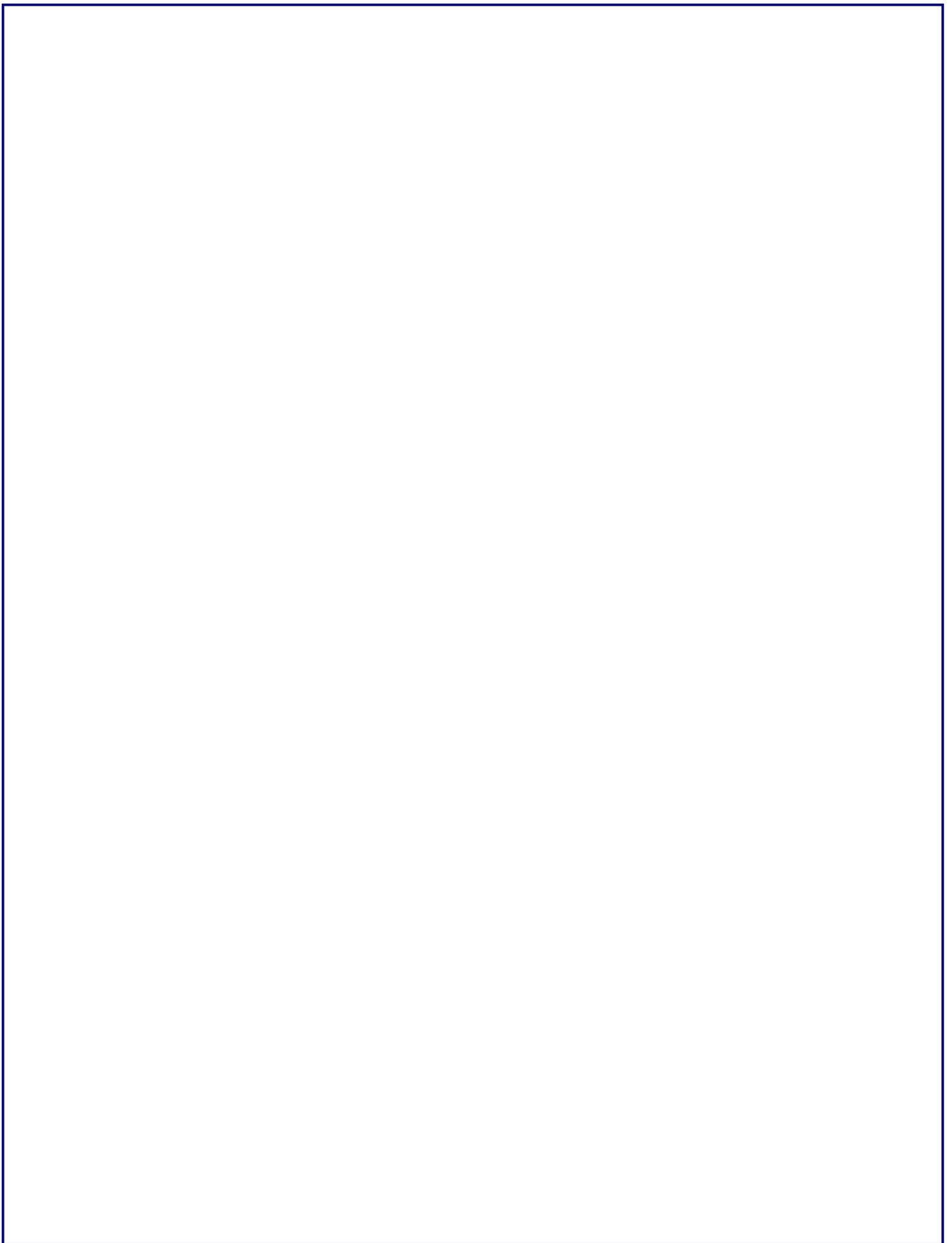




Energy Efficient State Property Revolving Fund Loan Program

American Reinvestment and Recovery Act





Executive Summary April 2012

The Department of General Services (DGS) and its contractors have completed almost all of the energy efficiency retrofits in sixty-two state-owned facilities and five parking lots.

✚ Small Building Program

- Only one originally planned project remains unfinished. The Department of Developmental Services' facility in Sonoma has experienced a series of setbacks and delays. Currently, the contractor is waiting for the completion of an asbestos abatement project. The expected completion date for the lighting retrofit is now the end of June 2012.
- The Department of Motor Vehicles and the California Highway Patrol have each opted to use the contingency portion of their loans, approximately five percent of the total loan amount, to fund lighting upgrades at one additional field office apiece.
- DGS is using the results from the measurement and verification (M&V) studies to enforce the terms of the performance guarantees in the project contracts and does not expect to release retentions until June 2012.

✚ Large Building Program

- Two chiller projects are undergoing commissioning and will be completed in June.
- Loan 101 closeout will take place when savings at all projects has been verified.

✚ CDCR & OCIO Managed Projects

- CDCR: All projects are completed and final invoices have been paid.
- OCIO: All work is complete and final invoices have been paid.

✚ Program Management

- On September 9, 2011, the Legislature amended AB 1392 authorizing the CEC to transfer up to \$50 million to the Energy Efficient State Property Revolving Fund for FYs 2011-12 and 2012-13. This is in addition to the \$25 million transferred in FY2009-10. The CEC has secured a positive opinion from the Department of Energy that transfers of ARRA funds to sub-grantees (such as DGS) are considered "spent" for purposes of complying with the April 30, 2012 deadline for expenditure. The transfer of funds may take place over several months, from April through July.
- The Energy Efficient State Property Revolving Fund has collected the first annual repayment from all but two loan recipients. The Department of Developmental Services makes a payment in June and the Department of Mental Health repayment arrives in October. Payments from the remaining ten recipients total \$3,169,156.38. This amount is comprised of \$2,692,519.85 for repayment of principal and interest charges in the amount of \$476,636.53.
- 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 \$22,703,799. This is 93 percent of funds allocated to this program.



Energy Efficient State Property Revolving Loan Program

4/26/2012

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
DGS Large Buildings Program				
Loan 101-DGS	\$5,927,891	Various	64.0	\$5,041,921
Loan 104-OFAM	\$554,898	SmartWatt	6.0	\$470,063
Loan 106-CHP	\$157,080	SmartWatt	1.7	\$125,746
Total	\$6,639,869			\$5,637,730

Past 30-Day Activities (April - 2012)
Loan 101: C: 02/10 - 06/12. This loan package is comprised of energy efficient projects in 9 buildings.
BOE: 99% complete. Punch list closure has been delayed due to addressing building control malfunction unrelated to the ARRA scope. Punch list is anticipated to be closed before Memorial Day.
Bateson: 100% complete. Awaiting loan closeout.
CEC: 100% complete. Awaiting loan closeout.
Bonderson Building: 100% complete. Awaiting loan closeout.
Secretary of State: 100% complete. Awaiting loan closeout.
San Diego (Cal Trans District 11 and Mission Valley): 100% complete. Awaiting loan closeout.
Cal Trans District 11: 99% complete. Final programming and commissioning underway.
Fresno: 100% complete. Awaiting loan closeout.
Jesse Unruh: 100% complete. Awaiting loan closeout.
Loan 104: OFAM Parking Lots: 100% complete. Awaiting loan closeout.
Loan 106: CHP HQ: 100% complete. Awaiting loan closeout.

Small Buildings Program

Loan 108-DMH/Atascadero	\$673,297	JCI	7.3	\$610,753
Loan 110-DMH/Patton	\$399,790	JCI	4.3	\$365,011
Loan 114-CHP	\$1,848,511	JCI	20.0	\$1,560,040
Loan 116-DMV	\$1,324,365	JCI	14.3	\$1,127,775
Loan 118-DWR	\$931,965	JCI	10.1	\$849,529
Loan 120-DDS	\$4,993,118	JCI	53.9	\$4,559,004
Total	\$10,171,046			\$9,072,112

Past 30-Day Activities (April - 2012)
Loan 108: DMH, Atascadero SH. C:2/11 - 4/12; 100% complete. M&V study at Atascadero underway, due for completion by mid-May. Report to follow.
Loan 110: DMH Patton SH. C: 1/11 - 5/12; 100% complete. M&V study at Patton is complete, showing savings exceeded estimates. Final report due by the end of May.
Loan 114: CHP (19 sites). C: 12/10 - 5/12; 100% complete. M&V is ongoing as savings are falling short of estimates. Contractor is analyzing the M&V study to determine the effect of discrepancies in the hours of operation information.
Loan 116: DMV (19 sites). C: 12/10- 5/12; 100% complete. M&V revealed that savings fell short of estimates. The contractor is determining how to satisfy the performance guarantee with either a payment or additional work.
Loan 118: DWR (4 sites). C: 12/10 - 02/12; 100% complete. Final M&V numbers for the four sites will be available in early June.
Loan 120: DDS (3 campuses). C:1/11 - 03/12; 90% complete. Work at Fairview and Porterville 100% complete. Sonoma lighting installation halted due to schedule overlap with an asbestos removal project; expected completion of original scope end of June 2012.

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
CDCR Energy Retrofits				
Loan 102 CDCR	\$4,108,998	CDCR ESCO	44.4	\$4,084,982
Loan 124 CDCR	\$1,512,401	CDCR ESCO	16.3	\$1,334,609

Past 30-Day Activities (April - 2012)
Loan 102: CCI Tehachapi, Salinas Valley and Corcoran State Prisons: C: 9/10 - 12/11; this project is being managed by CDCR. All work is 100% complete and final invoice has been paid.
Loan 124: Corcoran State Prison Substance Abuse Treatment Facility (SATF), and CA Rehabilitation Center Norco. C: 12/10 - 12/11; this project is being managed by CDCR. All work is 100% complete and final invoice has been paid.

CA Technology Agency (Office of Chief Information Officer) Energy Retrofits				
Loan 112-OCIO	\$2,299,562	ABM	24.8	\$2,271,547

Past 30-Day Activities (April - 2012)
Gold Camp C: 12/10 - 02/12; 100% complete. This project managed by the OCIO. Final invoice has been paid.

Administration	\$400,146	DGS	4.3	\$302,819
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Past 30-Day Activities (April - 2012)
Program Administration includes costs associated with program oversight, legal counsel, accounting support, and federal reporting. In June 2011, the original allocation of \$268,124 was augmented by \$132,022, interest earned from the Surplus Money Investment Fund (SMIF).

Total Program	\$25,132,022		271.4 *	\$22,703,799
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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 26, 2012**

Project/Building	DGS Project #	Energy Measure	ARRA-Funded Loan Amount*	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
					kWh	Therms	Dollars	
SMALL BUILDINGS PROGRAM								
Department of Motor Vehicles - Loan 116								
Arleta Field Office	131601	Lighting Upgrade Web-Based Monitoring	\$69,415	\$64,378	45,438		\$5,355	13.0
Chula Vista	131602	Lighting Upgrade Web-Based Monitoring	\$77,818	\$72,074	45,996		\$8,000	9.7
El Cajon	131603	Lighting Upgrade Web-Based Monitoring	\$27,585	\$25,837	34,065		\$6,295	4.4
Hanford	131604	Lighting Upgrade Web-Based Monitoring	\$36,480	\$34,013	18,707		\$2,285	16.0
Hollister	131605	Lighting Upgrade Web-Based Monitoring	\$20,796	\$19,565	11,490		\$2,053	10.1
Merced	131606	Lighting Upgrade Web-Based Monitoring	\$61,284	\$56,887	39,651		\$6,060	10.1
Modesto	131607	Lighting Upgrade Web-Based Monitoring	\$36,936	\$28,349	30,068		\$3,307	11.2
Mountain View	131608	Lighting Upgrade Web-Based Monitoring	\$35,651	\$33,218	32,983		\$5,218	6.8
Oakland Claremont	131609	Lighting Upgrade Web-Based Monitoring	\$74,442	\$68,967	57,199		\$8,993	8.3
Oakland Coliseum	131610	Lighting Upgrade Web-Based Monitoring	\$67,133	\$62,245	37,350		\$5,479	12.3
Redwood City	131611	Lighting Upgrade Web-Based Monitoring	\$73,369	\$67,994	41,468		\$6,494	11.3
Sacramento	131612	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$256,831	\$237,647	81,136	776	\$9,885	12.3
San Diego	131613	Lighting Upgrade Web-Based Monitoring	\$58,172	\$53,983	41,654		\$7,543	7.7
San Mateo	131614	Lighting Upgrade Web-Based Monitoring	\$32,017	\$29,855	53,406		\$9,196	3.5
Turlock	131615	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$137,952	\$112,867	50,701	253	\$5,613	24.6
Visalia	131616	Lighting Upgrade Web-Based Monitoring	\$38,332	\$35,713	40,494		\$4,564	8.4
Watsonville	131617	Lighting Upgrade Web-Based Monitoring	\$22,972	\$21,494	13,414		\$2,365	24.6
Yuba City	131618	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$113,354	\$102,690	45,807	713	\$8,433	13.4
Salinas	134212	Lighting Upgrade Web-Based Monitoring	\$83,826					
Total DMV - Loan 116			\$1,324,365	\$1,127,775	721,027	1,742	\$107,138	12.4
CA Highway Patrol - Loan 114								
Altadena Area	131621	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$147,580	\$134,713	66,275		\$7,695	19.2
Central Los Angeles Area	131622	Lighting Upgrade Web-Based Monitoring	\$91,005	\$75,578	92,763		\$10,511	8.7
Coalinga Area	131623	Lighting Upgrade HVAC Upgrade Rezone HVAC Web-Based Monitoring	\$134,811	\$122,202	45,403		\$7,909	17.0
El Cajon Area	131624	Lighting Upgrade Web-Based Monitoring	\$58,370	\$54,289	43,144		\$8,141	7.2
Fort Tejon Area	131625	Lighting Upgrade Web-Based Monitoring	\$54,650	\$46,011	33,523		\$4,274	12.8

*The ARRA-funded loan amount reflects all project costs, including a construction contingency of 5 percent.

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					kWh	Therms	Dollars	
Fresno Area	131626	Lighting Upgrade Web-Based Monitoring	\$63,819	\$57,804	97,278		\$13,142	4.9
Hanford Area	131627	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$106,161	\$97,268	52,630		\$8,353	12.7
Hayward Area	131628	Lighting Upgrade Web-Based Monitoring	\$49,685	\$44,516	75,448		\$13,142	3.8
Hollister-Gilroy Area	131629	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$153,782	\$129,562	47,958	422	\$9,105	16.9
Madera Area	131630	Lighting Upgrade Web-Based Monitoring	\$37,928	\$35,415	38,988		\$6,791	5.6
Merced Area	131631	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$264,375	\$242,480	226,548	405	\$39,909	6.6
Modesto Area	131632	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$162,223	\$146,699	147,187	1,250	\$19,354	8.4
Oakland Area	131633	Lighting Upgrade Web-Based Monitoring	\$64,220	\$54,301	119,777		\$20,864	3.1
Redwood City Area	131634	Lighting Upgrade Web-Based Monitoring	\$37,878	\$35,279	44,109		\$7,683	4.9
San Jose Area	131635	Lighting Upgrade Web-Based Monitoring	\$39,574	\$36,717	82,777		\$14,419	2.7
South Los Angeles Area	131636	Lighting Upgrade Web-Based Monitoring	\$55,174	\$48,555	137,410		\$16,064	3.4
West Los Angeles Area	131637	Lighting Upgrade Rezone HVAC Web-Based Monitoring	\$54,087	\$53,215	82,806		\$9,466	5.7
Yuba-Sutter Area	131638	Lighting Upgrade HVAC Upgrade Rezone HVAC Web-Based Monitoring	\$156,254	\$145,434	59,152	181	\$10,516	14.9
San Luis Obispo		Lighting Upgrade Web-Based Monitoring	\$116,935					
Total CHP - Loan 114			\$1,848,511	\$1,560,040	1,493,176	2,258	\$227,339	8.1
Department of Developmental Services - Loan 120								
Fairview	131596	Lighting Upgrade Web-Based Monitoring	\$1,490,091	\$1,373,695	2,101,987		\$257,624	5.8
Sonoma	131597	Lighting Upgrade HVAC Upgrade - Nelson HVAC Upgrade - EJOR Web-Based Monitoring	\$2,677,308	\$2,421,021	2,160,715	36,114	\$429,240	6.2
Porterville	131598	HVAC - VAV Conversion Web-Based Monitoring	\$825,719	\$764,289	1,069,858	79,560	\$139,020	5.9
Total DDS - Loan 120			\$4,993,118	\$4,559,004	5,332,560	115,674	\$825,884	6.0
Department of Mental Health								
DMH - Loan 108								
Atascadero	131599	Lighting Upgrade Web-Based Monitoring	\$673,297	\$610,753	572,066		68,648	9.8
DMH - Loan 110								
Patton	131600	Lighting Upgrade Web-Based Monitoring	\$399,790	\$365,011	405,692		48,827	8.2
Total DMH			\$1,073,087	\$975,764	977,758		\$117,475	9.1

*The ARRA-funded loan amount reflects all project costs, including a construction contingency of 5 percent.

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
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Project/Building	DGS Project #	Energy Measure	ARRA-Funded Loan Amount*	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
					kWh	Therms	Dollars	
Department of Water Resources - Loan 118								
Bryte Chemical Lab	131592	Lighting Upgrade HVAC Upgrade Web-Based Monitoring	\$931,965	\$428,531	247,165	9,171	\$46,300	20.1
Oroville Visitors Center	131593	Lighting Upgrade HVAC Upgrade Web-Based Monitoring		\$110,662	51,508	1,400	\$9,465	0.0
Romero Overlook	131594	Lighting Upgrade HVAC Upgrade Web-Based Monitoring		\$110,254	31,287		\$5,172	0.0
Vista Del Lago	131595	Lighting Upgrade HVAC Upgrade Web-Based Monitoring		\$200,082	173,061		\$23,686	0.0
Total DWR			\$931,965	\$849,529	730,065	1,400	\$123,295	7.6
Total Small Buildings Program			\$10,171,046	\$9,072,113	9,254,586	121,074	\$1,401,131	7.3
LARGE BUILDINGS PROGRAM								
Department of General Services - Loan 101								
Secretary of State	130440	Replace chiller Lighting controls Replace air filters Clean coils	\$635,706	\$458,179	1,015,995		\$88,547	7.2
Bateson	130442	Lighting controls Replace air filters Clean coils	\$247,004	\$211,869	559,269		\$49,819	5.0
Jesse Unruh	130443	Lighting controls and variable fan drives Replace air filters Clean coils	\$351,804	\$304,721	374,587		\$33,595	10.5
BOE	131674	Lighting upgrade VFD retrofit VAV optimization DW pumps installation Water valve replacement Boiler retrofit	\$2,293,008	\$1,901,795	2,444,207	28,523	\$281,277	8.2
Bonderson	131071	Lighting retrofit	\$587,090	\$582,480	476,073		\$47,607	12.3
Mission Valley	131072	Exterior lighting retrofit	\$169,933	\$127,053	125,176		\$17,511	9.7
CalTrans District 11	131073	Exterior lighting retrofit						
Fresno State Office Building	131062	Optimum start routine for chiller and boiler Reset condenser water temperature Optimum stop routine Chilled Water Reset Variable air volume (VAV) air handlers Chiller retrofit	\$415,335	\$387,127	243,426	2,863	\$43,823	9.5
CA Energy Commission	130441	De-lamp perimeter lights Reschedule air handler Reschedule hot water pump Reschedule fans Occupancy sensor on hearing room air handler Night cooling Occupancy sensor for lighting	\$179,000	\$171,916	171,200		\$15,033	11.9

*The ARRA-funded loan amount reflects all project costs, including a construction contingency of 5 percent.

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
Revised April 26, 2012**

Project/Building	DGS Project #	Energy Measure	ARRA-Funded Loan Amount*	Amount Disbursed to Date	Annual Savings			Simple Payback (years)
					kWh	Therms	Dollars	
CalTrans District 11	131695	Chiller replacement	\$1,049,011	\$898,116	405,830	29,507	\$80,268	13.1
Total Loan 101			\$5,927,891	\$5,043,257	5,815,763	32,370	\$657,480	9.0
Office of Fleet and Asset Management - Loan 104								
Parking Lot 8	131066			\$22,666				
Parking Lot 14	131067			\$98,513				
Parking Lot 38	131068	Lighting retrofits	\$554,898	\$51,757	477,430		\$116,350	4.8
Parking Lot 50	131069			\$119,652				
Parking Lot 55	131070			\$177,474				
Total DGS/OFAM			\$554,898	\$470,063	477,430		\$116,350	4.8
California Highway Patrol - Loan 106								
CHP Headquarters	131074	Lighting retrofit	\$157,080	\$125,746	211,422		\$18,675	8.4
Total CHP			\$157,080	\$125,746	211,422		\$18,675	8.4
TOTAL LARGE BUILDINGS PROGRAM			\$6,639,869	\$5,639,065	5,409,933	40,587	\$577,212	11.5
CA DEPARTMENT OF CORRECTIONS AND REHABILITATION PROJECTS								
CDCR Loan 102								
Tehachapi	131846	Install boilers	\$786,400	\$786,371	430,116	345,322	\$317,746	2.5
Soledad Valley State Prison	113847	Lighting upgrades						
		Replace water heaters		\$684,626	867,735	95799	\$158,461	
Salinas Correctional Training Facility	131848	Lighting retrofit	\$1,416,259					2.8
		Replace boilers		\$727,619	696,083	223,021	\$352,839	
		Upgrade air controls						
Corcoran State Prison	131849	Expand energy mgmt system	\$1,906,339	\$768,182	2,637,607	66,906	\$292,879	4.0
		Programmable thermostats						
		Variable fan drives						
		Lighting upgrade		\$1,118,184	1,982,859	0	\$180,440	
Total Loan 102			\$4,108,998	\$4,084,982	6,184,284	385,726	\$984,619	4.2
Corcoran Treatment Center	131850	HVAC Controls	\$745,094	\$632,793	5,413,745	49,944	\$532,107	1.4
Norco Rehabilitation	131851	Outside Lighting Controls						
		Boiler Replacement	\$767,307	\$701,816	45,505	220,980	\$161,606	4.7
Total Loan 124			\$1,512,401	\$1,334,609	5,459,250	270,924	\$693,713	2.2
TOTAL CDCR			\$5,621,399	\$5,419,591	11,643,534	656,650	\$1,678,332	3.3
OFFICE OF THE CHIEF INFORMATION OFFICER								
OCIO - Loan 112								
Gold Camp Data Center	130492	CRAC Units Upgrade						
		Chiller Upgrade	\$2,299,562	\$2,271,547	4,134,410		\$359,054	6.4
		Cooling Towers						
		Lighting Upgrade						
TOTAL OCIO			\$2,299,562	\$2,271,547	4,134,410		\$359,054	6.4
ADMINISTRATION			\$268,125					
PROGRAM INCOME EARNED FROM THE SURPLUS MONEY INVESTMENT FUND (SMIF)			\$132,022	\$301,483				
LOAN FUND PROGRAM TOTALS			\$25,132,022	\$22,703,799	30,442,463	818,311	\$4,015,729	6.3

*The ARRA-funded loan amount reflects all project costs, including a construction contingency of 5 percent.