



Energy Efficient State Property Revolving Fund Loan Program

American Reinvestment and Recovery Act



DGS continues to make progress since our last report (10/17/10). The contractors are working with DGS and the CEC to comply with provisions of the Interagency Agreement that requires CEC to approve executed sub-awards and prevailing wage determinations (Davis Bacon Act). In addition, the CEC will evaluate projects for proper clearance under the National Historic Preservation Act (NHPA). Recipients must submit a waste management plan to the CEC for review prior to the commencement of any work. DGS is working with the CEC to minimize any schedule impact. Since 10/17/10:

- All kick-off meetings have been convened.
- 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.
- DGS is developing a web site for the Energy Efficient State Property Revolving Fund Loan Program that will explain how State departments can apply for funding and provide project status information.
- Total funds disbursed to date are \$5,216,636.



Energy Efficient State Property Revolving Loan Program

11/12/2010

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
DGS Large Buildings Program				
Loan 101 DGS amendment	\$5,927,891	Various	64.0	\$921,826
Loan 104-OFAM	\$554,898	SmartWatt	6.0	\$80,337
Loan 106-CHP	\$157,080	SmartWatt	1.7	\$25,844
Total	\$6,639,869			\$1,028,007

Past 30-Day Activities (Nov-2010)

Loan 101: BOE Building -- The amendment to Cogent's existing RCx contract is executed and the design is underway (25% complete) to upgrade the lighting controls, building controls optimization, and install variable frequency drives. Secretary of State Building -- Construction is underway; the coil cleaning activities are complete, the compressor installation is 50% complete and the design for the lighting upgrade is 95% complete. Jesse Unruh and Bateson Buildings - The construction work is underway with the filter replacement and coil cleaning 95% complete. The design for the lighting upgrade is 95% complete. CEC Building -- Construction is underway; the controls upgrade for the Air Handling Units, hot water recirculation pumps, exhaust fans, and night cooling have been completed.

Loan 104: OFAM Parking Lots -- All lighting materials have been purchased and delivered on site. 2 of 6 lots (Lot 8 & 38) have been completed. Installation at the remaining lots is scheduled to begin 11/22/10. All installations should be completed by 12/31/10. Bonderson Building -- All materials are on site. A single wing (4B) has been completed. All installations should be completed by 12/17/10. Caltrans District 11 (San Diego) -- A portion of the fixtures are being retrofitted off site. Installation is scheduled to begin by 12/1/10 and be completed in 30 days (12/31/10).

Loan 106: CHP HQ -- Ballasts and lamps are on site. Lighting retrofit kits will be delivered on site by 11/19/10. Lighting retrofit is being coordinated with a separate asbestos abatement contract. Work should be completed by the 2/25/11.

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	\$580,557
Loan 116-DMV	\$1,324,365	JCI	14.3	\$488,235
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			\$4,025,883

Past 30-Day Activities (Nov-2010)

All lighting related materials have been purchased and are being distributed to each site. Material submittals for HVAC system upgrades are being prepared by the Contractor. JCI is working with DGS and the CEC to comply with provisions of the Interagency Agreement that requires CEC to approve executed sub-awards and prevailing wage determinations (Davis Bacon Act). In addition, the CEC will evaluate projects for proper clearance under the National Historic Preservation Act (NHPA) and recipients must submit a waste management plan to the CEC for review prior to the commencement of any work. DGS is working with the CEC to minimize any schedule impact.

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
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Small Buildings Program (cont'd)

Past 30-Day Activities (Nov-2010)

Loan 108/110: DMH (2 campuses) -- All construction kick-off meetings have been conducted; JCI is developing a master schedule to be coordinated with the institutions.

Loan 114: CHP (18 sites) -- All construction kick-off meetings have been conducted. First lighting replacements are projected to be in early December.

Loan 116: DMV (18 sites) -- All construction kick-off meetings have been conducted. First lighting replacements are projected to be in early December.

Loan 118: DWR (4 sites) -- All construction kick-off meetings have been conducted. Design is being developed for HVAC scope at the Bryte facility.

Loan 120: DDS (3 campuses) -- All construction kick-off meetings have been conducted. JCI is developing a master schedule to be coordinated with the institutions. Design is being developed for HVAC scope at Porterville and Sonoma.

CDCR Energy Retrofits

Loan 102 CDCR	\$4,108,998	CDCR ESCO	44.4
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Loan 124 CDCR	\$1,512,401	CDCR ESCO	16.3
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Past 30-Day Activities (Nov-2010)

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. A project kick-off meeting was held the week of 10/18/10 and invoicing procedures were established. These projects are being managed by CDCR.

CCI, Tehachapi -- Kick-off meeting has been conducted. Project is now in the submittal process. **Corcoran State Prison** -- Lighting projects and Energy Management System will begin construction 11/15/10. **Salinas Valley State Prison:** The kick-off meeting has been held. The project is in the submittal process. **Substance Abuse Treatment Facility, Corcoran and California Rehab Center, Norco** -- The kick-off meeting was convened the week of 11/01/10. The project is in the submittal process.

Office of Chief Information Officer Energy Retrofits

Loan 112-OCIO	\$2,299,562	ABM	24.8
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Past 30-Day Activities (Nov-2010)

OCIO executed its contract on 9/30/10. A construction start meeting with the Contractor and SMUD was convened on 10/13/10. Materials submittals are being prepared by the Contractor. The OCIO project team is currently preparing the scopes of work based on the project measures. The OCIO project team is working with DGS Procurement to develop equipment specifications for purchase orders. By 11/19/10, ABM should have engaged a subcontractor and OCIO will be issuing purchase orders. The first invoices should be received by 12/01/10. This project is being managed by the OCIO.

Administration	\$319,812	DGS	3.5	\$162,746
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Past 30-Day Activities (Nov-2010)

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

Program/Loan Agreement	Loan Amt	Vendors	Jobs*	Disbursed
Total Program	\$25,000,000		270.0 *	\$5,216,636

* The number of jobs created is based upon a calculation provided by the

**ARRA Energy Efficient State Property Revolving Fund
Projects in Progress
Revised November 3, 2010**

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			
SMALL BUILDINGS PROGRAM												
Department of Motor Vehicles - Loan 116												
Arleta Field Office	131601	Lighting Upgrade Web-Based Monitoring	\$1,324,365	Johnson Controls, Inc.	\$54,372 \$10,000	\$35,829	45,438		\$5,355	10.1		
Chula Vista	131602	Lighting Upgrade Web-Based Monitoring			\$63,437 \$10,000						\$43,385	45,996
El Cajon	131603	Lighting Upgrade Web-Based Monitoring			\$12,214 \$10,000	\$11,420	34,065		\$6,295	1.9		
Hanford	131604	Lighting Upgrade Web-Based Monitoring			\$21,433 \$10,000						\$16,223	18,707
Hollister	131605	Lighting Upgrade Web-Based Monitoring			\$5,582 \$10,000	\$6,208	11,490		\$2,053	2.7		
Merced	131606	Lighting Upgrade Web-Based Monitoring			\$46,172 \$10,000						\$32,521	39,651
Modesto	131607	Lighting Upgrade Web-Based Monitoring			\$16,127 \$10,000	\$13,547	30,068		\$3,307	4.9		
Mountain View	131608	Lighting Upgrade Web-Based Monitoring			\$20,989 \$10,000						\$16,750	32,983
Oakland Claremont	131609	Lighting Upgrade Web-Based Monitoring			\$59,993 \$10,000	\$41,887	57,199		\$8,993	6.7		
Oakland Coliseum	131610	Lighting Upgrade Web-Based Monitoring			\$52,468 \$10,000						\$36,420	37,350
Redwood City	131611	Lighting Upgrade Web-Based Monitoring			\$58,704 \$10,000	\$40,292	41,468		\$6,494	9.0		
Sacramento	131612	Lighting Upgrade HVAC Upgrade Web-Based Monitoring			\$24,416 \$209,386 \$10,000						\$63,702	24,621 56,516
San Diego	131613	Lighting Upgrade Web-Based Monitoring			\$43,507 \$10,000	\$31,059	41,654		\$7,543	5.8		
San Mateo	131614	Lighting Upgrade Web-Based Monitoring			\$17,519 \$10,000						\$15,506	53,406
Turlock	131615	Lighting Upgrade HVAC Upgrade Web-Based Monitoring			\$26,668 \$76,410 \$10,000	\$36,167	36,099 14,602	253	\$3,913 \$1,700	6.8 48.3		
Visalia	131616	Lighting Upgrade Web-Based Monitoring			\$23,380 \$10,000						\$12,588	40,494
Watsonville	131617	Lighting Upgrade Web-Based Monitoring			\$8,747 \$10,000	\$7,999	13,414		\$2,365	3.7		
Yuba City	131618	Lighting Upgrade HVAC Upgrade Web-Based Monitoring			\$10,960 \$76,724 \$10,000						\$26,734	20,391 25,416
Total DMV					\$1,324,365	\$1,109,208	\$488,235	721,028	1,742	\$107,138		
CA Highway Patrol - Loan 114												
Altadena Area	131621	Lighting Upgrade HVAC Upgrade Web-Based Monitoring					\$16,744 \$108,729 \$10,000	\$37,592	55,552 10,723		\$6,450 \$1,245	2.6 87.3
Central Los Angeles Area	131622	Lighting Upgrade Web-Based Monitoring					\$65,945 \$10,000					
Coalinga Area	131623	Lighting Upgrade HVAC Upgrade Rezone HVAC Web-Based Monitoring					\$20,158 \$37,906 \$51,285 \$10,000	\$34,016	32,697 12,706		\$5,695 \$2,213	3.5 17.1
El Cajon Area	131624	Lighting Upgrade Web-Based Monitoring					\$42,316 \$10,000					
Fort Tejon Area	131625	Lighting Upgrade Web-Based Monitoring					\$30,837 \$10,000	\$20,447	33,523		\$4,274	6.5
Fresno Area	131626	Lighting Upgrade Web-Based Monitoring					\$45,960 \$10,000					
Hanford Area	131627	Lighting Upgrade HVAC Upgrade Web-Based Monitoring					\$29,836 \$54,894 \$10,000	\$32,291	45,638 6,992		\$7,243 \$1,110	4.1 49.5

*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 November 3, 2010**

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			
Hayward Area	131628	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	131629	Lighting Upgrade					\$18,417	\$36,027	33,523	422	\$6,041	3.1
		HVAC Upgrade					\$101,810					
Madera Area	131630	Web-Based Monitoring					\$10,000	\$15,901	38,988		\$6,791	3.3
		Lighting Upgrade					\$22,214					
Merced Area	131631	Web-Based Monitoring					\$10,000	\$69,415	158,131	405	\$27,545	1.0
		Lighting Upgrade					\$26,682					
Modesto Area	131632	HVAC Upgrade					\$216,146	\$49,452	68,417	1,250	\$12,364	18.1
		Web-Based Monitoring					\$10,000					
Oakland Area	131633	Lighting Upgrade					\$46,656	\$28,843	119,777		\$14,674	3.2
		Web-Based Monitoring					\$43,060					
Redwood City Area	131634	Lighting Upgrade					\$93,392	\$16,726	44,109		\$7,683	3.0
		Web-Based Monitoring					\$10,000					
San Jose Area	131635	Lighting Upgrade					\$23,323	\$20,134	82,777		\$14,419	1.8
		Web-Based Monitoring					\$10,000					
South Los Angeles Area	131636	Lighting Upgrade					\$26,620	\$30,516	137,410		\$16,064	2.6
		Web-Based Monitoring					\$10,000					
West Los Angeles Area	131637	Lighting Upgrade					\$42,434	\$27,003	82,806		\$9,466	2.0
		Rezone HVAC					\$19,421					
Yuba-Sutter Area	131638	Web-Based Monitoring			\$51,286	\$40,129	41,801	181	\$7,281	2.5		
		Lighting Upgrade			\$18,274							
		Rezone HVAC			\$68,786				\$3,235	22.8		
		Web-Based Monitoring			\$10,000							
Total CHP			\$1,848,511		\$1,589,534	\$580,557	1,493,176	2,258	\$227,338	8.1		
Department of Developmental Services - Loan 120												
Fairview	131596	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	131597	HVAC - VAV Conversion					\$711,991	\$150,199	1,069,858	79,560	\$139,020	8.8
		Web-Based Monitoring					\$10,000					
Sonoma	131598	Lighting Upgrade					\$1,214,036	\$991,426	865,790	27,778	\$161,865	7.5
		HVAC Upgrade - Nelson					\$618,634					
		HVAC Upgrade - EJOR					\$615,360					
		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	131599	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	131600	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	131592	Lighting Upgrade			\$71,742	\$122,509	76,415	9,171	\$11,497	6.4		
		HVAC Upgrade										\$310,961
		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 November 3, 2010**

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	\$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	131594	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	131595	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	\$4,025,883	12,478,275	128,503	\$1,619,853	6.2	
LARGE BUILDINGS PROGRAM											
Department of General Services - Loan 101											
Secretary of State	130440	Replace chiller	\$706,240		\$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	
Bateson	130442	Clean coils	\$247,004	Cogent Energy, Inc.	\$29,324	\$100,951	110,697		\$9,439	2.4	
		Lighting controls			\$205,431		355,867		\$32,027	5.6	
		Replace air filters			\$14,731		72,812		\$6,729	1.5	
Jesse Unruh	130443	Clean coils	\$281,270	Cogent Energy, Inc.	\$14,604	\$154,263	130,590		\$11,063	0.6	
		Lighting controls and variable fan drives			\$224,918		206,180		\$18,556	11.5	
		Replace air filters			\$21,336		93,155		\$9,013	1.8	
BOE	131674	Clean coils	\$2,293,008		\$21,146	\$55,461	75,252		\$6,026	2.8	
		Lighting upgrade			\$970,461		1264428		126442	7.1	
		Optimum energy - LOOP			\$802,023		787765		80818	9.3	
Bonderson	131071	Optimum energy - TRAV	\$587,090	Smartwatt	\$342,706	\$42,937	367916	8217	61493	4.8	
		Install fan drives			\$35,350		40585		4464	7.4	
		Lighting retrofit			\$549,067		476,073		\$47,607	11.3	
CalTrans District 11	131073	Exterior lighting retrofit	\$169,933	Smartwatt	\$109,275	\$58,731	78,582		\$11,268	8.8	
Mission Valley	131072	Exterior lighting retrofit			\$51,480	\$30,258	46,594		\$6,243	7.5	
Fresno State Office Building	131626	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	130441	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	
CalTrans District 11	131695	Occupancy sensor for lighting	\$1,049,011	Johnson Controls, Inc.	\$155,000	\$974,106	85,000		\$7,310	21.2	
		Chiller replacement			\$974,106		\$134,704	405,830	29507	\$80,268	12.1
		Total Loan 101			\$5,927,891			\$5,591,214	\$921,826	5,832,250	40587
Office of Fleet and Asset Management - Loan 104											
Parking Lot 8	131066										
Parking Lot 14	131067										
Parking Lot 38	131068	Lighting retrofits	\$554,898	Smartwatt	\$499,093	\$80,337	761,436		\$116,350	4.8	
Parking Lot 50	131069										
Parking Lot 55	131070										
California Highway Patrol Loan 106											
CHP Headquarters	131074	Lighting retrofit	\$157,080	Smartwatt	\$146,200	\$25,844	186,751		\$18,675	8.4	
TOTAL LARGE BUILDINGS PROGRAM			\$6,639,869		\$6,236,507	\$1,028,007	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 November 3, 2010**

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	
CA DEPARTMENT OF CORRECTIONS AND REHABILITATION PROJECTS										
CDCR Loan 102										
Tehachapi	131846	Install boilers	\$786,400	Aircon Energy, Inc.	786400		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								
		Replace air handler motors			\$35,997		31,317		\$2,819	12.8
		Upgrade air controls			\$66,965		35,243	1,030	\$4,036	16.6
Corcoran State Prison	131849	Expand energy mgmt system	\$1,906,339	Trane Company	\$106,789		8,900	38	\$833	128.2
		Programmable thermostats			\$510,072		2,190,874	61,468	\$247,930	2.1
		Variable fan drives			\$23,998		362,889		\$33,023	0.7
		Lighting upgrade		\$229,997		83,844	5,438	\$11,926	19.3	
				Sylvania Lighting Services	\$1,142,272		1,982,859	0	\$180,440	6.3
Total Loan 102			\$4,108,998		\$4,108,998		5,654,983	386,756	\$834,780	4.9
CDCR Loan 124										
Corcoran Treatment Center	131850	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	131851	Boiler Replacement	\$767,307	Trane Company	\$677,307		45,505	220,980	\$161,606	4.7
Total Loan 124			\$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	3.7
OFFICE OF THE CHIEF INFORMATION OFFICER										
OCIO - Loan 112										
Gold Camp Data Center	130492	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		\$22,635,051	\$5,216,636	33,153,338	859,174	\$4,076,552	6.1

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