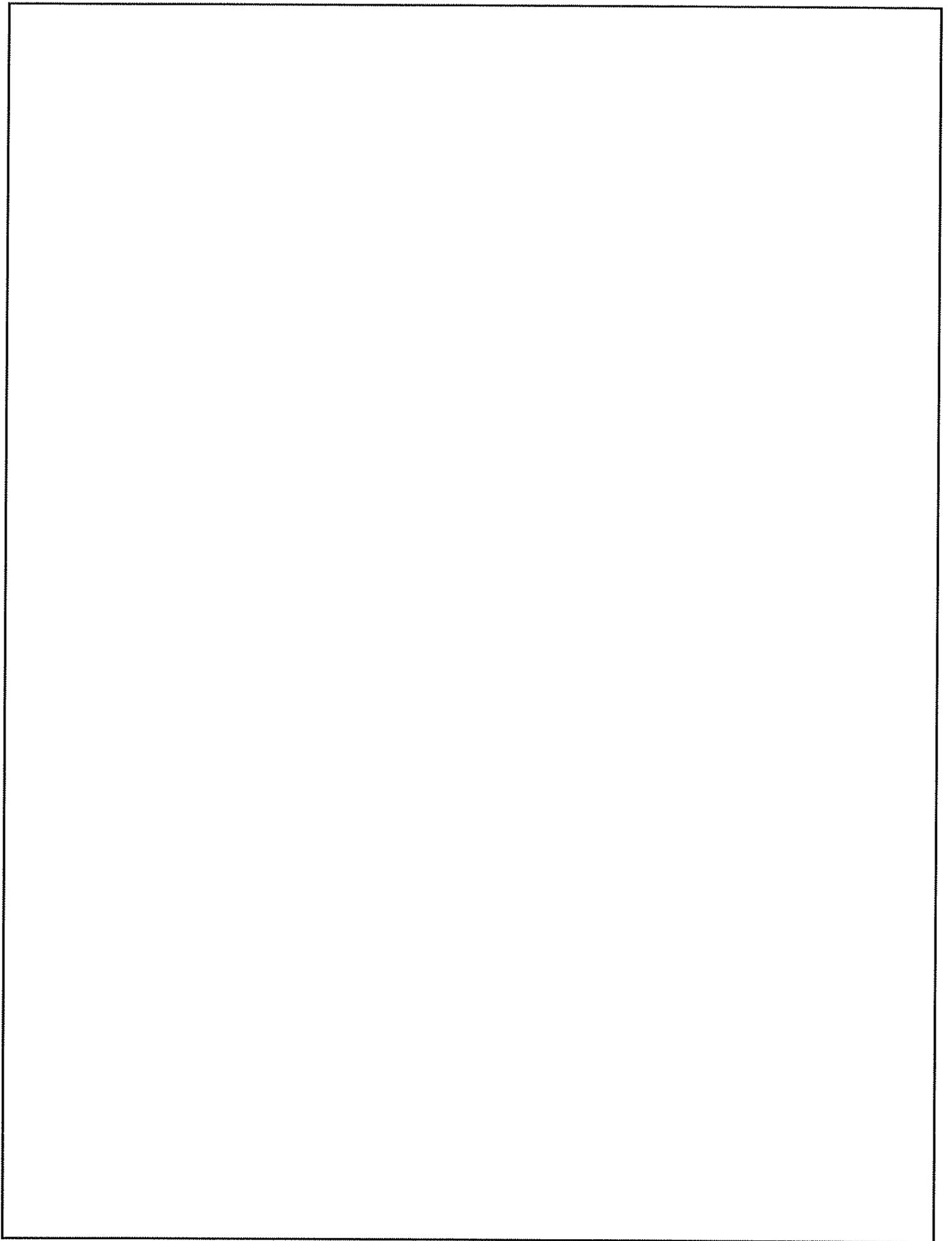




# Energy Efficient State Property Revolving Fund Loan Program

American Reinvestment and Recovery Act





## Executive Summary April 2011

DGS and its contractors continue to implement energy efficiency in sixty-two state-owned facilities and five parking lots.

### ✚ Small Building Program

- Overall, work on projects for the five departments that are participating in the loan program is between 15 and 85 percent complete.
- HVAC upgrades at the Department of Motor Vehicles (DMV), California Highway Patrol (CHP), Department of Developmental Services (DDS), and Department of Water Resources (DWR) sites are underway, with three CHP sites completed.
- Lighting retrofits have been completed: seven at the CHP, nine at the DMV, and four at the DWR.
- Work is underway to design a lighting upgrade specifically for autistic client areas at the DDS.

### ✚ Large Building Program

- The California Energy Commission (CEC), Jesse Unruh, and Secretary of State buildings are complete and the collection of energy data is underway to verify savings.
- Lighting upgrades at the Bonderson building, two parking lots in San Diego, and five Sacramento lots are 99 percent complete. Inspections and measurement and verification (M&V) activities are underway. The contractor has recently experienced personnel changes that have affected collection of usage information in the M&V process. Once final measurements are available, the projects will be closed out.
- The chiller retrofit at the CalTrans District 11 Building and the chiller replacement at the Fresno office building are moving through the review and procurement phase. Actual constructions will begin soon.
- The lighting upgrade at the California Highway Patrol headquarters, delayed while the CHP completed asbestos abatement in the building, will resume in mid-May.

### ✚ CDCR & OCIO Managed Projects

- CDCR: Construction has started at six facilities; an additional project is in the review phase.
- OCIO: The installation of computer room air conditioning (CRAC) units will begin in March. The schedule calls for the installation of four units per month. The lighting upgrade will begin in late May/early June. A solicitation for the modifications to the chilling towers and the heat exchangers is underway.

### ✚ Program Management

- DGS has created a web site for the Energy Efficient State Property Revolving Fund Loan Program, <http://www.dgs.ca.gov/resd/Programs/greenbuilding.aspx>.
- Total funds disbursed to date are \$9,001,398. This is 36 percent of funds allocated to this program.



Energy Efficient State Property Revolving Loan Program

4/19/2011

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
<b>DGS Large Buildings Program</b>				
Loan 101 DGS amendment	\$5,927,891	Various	64.0	\$3,264,035
Loan 104-OFAM	\$554,898	SmartWatt	6.0	\$443,830
Loan 106-CHP	\$157,080	SmartWatt	1.7	\$87,356
<b>Total</b>	<b>\$6,639,869</b>			<b>\$3,795,221</b>

Past 30-Day Activities (April-2011)

**Loan 101:** C: 02/10 - 04/12. This loan package is comprised of energy efficient projects in 9 buildings.

**BOE** - The lighting upgrade is approximately 100% complete; the installation of variable frequency drives on the chiller is 70% complete; the optimization of controls is 25% complete; the chilled water valves replacement is 100% complete.

**Bateson** - Filter replacement and coil cleaning 100% complete; lighting upgrade approximately 90% complete.

**CEC** - Controls upgrade for Air Handling Units, hot water recirculation pumps, exhaust fans, and night cooling has been completed; occupancy sensor issues have been resolved and lighting controls update is now complete; project closeout February 2011.

**Bonderson Building** - All materials have been installed on all floors. Work is 95% complete. BPM and the contractor are preparing to start the inspection and M&V process.

**Secretary of State** - Filter replacement and coil cleaning 100% complete; lighting upgrade approximately 95% complete; compressor installation approximately 95% complete.

**San Diego (Cal Trans District 11 and Mission Valley)** - 99% complete. BPM and the contractor SmartWatt are preparing to start the inspection and M&V process.

**Cal Trans District 11** - JCI design for chiller retrofit under DGS review.

**Fresno** - Controls upgrade is 100% complete; design specs for the chiller replacement are still under development. Expected completion date December 2011.

**Jesse Unruh** - Filter replacement and coil cleaning 100% complete; lighting upgrade approximately 100% complete.

**Loan 104: OFAM Parking Lots** - 99% complete. BPM and the contractor SmartWatt have started the inspection and M&V process.

**Loan 106: CHP HQ.** 24% complete. All materials have been delivered on site for this lighting retrofit project. SmartWatt will begin installing the pre-monitoring M&V equipment by the end of April. The lighting project is tentatively scheduled to begin mid-May.

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
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**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	\$844,729
Loan 116-DMV	\$1,324,365	JCI	14.3	\$673,096
Loan 118-DWR	\$931,965	JCI	10.1	\$372,906
Loan 120-DDS	\$4,941,430	JCI	53.4	\$2,580,020
<b>Total</b>	<b>\$10,119,358</b>			<b>\$5,004,761</b>

**Past 30-Day Activities (April-2011)**

**Loan 108: DMH, Atascadero.** C: 2/11 - 8/11; 15% complete. Lighting submittals have been approved and materials have been delivered to the site. Construction schedule being finalized.

**Loan 110: DMH Patton SH.** C: 1/11 - 5/11; 85% complete. Lighting submittals have been approved and materials have been delivered to the site. Construction underway; estimated completion mid-May.

**Loan 114: CHP (18 sites).** C: 12/10 - 8/11; 40% complete. Lighting submittals have been approved and materials delivered to sites. HVAC submittals approved and equipment being ordered. Seven interior and exterior lighting retrofits completed. Three HVAC installations completed.

**Loan 116: DMV (18 sites).** C: 12/10- 7/11; 50% complete. Lighting submittals have been approved and materials delivered to sites. HVAC submittals approved and equipment being ordered. Nine interior and exterior lighting retrofits completed. HVAC installations underway.

**Loan 118: DWR (4 sites).** C: 12/10 - 8/11; 30% complete. Lighting submittals have been approved and materials delivered to sites. HVAC submittals approved and equipment being ordered. All four interior lighting retrofits completed. Exterior lighting retrofits underway.

**Loan 120: DDS (3 campuses).** C:1/11 - 12/11; 15% complete. Lighting submittals for non-autistic clients' areas have been approved. Lighting scheme/ mock-up to determine optimum solution for autistic clients still being worked on by DGS and DDS. HVAC submittals approved for Sonoma and VFD installation underway; Porterville's design review meeting was held in March 2011; pre-construction meeting scheduled for April 2011.

**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 (March-2011)**

**Loan 102: CCI Tehachapi, Salinas Valley, and Corcoran State Prisons.** C: 9/10 - 8/11; this project is being managed by CDCR. Salinas Valley State Prison - 20% complete. Tehachapi Correctional Institute - 5% complete. Corcoran State Prison - EMS Project: 45% complete. Corcoran lighting construction is 95% complete. CTF - Engineering review.

**Loan 124: Substance Abuse Treatment Facility (SATF), Corcoran State Prison, and CA Rehabilitation Center Norco.** C: 12/10 - 12/11; this project is being managed by CDCR. Corcoran Substance Abuse Treatment Facility - 15% complete. CRC Norco - 5% complete.

<b>Program/Loan Agreement</b>	<b>Loan Amt</b>	<b>Vendors</b>	<b>Jobs*</b>	<b>Disbursed</b>
<b>Office of Chief Information Officer Energy Retrofits</b>				
Loan 112-OCIO	\$2,299,562	ABM	24.8	\$25,463

**Past 30-Day Activities (March-2011)**

C: 12/10 - 12/11; 10% complete. Arrival and installation of the computer room air conditioning (CRAC) units began the last week of March (four per month). The design phase for modifications to the cooling towers and the heat exchangers is 90% complete and the OCIO is soliciting supplier quotations. Lighting subcontractor has been selected and a work order will be issued to the prime contractor to proceed. This installation should start within 45 days. This project is being managed by the OCIO.

<b>Administration</b>	<b>\$319,812</b>	<b>DGS</b>	<b>3.5</b>	<b>\$175,953</b>
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**Past 30-Day Activities (March 2011)**

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>\$9,001,398</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 April 19, 2011**

Project/Building	DGS Project #	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)					
							kWh	Therms	Dollars						
<b>SMALL BUILDINGS PROGRAM</b>															
<b>Department of Motor Vehicles - Loan 116</b>															
Arlota Field Office	131601	Lighting Upgrade	\$1,324,365	Johnson Controls, Inc.	\$54,372	\$42,579	45,438		\$5,355	10.2					
		Web-Based Monitoring			\$10,000										
Chula Vista	131602	Lighting Upgrade			\$63,437						\$50,135	45,996	\$8,000	7.9	
		Web-Based Monitoring			\$10,000										
El Cajon	131603	Lighting Upgrade			\$12,214						\$18,170	34,065	\$6,295	1.9	
		Web-Based Monitoring			\$10,000										
Hanford	131604	Lighting Upgrade			\$21,433						\$25,980	18,707	\$2,285	9.4	
		Web-Based Monitoring			\$10,000										
Hollister	131605	Lighting Upgrade			\$5,582						\$12,958	11,490	\$2,053	2.7	
		Web-Based Monitoring			\$10,000										
Merced	131606	Lighting Upgrade			\$46,172						\$39,271	39,651	\$6,060	7.6	
		Web-Based Monitoring			\$10,000										
Modesto	131607	Lighting Upgrade			\$16,127						\$21,530	30,068	\$3,307	4.9	
		Web-Based Monitoring			\$10,000										
Mountain View	131608	Lighting Upgrade			\$20,989						\$23,500	32,983	\$5,218	4.0	
		Web-Based Monitoring			\$10,000										
Oakland Claremont	131609	Lighting Upgrade			\$59,993						\$48,637	57,199	\$8,993	6.7	
		Web-Based Monitoring			\$10,000										
Oakland Coliseum	131610	Lighting Upgrade			\$52,468						\$55,345	37,350	\$5,479	9.6	
		Web-Based Monitoring			\$10,000										
Redwood City	131611	Lighting Upgrade			\$58,704						\$47,042	41,468	\$6,494	9.0	
		Web-Based Monitoring			\$10,000										
Sacramento	131612	Lighting Upgrade			\$24,416						\$70,452	24,621	\$2,868	8.5	
		HVAC Upgrade			\$209,386							56,516	776	\$7,017	29.8
		Web-Based Monitoring			\$10,000										
San Diego	131613	Lighting Upgrade			\$43,507						\$37,809	41,654	\$7,543	5.8	
		Web-Based Monitoring			\$10,000										
San Mateo	131614	Lighting Upgrade			\$17,519						\$22,256	53,406	\$9,196	1.9	
		Web-Based Monitoring	\$10,000												
Turlock	131615	Lighting Upgrade	\$26,668	\$78,818	36,099	\$3,913	6.8								
		HVAC Upgrade	\$76,410		14,602	253	\$1,700	44.9							
		Web-Based Monitoring	\$10,000												
Visalia	131616	Lighting Upgrade	\$23,380	\$26,689	40,494	\$4,564	5.1								
		Web-Based Monitoring	\$10,000												
Watsonville	131617	Lighting Upgrade	\$8,747	\$14,749	13,414	\$2,365	3.7								
		Web-Based Monitoring	\$10,000												
Yuba City	131618	Lighting Upgrade	\$10,960	\$37,180	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>\$673,096</b>	<b>721,028</b>	<b>1,742</b>	<b>\$107,138</b>	<b>12.4</b>					
<b>CA Highway Patrol - Loan 114</b>															
Altadena Area	131621	Lighting Upgrade			\$16,744	\$58,071	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	131622	Lighting Upgrade			\$65,945						\$45,891	92,763	\$10,511	6.3	
		Web-Based Monitoring			\$10,000										
Coalinga Area	131623	Lighting Upgrade			\$20,158						\$101,326	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	131624	Lighting Upgrade			\$42,316						\$33,771	43,144	\$8,141	5.2	
		Web-Based Monitoring			\$10,000										
Fort Tejon Area	131625	Lighting Upgrade			\$30,837						\$33,761	33,523	\$4,274	7.2	
		Web-Based Monitoring			\$10,000										
Fresno Area	131626	Lighting Upgrade			\$45,960						\$38,155	97,278	\$13,142	3.5	
		Web-Based Monitoring			\$10,000										
Hanford Area	131627	Lighting Upgrade			\$29,836						\$39,041	45,638	\$7,243	4.1	
		HVAC Upgrade			\$54,894							6,992	\$1,110	49.5	
		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 April 19, 2011**

Project/Building	DGS Project #	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	131593	Lighting Upgrade	\$931,965	Johnson Controls, Inc.	\$46,563	\$74,751	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	131594	Lighting Upgrade	\$931,965	Johnson Controls, Inc.	\$1,126	\$43,162	17,628		\$2,914	0.3
		HVAC Upgrade			\$99,927		13,659		\$2,258	44.3
		Web-Based Monitoring			\$10,000					
Vista Del Lago	131595	Lighting Upgrade	\$931,965	Johnson Controls, Inc.	\$130,899	\$99,729	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>\$372,906</b>	<b>503,021</b>	<b>10,571</b>	<b>\$84,623</b>	<b>11.0</b>
<b>Total Small Buildings Program</b>			<b>\$10,171,046</b>		<b>\$9,051,065</b>	<b>\$5,004,762</b>	<b>9,027,543</b>	<b>130,245</b>	<b>\$1,362,458</b>	<b>7.5</b>
<b>LARGE BUILDINGS PROGRAM</b>										
<b>Department of General Services - Loan 101</b>										
Secretary of State	130440	Replace chiller	\$706,240		\$296,166	\$457,599	377,735		\$33,230	8.9
		Lighting controls			\$273,516		297,528		\$26,778	9.6
		Replace air filters			\$29,593		230,035		\$19,100	1.5
		Clean coils			\$29,324		110,697		\$9,439	3.1
Bateson	130442	Lighting controls	\$247,004	Cogent Energy, Inc.	\$205,431	\$166,614	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	130443	Lighting controls and variable fan drives	\$281,270	Cogent Energy, Inc.	\$224,918	\$235,620	206,180		\$18,556	11.5
		Replace air filters			\$91,870		93,155		\$9,013	10.2
		Clean coils			\$21,146		75,252		\$6,026	3.5
BOE	131674	Lighting upgrade	\$2,293,008		\$970,461	\$1,327,269	1,264,428		\$126,442	7.7
		Optimum energy - LOOP			\$802,023		787,765		\$80,818	9.3
		Optimum energy - TRAV			\$342,706		367,916	8,217	\$61,493	4.8
		Install fan drives			\$35,350		40,585		\$4,464	7.4
Bonderson	131071	Lighting retrofit	\$587,090	Smartwatt	\$549,067	\$552,805	476,073		\$47,607	11.3
Mission Valley	131072	Exterior lighting retrofit	\$169,933	Smartwatt	\$51,480	\$32,973	46,594		\$6,243	7.5
CalTrans District 11	131073	Exterior lighting retrofit	\$169,933	Smartwatt	\$109,275	\$86,625	78,582		\$11,268	8.8
Fresno State Office Building	131062	Optimum start routine for chiller and boiler	\$415,335	Enovity, Inc.	\$9,360	\$99,825	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	2,385	\$21,904	8.5
Chiller retrofit	\$181,350	64,600		\$10,888	15.2					
CA Energy Commission	130441	De-lamp perimeter lights	\$179,000	Enovity, Inc.	\$1,100	\$170,000	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	0	\$7,310	21.2					
CalTrans District 11	131695	Chiller replacement	\$1,049,011	Johnson Controls, Inc.	\$974,106	\$134,704	405,830	29,507	\$80,268	12.1
<b>Total Loan 101</b>			<b>\$5,927,891</b>		<b>\$5,618,214</b>	<b>\$3,264,035</b>	<b>5,832,250</b>	<b>40,587</b>	<b>\$649,420</b>	<b>9.1</b>
<b>Office of Fleet and Asset Management - Loan 104</b>										
Parking Lot 8	131066					\$20,982				
Parking Lot 14	131067					\$93,043				
Parking Lot 38	131068	Lighting retrofits	\$554,898	Smartwatt	\$499,093	\$48,625	761,436		\$116,350	4.8
Parking Lot 50	131069					\$113,125				
Parking Lot 55	131070					\$168,056				
<b>Total DGS/OFAM</b>			<b>\$554,898</b>		<b>\$499,093</b>	<b>\$443,830</b>	<b>761,436</b>		<b>\$116,350</b>	<b>4.8</b>
<b>California Highway Patrol - Loan 106</b>										
CHP Headquarters	131074	Lighting retrofit	\$157,080	Smartwatt	\$146,200	\$87,356	186,751		\$18,675	8.4
<b>Total CHP</b>			<b>\$157,080</b>		<b>\$146,200</b>	<b>\$87,356</b>	<b>186,751</b>		<b>\$18,675</b>	<b>8.4</b>
<b>TOTAL LARGE BUILDINGS PROGRAM</b>			<b>\$6,639,869</b>		<b>\$6,263,507</b>	<b>\$3,795,220</b>	<b>5,426,420</b>	<b>40,587</b>	<b>\$569,152</b>	<b>11.7</b>

\*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 April 19, 2011**

Project/Building	DGS Project #	Energy Measure	ARRA-Funded Loan Amount*	Contractor	Construction Contract Cost	Amount Disbursed to Date	Annual Savings			Simple Payback (years)	
							kWh	Therms	Dollars		
<b>CA DEPARTMENT OF CORRECTIONS AND REHABILITATION PROJECTS</b>											
<b>CDCR Loan 102</b>											
Tehachapi	131846	Install boilers	\$786,400	Aircon Energy, Inc.	\$786,400		430,116	345,322	\$317,746	2.5	
Soledad Valley State Prison	113847	Lighting upgrades		Aircon Energy, Inc.	\$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	131848	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	131849	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	6.3
<b>Total Loan 102</b>			<b>\$4,108,998</b>		<b>\$4,108,998</b>		<b>5,654,983</b>	<b>386,756</b>	<b>\$834,780</b>	<b>4.9</b>	
<b>CDCR Loan 124</b>											
Corcoran Treatment Center	131850	HVAC Controls Outside Lighting Controls	\$745,094	Trane Company	\$745,094		5,413,745	49,944	\$532,107	1.4	
Norco Rehabilitation	131851	Boiler Replacement	\$767,307	Trane Company	\$767,307		45,505	220,980	\$161,606	4.7	
<b>Total Loan 124</b>			<b>\$1,512,401</b>		<b>\$1,512,401</b>		<b>5,459,250</b>	<b>270,924</b>	<b>\$693,713</b>	<b>2.2</b>	
<b>TOTAL CDCR</b>			<b>\$5,621,399</b>		<b>\$5,621,399</b>		<b>11,114,233</b>	<b>657,680</b>	<b>\$1,528,493</b>	<b>3.7</b>	
<b>OFFICE OF THE CHIEF INFORMATION OFFICER</b>											
<b>OCIO - Loan 112</b>											
Gold Camp Data Center	130492	CRAC Units Upgrade	\$2,299,562	ABM, Inc.	\$1,246,080	\$25,463	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	12.6
<b>TOTAL OCIO</b>			<b>\$2,299,562</b>		<b>\$2,111,080</b>	<b>\$25,463</b>	<b>4,134,410</b>		<b>\$359,054</b>	<b>6.4</b>	
<b>ADMINISTRATION</b>			<b>\$268,124</b>			<b>\$175,953</b>					
<b>LOAN FUND PROGRAM TOTALS</b>			<b>\$25,000,000</b>		<b>\$23,047,051</b>	<b>\$9,001,398</b>	<b>29,702,606</b>	<b>828,512</b>	<b>\$3,819,157</b>	<b>6.5</b>	

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