by 9/28/10. CDCR will issue its NTP by 9/30/10. These projects are being managed by CDCR.

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Invoiced	Disbursed
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**CSU-Bakersfield Energy Retrofits**

Loan 122-Cal State Univ.		CSU-ESCO			
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**Past 30-Day Activities (Sept-10)**

The CSU-Bakersfield project is being deferred to the second round of projects in 2011. A suitable "shovel-ready" project has been substituted.

**Office of Chief Information Officer Energy Retrofits**

Loan 112-OCIO	\$2,299,562	ABM	24.8		
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**Past 30-Day Activities (Sept-10)**

The loan package was executed 9/3/10. The OCIO advises that the contract amendment with ABM Engineering Services will be sent to the Contractor on 9/20/10 and that a fully executed contract should be accomplished by 9/24/10. This project is being managed by the OCIO.

<b>Administration</b>	\$319,812	DGS	3.5	\$162,746	\$162,746
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**Past 30-Day Activities (Sept-10)**

Program Administration includes costs associated with Program Set-up, Legal, Accounting and Loan Origination Fees.

<b>Total Program</b>	<b>\$25,000,000</b>		<b>270.0 *</b>	<b>\$5,194,791</b>	<b>\$2,849,525</b>
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\* The number of jobs created is based upon a calculation provided by the President's Council of Economic Advisors (10.8 per \$1 million of construction).

**ARRA Energy Efficient State Property Revolving Fund  
Projects in Progress  
Revised September 29, 2010**

Project/Building	Energy Measure	ARRA-Funded	Construction Contract Cost	Annual Savings			Simple Payback (years)	
				kWh	Therms	Dollars		
<b>SMALL BUILDINGS PROGRAM</b>								
<b>Department of Motor Vehicles</b>								
Arlita Field Office	Lighting Upgrade	\$1,324,365	\$54,372	45,438		\$5,355	10.1	
	Web-Based Monitoring		\$10,000					
Chula Vista	Lighting Upgrade		\$63,437	45,996		\$8,000	7.9	
	Web-Based Monitoring		\$10,000					
El Cajon	Lighting Upgrade		\$12,214	34,065		\$6,295	1.9	
	Web-Based Monitoring		\$10,000					
Hanford	Lighting Upgrade		\$21,433	18,707		\$2,285	9.4	
	Web-Based Monitoring		\$10,000					
Hollister	Lighting Upgrade		\$5,582	11,490		\$2,053	2.7	
	Web-Based Monitoring		\$10,000					
Merced	Lighting Upgrade		\$46,172	39,651		\$6,060	7.6	
	Web-Based Monitoring		\$10,000					
Modesto	Lighting Upgrade		\$16,127	30,068		\$3,307	4.9	
	Web-Based Monitoring		\$10,000					
Mountain View	Lighting Upgrade		\$20,989	32,983		\$5,218	4.0	
	Web-Based Monitoring		\$10,000					
Oakland Claremont	Lighting Upgrade		\$59,993	57,199		\$8,993	6.7	
	Web-Based Monitoring		\$10,000					
Oakland Coliseum	Lighting Upgrade		\$52,468	37,350		\$5,479	9.6	
	Web-Based Monitoring		\$10,000					
Redwood City	Lighting Upgrade		\$58,704	41,468		\$6,494	9.0	
	Web-Based Monitoring		\$10,000					
Sacramento	Lighting Upgrade		\$24,416	24,621		\$2,868	8.5	
	HVAC Upgrade		\$209,386	56,516	776	\$7,017	31.8	
	Web-Based Monitoring	\$10,000						
San Diego	Lighting Upgrade	\$43,507	41,654		\$7,543	5.8		
	Web-Based Monitoring	\$10,000						
San Mateo	Lighting Upgrade	\$17,519	53,406		\$9,196	1.9		
	Web-Based Monitoring	\$10,000						
Turlock	Lighting Upgrade	\$26,668	36,099		\$3,913	6.8		
	HVAC Upgrade	\$76,410	14,602	253	\$1,700	48.3		
	Web-Based Monitoring	\$10,000						
Visalia	Lighting Upgrade	\$23,380	40,494		\$4,564	4.7		
	Web-Based Monitoring	\$10,000						
Watsonville	Lighting Upgrade	\$8,747	13,414		\$2,365	3.7		
	Web-Based Monitoring	\$10,000						
Yuba City	Lighting Upgrade	\$10,960	20,391		\$3,538	3.1		
	HVAC Upgrade	\$76,724	25,416	713	\$4,895	15.7		
	Web-Based Monitoring	\$10,000						
<b>Total DMV</b>		<b>\$1,324,365</b>	<b>\$1,109,208</b>	<b>721,028</b>	<b>1,742</b>	<b>\$107,138</b>	<b>12.4</b>	
<b>CA Highway Patrol</b>								
Altadena Area	Lighting Upgrade	\$1,324,365	\$16,744	55,552		\$6,450	2.6	
	HVAC Upgrade		\$108,729	10,723		\$1,245	87.3	
	Web-Based Monitoring		\$10,000					
Central Los Angeles Area	Lighting Upgrade		\$65,945	92,763		\$10,511	6.3	
	Web-Based Monitoring		\$10,000					
Coalinga Area	Lighting Upgrade		\$20,158	32,697		\$5,695	3.5	
	HVAC Upgrade		\$37,906	12,706		\$2,213	17.1	
	Rezone HVAC		\$51,285					
	Web-Based Monitoring		\$10,000					
El Cajon Area	Lighting Upgrade		\$42,316	43,144		\$8,141	5.2	
	Web-Based Monitoring		\$10,000					
Fort Tejon Area	Lighting Upgrade		\$30,837	33,523		\$4,274	6.5	
	Web-Based Monitoring		\$10,000					

**ARRA Energy Efficient State Property Revolving Fund  
Projects in Progress  
Revised September 29, 2010**

Project/Building	Energy Measure	ARRA-Funded	Construction Contract Cost	Annual Savings			Simple Payback (years)
				kWh	Therms	Dollars	
Fresno Area	Lighting Upgrade	\$1,848,511	\$45,960	97,278		\$13,142	3.3
	Web-Based Monitoring		\$10,000				
Hanford Area	Lighting Upgrade		\$29,836	45,638		\$7,243	4.1
	HVAC Upgrade		\$54,894	6,992		\$1,110	49.5
Hayward Area	Web-Based Monitoring		\$10,000				
	Lighting Upgrade		\$35,118	75,448		\$13,142	2.7
Hollister-Gilroy Area	Web-Based Monitoring		\$10,000				
	Lighting Upgrade		\$18,417	33,523		\$6,041	3.1
Madera Area	HVAC Upgrade		\$101,810	14,435	422	\$3,064	39.1
	Web-Based Monitoring		\$10,000				
Merced Area	Lighting Upgrade		\$22,214	38,988		\$6,791	3.3
	Web-Based Monitoring		\$10,000				
Modesto Area	Lighting Upgrade		\$26,682	158,131		\$27,545	1.0
	HVAC Upgrade		\$216,146	68,417	405	\$12,364	18.1
Oakland Area	Web-Based Monitoring		\$10,000				
	Lighting Upgrade		\$46,656	119,777		\$14,674	3.2
Redwood City Area	HVAC Upgrade		\$93,392	27,410	1,250	\$4,680	27.8
	Web-Based Monitoring		\$10,000				
San Jose Area	Lighting Upgrade		\$43,060	119,777		\$20,864	2.1
	Web-Based Monitoring		\$10,000				
South Los Angeles Area	Lighting Upgrade	\$23,323	44,109		\$7,683	3.0	
	Web-Based Monitoring	\$10,000					
West Los Angeles Area	Lighting Upgrade	\$26,620	82,777		\$14,419	1.8	
	Web-Based Monitoring	\$10,000					
Yuba-Sutter Area	Lighting Upgrade	\$42,434	137,410		\$16,064	2.6	
	Web-Based Monitoring	\$10,000					
Yuba-Sutter Area	Lighting Upgrade	\$19,421	82,806		\$9,466	2.0	
	Rezone HVAC	\$51,286					
Yuba-Sutter Area	Web-Based Monitoring	\$10,000					
	Lighting Upgrade	\$18,274	41,801		\$7,281	2.5	
Yuba-Sutter Area	HVAC Upgrade	\$68,786	17,351	181	\$3,235	22.8	
	Rezone HVAC	51,285					
Yuba-Sutter Area	Web-Based Monitoring	\$10,000					
	<b>Total CHP</b>	<b>\$1,848,511</b>	<b>\$1,589,534</b>	<b>1,493,176</b>	<b>2,258</b>	<b>\$227,338</b>	<b>8.1</b>
<b>Department of Developmental Services</b>							
Fairview	Lighting Upgrade	\$4,941,430	\$1,353,891	2,101,987		\$257,624	5.3
	Web-Based Monitoring		\$10,000				
Porterville	HVAC - VAV Conversion		\$711,991	1,069,858	79,560	\$139,020	8.8
	Web-Based Monitoring		\$10,000				
Sonoma	Lighting Upgrade		\$1,214,036	865,790		\$161,865	7.5
	HVAC Upgrade - Nelson		\$618,634	520,202	27,778	\$116,700	5.3
Sonoma	HVAC Upgrade - EJOR		\$615,360	774,723	8,336	\$150,675	4.1
	Web-Based Monitoring		\$10,000				
<b>Total DDS</b>	<b>\$4,941,430</b>		<b>\$4,543,912</b>	<b>5,332,560</b>	<b>115,674</b>	<b>\$825,884</b>	<b>5.5</b>
<b>Department of Mental Health</b>							
Atascadero	Lighting Upgrade	\$673,297	352,466	572,066		\$68,648	7.2
	Web-Based Monitoring		\$10,000				
Patton	Lighting Upgrade	\$399,790	606,854	405,692		\$48,827	8.8
	Web-Based Monitoring		\$10,000				
<b>Total DMH</b>	<b>\$1,073,087</b>	<b>\$979,320</b>	<b>977,758</b>		<b>\$117,475</b>	<b>9.1</b>	
<b>Department of Water Resources</b>							
Bryte Chemical Lab	Lighting Upgrade		\$71,742	76,415		\$11,497	6.4
	HVAC Upgrade		\$310,961	170,750	9,171	\$34,803	8.8
	Web-Based Monitoring		\$10,000				

**ARRA Energy Efficient State Property Revolving Fund  
Projects in Progress  
Revised September 29, 2010**

Project/Building	Energy Measure	ARRA-Funded	Construction Contract Cost	Annual Savings			Simple Payback (years)
				kWh	Therms	Dollars	
Oroville Visitors Center	Lighting Upgrade	\$931,965	\$46,563	22,571		\$3,747	12.4
	HVAC Upgrade		\$57,873	28,937	1,400	\$5,718	10.1
	Web-Based Monitoring		\$10,000				
Romero Overlook	Lighting Upgrade	\$931,965	\$1,126	17,628		\$2,914	0.3
	HVAC Upgrade		\$99,927	13,659		\$2,258	44.3
	Web-Based Monitoring		\$10,000				
Vista Del Lago	Lighting Upgrade	\$931,965	\$130,899	114,004		\$15,603	8.4
	HVAC Upgrade		\$70,000	59,057		\$8,083	8.7
	Web-Based Monitoring		\$10,000				
<b>Total DWR</b>		<b>\$931,965</b>	<b>\$829,091</b>	<b>503,021</b>	<b>10,571</b>	<b>\$84,623</b>	<b>11.0</b>
<b>Total Small Buildings Program</b>		<b>\$10,119,358</b>	<b>\$10,105,405</b>	<b>12,478,275</b>	<b>128,503</b>	<b>\$1,619,853</b>	<b>6.2</b>
<b>LARGE BUILDINGS PROGRAM</b>							
Secretary of State	Replace chiller	\$706,240	\$339,700	377,735		\$33,230	9.5
	Lighting controls		\$273,516	297,528		\$26,778	9.6
	Replace air filters		\$29,593	230,035		\$19,100	0.8
	Clean coils		\$29,324	110,697		\$9,439	2.4
Bateson	Lighting controls	247004	\$205,431	355,867		\$32,027	5.6
	Replace air filters		\$14,731	72,812		\$6,729	1.5
	Clean coils		\$14,604	130,590		\$11,063	0.6
Jesse Unruh	Lighting controls and variable fan drives	281270	\$224,918	206,180		\$18,556	11.5
	Replace air filters		\$21,336	93,155		\$9,013	1.8
	Clean coils		\$21,146	75,252		\$6,026	2.8
BOE	Lighting upgrade	\$2,293,008	\$970,461	1264428		126442	7.1
	Optimum energy - LOOP		\$802,023	787765		80818	9.3
	Optimum energy - TRAV		\$342,706	367916	8217	61493	4.8
	Install fan drives		\$35,350	40585		4464	7.4
Bonderson	Lighting retrofit	\$587,090	\$549,067	476,073		\$47,607	11.3
CalTrans District 11	Exterior lighting retrofit	\$169,933	\$109,275	78,582		\$11,268	8.8
Mission Valley	Exterior lighting retrofit		\$51,480	46,594		\$6,243	7.5
Fresno State Office Building	Optimum start routine for chiller and boiler	\$415,335	\$9,360	19,274		\$3,007	1.6
	Reset condenser water temperature		\$11,115	26,500		\$4,153	1.1
	Optimum stop routine		\$9,945	3,800		\$1,781	6.4
	Chilled Water Reset		\$9,945	7,650	478	\$2,090	3.2
	Variable air volume (VAV) air handlers		\$193,050	121,602	2385	\$21,904	8.5
	Chiller retrofit		\$181,350	64,600		\$10,888	15.2
CHP Headquarters	Lighting retrofit	\$157,080		186,751		\$18,675	6.9
CalTrans District 11	Chiller replacement	\$1,049,011	\$974,106	405,830	29507	\$80,268	12.1
Fleet Parking Lots	Lighting retrofits	\$554,898	\$499,093	761,436		\$116,350	4.0
CA Energy Commission	De-lamp perimeter lights	\$179,000	\$1,100	22,100		\$2,210	0.6
	Reschedule air handler		\$1,000	9,100		\$783	1.3
	Reschedule hot water pump		\$200	700		\$60	3.3
	Reschedule fans		\$500	3,800		\$327	1.5
	Occupancy sensor on hearing room air handler		\$4,000	15,600		\$1,342	3.0
	Night cooling		\$5,882	34,900		\$3,001	2.0
	Occupancy sensor for lighting		\$155,000	85,000		\$7,310	21.2
<b>TOTAL LARGE BUILDINGS PROGRAM</b>		<b>\$6,639,869</b>	<b>\$6,090,307</b>	<b>6,780,437</b>	<b>72,991</b>	<b>\$784,445</b>	<b>8.5</b>

**ARRA Energy Efficient State Property Revolving Fund  
Projects in Progress  
Revised September 29, 2010**

Project/Building	Energy Measure	ARRA-Funded	Construction Contract Cost	Annual Savings			Simple Payback (years)
				kWh	Therms	Dollars	
<b>CA DEPARTMENT OF CORRECTIONS AND REHABILITATION PROJECTS</b>							
Tehachapi	Install boilers	\$786,400	\$786,400	430,116	345,322	\$317,746	2.5
Soledad Valley State Prison	Lighting upgrades		\$136,285	441,058		\$39,695	3.4
	Replace water heaters		\$431,257	168,529	95,799	\$95,543	4.5
	Replace condensers		\$130,661	163,014		\$14,671	8.9
Salinas Correctional Training Facility	Replace boilers	\$1,416,259	\$405,846		222,983	\$187,083	2.2
	Replace water pumps		\$102,459	186,456		\$16,781	6.1
	Replace steam plant motors		\$35,997	31,317		\$2,819	12.8
	Replace air handler motors		\$66,965	35,243	1,030	\$4,036	16.6
	Upgrade air controls		\$106,789	8,900	38	\$833	128.2
Corcoran State Prison	Expand energy mgmt system	\$1,906,339	\$510,072	2,190,874	61,468	\$247,930	2.1
	Programmable thermostats		\$23,998	362,889		\$33,023	0.7
	Variable fan drives		\$229,997	83,844	5,438	\$11,926	19.3
Corcoran Treatment Center	Lighting upgrade		\$1,142,272	1,982,859		\$180,440	6.3
	HVAC Controls	\$745,094	\$356,585	5,178,365	49,944	\$510,687	0.7
Outside Lighting Controls	\$93,509		235,380		\$21,420	4.4	
Norco Rehabilitation	Boiler Replacement	\$767,307	\$677,307	45,505	220,980	\$161,606	4.7
<b>TOTAL CDCR</b>		<b>\$5,621,399</b>	<b>\$5,236,399</b>	<b>11,263,464</b>	<b>532,078</b>	<b>\$1,152,526</b>	<b>4.9</b>
<b>OFFICE OF THE CHIEF INFORMATION OFFICER</b>							
Gold Camp Data Center	CRAC Units Upgrade	\$2,299,562	\$1,246,080	1,535,265		\$132,769	9.4
	Chiller Upgrade		\$351,000	1,244,700		\$107,856	3.3
	Cooling Towers		\$268,000	1,140,000		\$98,873	2.7
	Lighting Upgrade		\$246,000	214,445		\$19,556	10.0
<b>TOTAL OCIO</b>		<b>\$2,299,562</b>	<b>\$2,111,080</b>	<b>4,134,410</b>		<b>\$359,054</b>	<b>6.4</b>
<b>ADMINISTRATION</b>		<b>\$319,812</b>					
<b>LOAN FUND PROGRAM TOTALS</b>		<b>\$25,000,000</b>		<b>30,522,176</b>	<b>733,572</b>	<b>\$3,556,824</b>	