



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 \$2,058,180 has been disbursed as of 10/7/10. Total disbursements to date are \$4,907,705 or nearly 20 percent of the \$25 million allocated to DGS for the Energy Efficient State Property Revolving Fund Loan Program. Since 9/17/10:

- All lighting-related materials have been ordered and delivered.
- Design specifications and material/equipment submittals for HVAC system upgrades are being prepared by the Contractors.
- 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 projects at SATF-Corcoran and CRC-Norco totaling \$1.5 million.
 - Loan Agreement #124 was approved by CDCR for approval on 9/28/10.
 - CDCR issued a Notice to Proceed on 10/5/10.
- All ARRA funds (\$25 million) have been committed.



Energy Efficient State Property Revolving Loan Program

10/14/2010

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
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DGS Large Buildings Program

Loan 101 DGS amendment	\$5,927,891	Various	64.0	\$811,961
Loan 104-OFAM	\$554,898	SmartWatt	6.0	\$80,337
Loan 106-CHP	\$157,080	SmartWatt	1.7	\$25,844
Total	\$6,639,869			\$918,142

Past 30-Day Activities (Oct-2010)

Funds of \$318,408 have been disbursed since the last report. **Loan 101:** 3 of the 10 projects (Mission Valley, Caltrans Dist 11 and Bonderson buildings) that comprise this loan package are lighting retrofits. Materials have been purchased and delivered to the site. Installation is scheduled to begin 10/18/10. 5 of the 10 projects (CEC, BOE, SOS, Bateson and Unruh buildings) are comprised of miscellaneous energy efficiency measures (chillers, air filters, coils and fans). 4 of these projects are 40% complete while the BOE building, a larger project, is 5% complete. Design specs for chiller replacements for 2 of the 10 projects (Cal Trans Dist 11 and Fresno buildings) are being prepared by the Contractor. **Loan 104:** All lighting materials have been purchased and delivered on site. 2 of 6 lots (Lot 8 & 38) have been completed. **Loan 106:** All lighting materials have been purchased and delivered on site. Lighting retrofit is being coordinated with a separate asbestos abatement contract. Lighting retrofit is scheduled to begin in Dec-2010.

Small Buildings Program

Loan 108-DMH/Atascadero	\$673,297	JCI	7.3	\$337,247
Loan 110-DMH/Patton	\$399,790	JCI	4.3	\$196,763
Loan 114-CHP	\$1,848,511	JCI	20.0	\$571,310
Loan 116-DMV	\$1,324,365	JCI	14.3	\$298,416
Loan 118-DWR	\$931,965	JCI	10.1	\$302,767
Loan 120-DDS	\$4,941,430	JCI	53.4	\$2,120,314
Total	\$10,119,358			\$3,826,817

Past 30-Day Activities (Oct-2010)

Funds of \$1,739,771 have been disbursed since the last report. All lighting related materials have been purchased and are ready for distribution to each site. Material submittals for HVAC system upgrades are being prepared by the Contractor.

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
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 (Oct-2010)

Based upon the decision to defer the CSU-Bakersfield project, CDCR 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 signed the loan agreement on 9/28/10. CDCR issued a Notice to Proceed on 10/5/10. These projects are being managed by CDCR.

CSU-Bakersfield Energy Retrofits

Loan 122-Cal State Univ. CSU-ESCO

Past 30-Day Activities (Oct-2010)

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

Past 30-Day Activities (Oct-2010)

OCIO executed its contract on 9/24/10. A construction start meeting with the Contractor and SMUD was convened on 10/13/10. Materials submittals are being prepared by the Contractor. This project is being managed by the OCIO.

Administration \$319,812 DGS 3.5 \$162,746

Past 30-Day Activities (Oct-2010)

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

Total Program \$25,000,000 270.0 * \$4,907,705

* 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 October 13, 2010

Project/Building	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
						kWh	Therms	Dollars	
SMALL BUILDINGS PROGRAM									
Department of Motor Vehicles - Loan 116									
Arleta Field Office	Lighting Upgrade	\$1,324,365	Johnson Controls, Inc.	\$54,372	\$14,162	45,438		\$5,355	10.1
	Web-Based Monitoring			\$10,000					
Chula Vista	Lighting Upgrade			\$63,437	\$16,156	45,996		\$8,000	7.9
	Web-Based Monitoring			\$10,000					
El Cajon	Lighting Upgrade			\$12,214	\$4,887	34,065		\$6,295	1.9
	Web-Based Monitoring			\$10,000					
Hanford	Lighting Upgrade			\$21,433	\$6,915	18,707		\$2,285	9.4
	Web-Based Monitoring			\$10,000					
Hollister	Lighting Upgrade			\$5,582	\$3,428	11,490		\$2,053	2.7
	Web-Based Monitoring			\$10,000					
Merced	Lighting Upgrade			\$46,172	\$12,358	39,651		\$6,060	7.6
	Web-Based Monitoring			\$10,000					
Modesto	Lighting Upgrade			\$16,127	\$5,748	30,068		\$3,307	4.9
	Web-Based Monitoring			\$10,000					
Mountain View	Lighting Upgrade			\$20,989	\$6,818	32,983		\$5,218	4.0
	Web-Based Monitoring			\$10,000					
Oakland Claremont	Lighting Upgrade			\$59,993	\$15,398	57,199		\$8,993	6.7
	Web-Based Monitoring			\$10,000					
Oakland Coliseum	Lighting Upgrade			\$52,468	\$13,742	37,350		\$5,479	9.6
	Web-Based Monitoring			\$10,000					
Redwood City	Lighting Upgrade			\$58,704	\$15,115	41,468		\$6,494	9.0
	Web-Based Monitoring			\$10,000					
Sacramento	Lighting Upgrade			\$24,416	\$53,636	24,621	776	\$2,868	8.5
	HVAC Upgrade			\$209,386					
	Web-Based Monitoring	\$10,000							
San Diego	Lighting Upgrade	\$43,507	\$31,059	41,654		\$7,543	5.8		
	Web-Based Monitoring	\$10,000							
San Mateo	Lighting Upgrade	\$17,519	\$15,506	53,406		\$9,196	1.9		
	Web-Based Monitoring	\$10,000							
Turlock	Lighting Upgrade	\$26,668	\$36,167	36,099	253	\$3,913	6.8		
	HVAC Upgrade	\$76,410							
	Web-Based Monitoring	\$10,000							
Visalia	Lighting Upgrade	\$23,380	\$12,588	40,494		\$4,564	4.7		
	Web-Based Monitoring	\$10,000							
Watsonville	Lighting Upgrade	\$8,747	\$7,999	13,414		\$2,365	3.7		
	Web-Based Monitoring	\$10,000							
Yuba City	Lighting Upgrade	\$10,960	\$26,734	20,391	713	\$3,538	3.1		
	HVAC Upgrade	\$76,724							
	Web-Based Monitoring	\$10,000							
Total DMV		\$1,324,365		\$1,109,208	\$298,416	721,028	1,742	\$107,138	12.4
CA Highway Patrol - Loan 114									
Altadena Area	Lighting Upgrade	\$16,744	\$37,592	55,552	10,723	\$1,245	87.3		
	HVAC Upgrade	\$108,729							
	Web-Based Monitoring	\$10,000							
Central Los Angeles Area	Lighting Upgrade	\$65,945	\$39,141	92,763		\$10,511	6.3		
	Web-Based Monitoring	\$10,000							
Coalinga Area	Lighting Upgrade	\$20,158	\$34,016	32,697	12,706	\$2,213	17.1		
	HVAC Upgrade	\$37,906							
	Rezone HVAC	\$51,285							
	Web-Based Monitoring	\$10,000							
El Cajon Area	Lighting Upgrade	\$42,316	\$27,021	43,144		\$8,141	5.2		
	Web-Based Monitoring	\$10,000							
Fort Tejon Area	Lighting Upgrade	\$30,837	\$20,447	33,523		\$4,274	6.5		
	Web-Based Monitoring	\$10,000							
Fresno Area	Lighting Upgrade	\$45,960	\$31,405	97,278		\$13,142	3.3		
	Web-Based Monitoring	\$10,000							
Hanford Area	Lighting Upgrade	\$29,836	\$32,291	45,638	6,992	\$7,243	4.1		
	HVAC Upgrade	\$54,894							
	Web-Based Monitoring	\$10,000							

*The ARRA-funded loan amount includes all project costs (construction cost, construction contingency, A/E costs, loan administration costs).

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
Revised October 13, 2010**

Project/Building	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)		
						kWh	Therms	Dollars			
Hayward Area	Lighting Upgrade	\$1,848,511	Johnson Controls, Inc.	\$35,118	\$24,500	75,448		\$13,142	2.7		
	Web-Based Monitoring			\$10,000							
Hollister-Gilroy Area	Lighting Upgrade			\$18,417	\$36,027	33,523	14,435	422	\$6,041	3.1	
	HVAC Upgrade			\$101,810		\$3,064					
	Web-Based Monitoring			\$10,000							
Madera Area	Lighting Upgrade			\$22,214	\$15,901	38,988			\$6,791	3.3	
	Web-Based Monitoring			\$10,000							
Merced Area	Lighting Upgrade			\$26,682	\$69,415	158,131	68,417	405	\$27,545	1.0	
	HVAC Upgrade			\$216,146		\$12,364					
	Web-Based Monitoring			\$10,000							
Modesto Area	Lighting Upgrade			\$46,656	\$49,452	119,777	27,410	1,250	\$14,674	3.2	
	HVAC Upgrade			\$93,392		\$4,680					
	Web-Based Monitoring			\$10,000							
Oakland Area	Lighting Upgrade			\$43,060	\$28,843	119,777			\$20,864	2.1	
	Web-Based Monitoring			\$10,000							
Redwood City Area	Lighting Upgrade			\$23,323	\$16,726	44,109			\$7,683	3.0	
	Web-Based Monitoring			\$10,000							
San Jose Area	Lighting Upgrade			\$26,620	\$20,134	82,777			\$14,419	1.8	
	Web-Based Monitoring			\$10,000							
South Los Angeles Area	Lighting Upgrade			\$42,434	\$30,516	137,410			\$16,064	2.6	
	Web-Based Monitoring	\$10,000									
West Los Angeles Area	Lighting Upgrade	\$19,421	\$17,756	82,806			\$9,466	2.0			
	Rezone HVAC	\$51,286									
	Web-Based Monitoring	\$10,000									
Yuba-Sutter Area	Lighting Upgrade	\$18,274	\$40,129	41,801	17,351	181	\$7,281	2.5			
	HVAC Upgrade	\$68,786		\$3,235							
	Rezone HVAC	51,285									
	Web-Based Monitoring	\$10,000									
Total CHP		\$1,848,511		\$1,589,534	\$571,310	1,493,176	2,258	\$227,338	8.1		
Department of Developmental Services - Loan 120											
Fairview	Lighting Upgrade	\$4,941,430	Johnson Controls, Inc.	\$1,353,891	\$978,689	2,101,987		\$257,624	5.3		
	Web-Based Monitoring			\$10,000							
Porterville	HVAC - VAV Conversion			\$711,991	\$150,199	1,069,858	79,560		\$139,020	8.8	
	Web-Based Monitoring			\$10,000							
Sonoma	Lighting Upgrade			\$1,214,036	\$991,426	865,790	520,202	27,778	\$161,865	7.5	
	HVAC Upgrade - Nelson			\$618,634		\$116,700					
	HVAC Upgrade - EJOR			\$615,360		\$150,675					
	Web-Based Monitoring			\$10,000							
Total DDS				\$4,941,430		\$4,543,912	\$2,120,314	5,332,560	115,674	\$825,884	5.5
Department of Mental Health											
DMH - Loan 108											
Atascadero	Lighting Upgrade	\$673,297	Johnson Controls, Inc.	352,466	\$337,247	572,066		\$68,648	7.2		
	Web-Based Monitoring			\$10,000							
DMH - Loan 110											
Patton	Lighting Upgrade	\$399,790	Johnson Controls, Inc.	606,854	\$196,763	405,692		\$48,827	8.8		
	Web-Based Monitoring			\$10,000							
Total DMH		\$1,073,087		\$979,320	\$534,010	977,758		\$117,475	9.1		
Department of Water Resources - Loan 118											
Bryte Chemical Lab	Lighting Upgrade			\$71,742	\$122,509	76,415	9,171	\$11,497	6.4		
	HVAC Upgrade			\$310,961						\$34,803	
	Web-Based Monitoring			\$10,000							

*The ARRA-funded loan amount includes all project costs (construction cost, construction contingency, A/E costs, loan administration costs).

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
Revised October 13, 2010**

Project/Building	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
						kWh	Therms	Dollars	
Oroville Visitors Center	Lighting Upgrade	\$931,965	Johnson Controls, Inc.	\$46,563	\$52,223	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	Johnson Controls, Inc.	\$1,126	\$35,056	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	Johnson Controls, Inc.	\$130,899	\$92,979	114,004		\$15,603	8.4
	HVAC Upgrade			\$70,000		59,057		\$8,083	8.7
	Web-Based Monitoring			\$10,000					
Total DWR		\$931,965		\$829,091	\$302,767	503,021	10,571	\$84,623	11.0
Total Small Buildings Program		\$10,119,358		\$9,051,065	\$3,826,817	12,478,275	128,503	\$1,619,853	6.2
LARGE BUILDINGS PROGRAM									
Department of General Services - Loan 101									
Secretary of State	Replace chiller	\$706,240	Cogent Energy, Inc.	\$339,700	\$192,933	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	Cogent Energy, Inc.	\$205,431	\$100,951	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	Cogent Energy, Inc.	\$224,918	\$154,263	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	Cogent Energy, Inc.	\$970,461	\$55,461	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	Smartwatt	\$549,067	\$36,717	476,073		\$47,607	11.3
CalTrans District 11	Exterior lighting retrofit	\$169,933	Smartwatt	\$109,275	\$58,731	78,582		\$11,268	8.8
Mission Valley	Exterior lighting retrofit			\$51,480	\$29,317	46,594		\$6,243	7.5
Fresno State Office Building	Optimum start routine for chiller and boiler	\$415,335	Enovity, Inc.	\$9,360	\$29,800	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
CA Energy Commission	De-lamp perimeter lights	\$179,000	Enovity, inc.	\$1,100	\$121,788	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
CalTrans District 11	Chiller replacement	\$1,049,011	Johnson Controls, Inc.	\$974,106	\$32,000	405,830	29507	\$80,268	12.1
Total Loan 101		\$5,927,891		\$5,591,214	\$811,961	5,832,250	40587	\$649,420	9.1
Office of Fleet and Asset Management - Loan 104									
Fleet Parking Lots	Lighting retrofits	\$554,898	Smartwatt	\$499,093	\$80,337	761,436		\$116,350	4.0
California Highway Patrol Loan 106									
CHP Headquarters	Lighting retrofit	\$157,080	Smartwatt	\$146,200	\$25,844	186,751		\$18,675	6.9
TOTAL LARGE BUILDINGS PROGRAM		\$6,639,869		\$6,236,507	\$918,142	5,426,420	72,991	\$569,152	11.7

*The ARRA-funded loan amount includes all project costs (construction cost, construction contingency, A/E costs, loan administration costs).

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
Revised October 13, 2010**

Project/Building	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
						kWh	Therms	Dollars	
CA DEPARTMENT OF CORRECTIONS AND REHABILITATION PROJECTS									
CDCR Loan 102									
Tehachapi	Install boilers	\$786,400	Aircon Energy, Inc.	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	Aircon Energy, Inc.	\$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	Trane Company	\$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
	Lighting upgrade			Sylvania Lighting Services	\$1,142,272		1,982,859	0	\$180,440
Total Loan 102		\$4,108,998		\$4,108,998		5,654,983	386,756	\$834,780	4.9
Loan 122									
Corcoran Treatment Center	HVAC Controls	\$745,094	Trane Company	\$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	Trane Company	\$677,307		45,505	220,980	\$161,606	4.7
Total Loan 122		\$1,512,401		\$1,127,401		5,459,250	270,924	\$693,713	2.2
TOTAL CDCR		\$5,621,399		\$5,236,399		11,114,233	657,680	\$1,528,493	3.4
OFFICE OF THE CHIEF INFORMATION OFFICER									
Gold Camp Data Center	CRAC Units Upgrade	\$2,299,562	ABM, Inc.	\$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
TOTAL OCIO		\$2,299,562		\$2,111,080		4,134,410		\$359,054	6.4
ADMINISTRATION		\$319,812			\$162,746				
LOAN FUND PROGRAM TOTALS		\$25,000,000			\$4,907,705	29,018,928	859,174	\$3,717,498	

*The ARRA-funded loan amount includes all project costs (construction cost, construction contingency, A/E costs, loan administration costs).