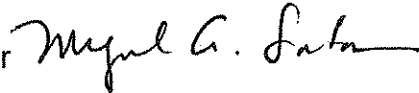


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: September 15, 2011

To: Ad Hoc Committee on Economic Recovery and Reinvestment

From: Miguel A. Santana, City Administrative Officer



Subject: **LENDING AGREEMENT WITH WELLS FARGO BANK, IN AN AMOUNT NOT TO EXCEED \$12 MILLION, FOR THE ENERGY RETROFIT OF 52 CITY BUILDINGS (QUALIFIED ENERGY CONSERVATION BOND PROGRAM)**

The Ad Hoc Committee on Economic Recovery and Reinvestment, at its September 9, 2011 meeting, asked several questions regarding the proposed energy retrofit of 52 City buildings. As the department responsible for retrofitting the 52 buildings, the General Services Department has submitted the following answers to the five questions that were asked:

1) Are the 52 buildings on Attachment 1 shown in any particular order?

Answer: The 52 buildings on Attachment 1 are listed by building type. The intent is to retrofit most of the fire and library buildings within the first program year.

2) What work will be done at each of the sites?

Answer: Attachment 2 describes the work that will be done during the first program year.

3) Will any of the 52 sites need to be closed during the retrofit work?

Answer: We do not anticipate the need to close any of the 52 sites. However, there may be some disruption of normal activities during the construction phase.

4) How were the 52 sites selected?

Answer: The 52 sites were selected following the intent of the Green Building Ordinance and facility need, based on assessments and audits that were conducted by GSD and by a Council-requested independent energy efficiency expert. After the retrofit is completed, it is anticipated that each of the 52 buildings will see a 20 percent reduction in energy consumption, as required by the federal Qualified Energy Conservation Bond Program.

5) Who will perform the work at the 52 sites? Current city staff or new employees?

Answer: The work will be performed by both City staff and contractors. The intent is to manage the program and retrofit the lighting with City staff, contract out the cool roof and Heating Ventilation Air Conditioning (HVAC) work, and to jointly (City staff and contractors) implement the Enterprise Energy Management Information System (EEMIS).

MAS:MV:9120050

ATTACHMENT 1

City of Los Angeles

Level I Energy Audit Validation Study

Date: May 11, 2011

| DSCR Analysis | |
|----------------|--------------|
| Loan Amount | \$10,727,857 |
| Rate | 1.60% |
| Term (Yrs) | 15 |
| Annual Payment | \$804,917 |
| DSCR | 1.60 |

| Sensitivity Analysis | | |
|----------------------|-------|------|
| % of Total Savings | \$/yr | DSCR |
| 90% | | 1.44 |
| 80% | | 1.28 |
| 70% | | 1.12 |

| Row Labels | Council District | Building Description | Total Energy Consumption (kBtu)/yr | Total Kbtu Savings/yr | % Building Energy Savings | Est Project Cost | Total Savings \$/yr | Simple Payback Period (Yrs) | Audited/Actual Ratio |
|------------|------------------|---|------------------------------------|-----------------------|---------------------------|------------------|---------------------|-----------------------------|----------------------|
| 01001 | 14 | Eagle Rock Municipal Building | 408,037 | 99,105 | 24.3% | \$43,333 | \$4,126 | 10.5 | 1.1 |
| 01007 | 15 | WATTS MUNICIPAL BUILDING | 540,066 | 256,270 | 47.5% | \$109,025 | \$11,336 | 9.6 | 1.1 |
| 01011 | 09 | City Hall South | 6,056,300 | 1,234,557 | 20.4% | \$530,501 | \$51,755 | 10.3 | 0.4 |
| 01046 | 11 | Various City Offices | 1,607,946 | 732,177 | 45.5% | \$287,509 | \$34,373 | 8.4 | 0.8 |
| 01050 | 14 | DOT, PD Central Parking Enforcement | 1,265,368 | 604,686 | 47.8% | \$106,846 | \$27,660 | 3.9 | 1.0 |
| 05061 | 11 | Fire Station 61 | 744,489 | 189,539 | 25.5% | \$31,084 | \$7,549 | 4.1 | 0.8 |
| 05065 | 15 | Fire Station 65 | 815,285 | 247,345 | 30.3% | \$54,513 | \$9,839 | 5.5 | 0.8 |
| 05074 | 02 | Fire Station 74 | 560,867 | 236,222 | 42.1% | \$19,835 | \$9,601 | 2.1 | 1.0 |
| 05075 | 07 | Fire Station 75 | 677,293 | 294,307 | 43.5% | \$105,755 | \$12,138 | 8.7 | 2.0 |
| 05076 | 04 | Fire Station 76 | 349,692 | 75,577 | 21.6% | \$19,375 | \$3,090 | 6.3 | 0.9 |
| 05108 | 05 | Fire Station 108 | 551,148 | 213,315 | 38.7% | \$40,195 | \$8,938 | 4.5 | 1.2 |
| 08026 | 14 | Sanitation and St Service Yard | 138,431 | 65,515 | 47.3% | \$48,519 | \$2,876 | 16.9 | 0.6 |
| 08041 | 12 | GRANADA HILLS-ST. MAINT YARD | 335,142 | 127,532 | 38.1% | \$52,676 | \$5,882 | 9.0 | 0.9 |
| 19101 | 15 | Warner Grand Theater | 232,180 | 115,649 | 49.8% | \$80,173 | \$4,635 | 17.3 | 1.1 |
| 50068 | 07 | Brand Park | 131,791 | 44,542 | 33.8% | \$58,140 | \$1,827 | 31.8 | 1.9 |
| 50072A | 06 | Branford Park | 326,029 | 94,386 | 29.0% | \$91,468 | \$4,666 | 19.6 | 1.6 |
| 50137 | 01 | Cypress Park | 1,047,036 | 421,369 | 40.2% | \$151,489 | \$21,885 | 6.9 | 1.2 |
| 50195 | 01 | Elysian Valley Recreation Center | 606,763 | 172,020 | 28.4% | \$38,433 | \$9,667 | 4.0 | 0.5 |
| 50224 | 06 | FERNANGELES REC CENTER | 765,080 | 471,279 | 61.6% | \$178,978 | \$24,635 | 7.3 | 1.8 |
| 50232 | 14 | Ramon Garcia Rec. Ctr. (Fresno) | 383,595 | 199,919 | 52.1% | \$109,525 | \$12,350 | 8.9 | 1.4 |
| 50300 | 14 | Hazard Park | 752,105 | 418,841 | 55.7% | \$107,960 | \$22,719 | 4.8 | 0.7 |
| 50420 | 11 | Mar Vista Recreation Center | 643,959 | 203,008 | 31.5% | \$51,451 | \$9,539 | 5.4 | 0.4 |
| 50428A | 12 | Mason Park | 1,001,884 | 275,921 | 27.5% | \$78,150 | \$14,186 | 5.5 | 0.3 |
| 50440 | 15 | Normandale Rec. Ctr. | 953,706 | 280,325 | 29.4% | \$89,013 | \$15,209 | 5.9 | 0.4 |
| 50464 | 11 | Oakwood Rec. Ctr. | 662,776 | 202,553 | 30.6% | \$72,150 | \$10,004 | 7.2 | 0.5 |
| 50496 | 07 | Panorama Recreation Center | 656,576 | 424,007 | 64.6% | \$141,119 | \$23,446 | 6.0 | 1.3 |
| 50612 | 11 | Rustic Canyon Rec. Ctr. | 597,312 | 214,381 | 35.9% | \$62,448 | \$10,657 | 5.9 | 1.3 |
| 50642A | 05 | Rec. & Parks Service (Sepulveda Garden) | 202,950 | 67,662 | 33.3% | \$45,815 | \$3,153 | 14.5 | 1.2 |

PARTNER ENERGY

Qualification and Return Analysis

Reconciled Portfolio

Building Energy Consumption Savings 20% and Greater

City of Los Angeles

Level I Energy Audit Validation Study

Date: May 11, 2011

| DSCR Analysis | |
|----------------|--------------|
| Loan Amount | \$10,727,857 |
| Rate | 1.60% |
| Term (Yrs) | 15 |
| Annual Payment | \$804,917 |
| DSCR | 1.60 |

| Sensitivity Analysis | | |
|----------------------|-------|------|
| % of Total Savings | \$/yr | DSCR |
| 90% | | 1.44 |
| 80% | | 1.28 |
| 70% | | 1.12 |

| Row Labels | Council District | Building Description | Total Energy Consumption (kBtu)/yr | Total Kbtu Savings/yr | % Building Energy Consumption Savings | Est Project Cost | Total Savings \$/yr | Simple Payback Period (Yrs) | Audited/Actual Ratio |
|------------------------|------------------|--|------------------------------------|-----------------------|---------------------------------------|---------------------|---------------------|-----------------------------|----------------------|
| 50660 | 09 | Slauson Recreation Center | 668,738 | 207,792 | 31.1% | \$52,387 | \$11,195 | 4.7 | 0.5 |
| 50688 | 02 | Studio City Rec. Ctr. | 537,061 | 222,377 | 41.4% | \$81,198 | \$11,725 | 6.9 | 1.5 |
| 50690 | 15 | Pacific Region Headquarters | 447,836 | 142,544 | 31.8% | \$53,917 | \$6,340 | 8.5 | 0.5 |
| 50704 | 07 | Sylmar Park Rec Center | 1,056,208 | 911,328 | 86.3% | \$251,340 | \$49,400 | 5.1 | 1.7 |
| 50708B | 03 | Tarzana Rec. Ctr. | 932,226 | 447,265 | 48.0% | \$189,806 | \$24,800 | 7.7 | 1.6 |
| 50716 | 01 | Toberman Rec. Ctr. | 320,458 | 125,234 | 39.1% | \$46,122 | \$7,853 | 5.9 | 0.5 |
| 50794A | 04 | Weddingtom Park North | 732,186 | 419,150 | 57.2% | \$174,633 | \$19,651 | 8.9 | 1.8 |
| 51002 | 01 | Lincoln Heights Branch Library | 605,330 | 280,472 | 46.3% | \$148,708 | \$11,883 | 12.5 | 1.2 |
| 51013 | 11 | Westchester Loyola Branch Library | 842,538 | 189,589 | 22.5% | \$157,130 | \$7,838 | 20.0 | 0.9 |
| 51017 | 10 | Jefferson Branch Library | 413,806 | 141,986 | 34.3% | \$167,406 | \$6,631 | 25.2 | 1.7 |
| 51018 | 14 | Malabar Branch Library | 307,950 | 154,093 | 50.0% | \$68,015 | \$7,743 | 8.8 | 1.2 |
| 51019 | 14 | R. L. Stevenson Branch Library | 209,953 | 83,590 | 39.8% | \$42,815 | \$4,408 | 9.7 | 0.8 |
| 51025 | 02 | Studio City Branch Library | 639,442 | 143,462 | 22.4% | \$173,583 | \$6,593 | 26.3 | 0.7 |
| 51027 | 11 | West Los Angeles Library | 682,088 | 174,081 | 25.5% | \$139,544 | \$7,742 | 18.0 | 1.1 |
| 51029 | 04 | Wilshire Branch Library | 318,954 | 110,202 | 34.6% | \$113,768 | \$5,768 | 19.7 | 0.9 |
| 51035 | 02 | Sunland-Tujunga Branch Library | 597,919 | 214,865 | 35.9% | \$143,906 | \$10,687 | 13.5 | 0.9 |
| 51036 | 04 | Los Feliz Branch Library | 779,638 | 459,640 | 59.0% | \$84,071 | \$22,430 | 3.7 | 1.4 |
| 51040 | 11 | Venice-Abbot Kinney Memorial Library | 642,258 | 218,853 | 34.1% | \$112,628 | \$9,434 | 11.9 | 1.1 |
| 51041 | 10 | Washington Ervin Library | 604,291 | 194,580 | 32.2% | \$180,176 | \$9,968 | 18.1 | 1.1 |
| 51043 | 15 | Alma Reeves Woods-Watts Branch Library | 682,100 | 357,377 | 52.4% | \$167,273 | \$16,266 | 10.3 | 1.5 |
| 51044 | 13 | Atwater Village Branch Library | 310,330 | 81,487 | 26.3% | \$68,473 | \$4,051 | 16.9 | 1.0 |
| 51056 | 12 | Granada Hills Library | 825,498 | 204,364 | 24.8% | \$127,039 | \$9,641 | 13.2 | 0.7 |
| 51067 | 12 | Porter Ranch Library | 835,360 | 200,335 | 24.0% | \$164,135 | \$8,168 | 20.1 | 0.7 |
| 51100 | 09 | Central Library | 36,727,849 | 17,932,974 | 48.8% | \$5,014,307 | \$628,499 | 8.0 | 1.1 |
| Selection Total | | | 73,733,822 | 31,599,650 | 42.9% | \$10,727,857 | \$1,286,456 | 8.3 | - |

ATTACHMENT 2

QECB Retrofit Project

| ID | Funding Tyoe | BB # | CD | Task Name | GSD Est | Estimated Start | Resource Names | PO Amount | SF |
|----|--------------|---------------|-----------|---|-----------------------|---------------------|------------------|---------------|---------------|
| 0 | | | | QECB Bldgs Program Year 1 | | NA | | \$0.00 | 0 |
| 1 | | | | QECB Phase 1 | \$6,954,689.00 | Mon 7/11/11 | | \$0.00 | |
| 2 | QECB | 51/043 | 15 | Alma Reeves Woods-Watts Branch Library | \$194,694.00 | Mon 9/26/11 | | \$0.00 | 12999 |
| 3 | | | | Replace HVAC | \$133,619.00 | Mon 9/26/11 | TBD | \$0.00 | |
| 4 | | | | Replace Existing Interior Lighting | \$31,075.00 | Mon 9/26/11 | GSD CFD | \$0.00 | |
| 5 | | | | EEMIS/BAS | \$30,000.00 | Mon 9/26/11 | GSD BMD | \$0.00 | |
| 6 | QECB | 51/044 | 13 | Atwater Village Branch Library | \$187,899.00 | Mon 10/3/11 | | \$0.00 | 6035 |
| 7 | | | | Replace Existing Interior Lighting | \$54,816.00 | NA | GSD CFD | \$0.00 | |
| 8 | | | | Envelope (Tint) | \$8,083.00 | NA | GSD CFD | \$0.00 | |
| 9 | | | | Envelope (Roof) | \$125,000.00 | NA | Best Contracting | \$0.00 | |
| 10 | QECB | 51/100 | 09 | Central Library | \$2,527,120.00 | Mon 10/3/11 | | \$0.00 | 504733 |
| 11 | | | | Replace HVAC | \$977,120.00 | NA | TBD | \$0.00 | |
| 12 | | | | Controls Upgrade | \$700,000.00 | NA | | \$0.00 | |
| 13 | | | | EEMIS/BAS | \$50,000.00 | NA | GSD BMD | \$0.00 | |
| 14 | | | | Envelope (Roof) | \$800,000.00 | NA | | \$0.00 | |
| 15 | QECB | 05/061 | 11 | Fire Station 61 | \$110,108.00 | Mon 9/26/11 | | \$0.00 | 7514 |
| 16 | | | | Replace Existing Interior Lighting | \$20,108.00 | NA | GSD CFD | \$0.00 | |
| 17 | | | | Envelope (Roof) | \$90,000.00 | NA | Best Contracting | \$0.00 | |
| 18 | QECB | 05/065 | 15 | Fire Station 65 | \$109,082.00 | Mon 9/26/11 | | \$0.00 | 15250 |
| 19 | | | | Replace Existing Interior Lighting | \$24,082.00 | NA | GSD CFD | \$0.00 | |
| 20 | | | | Envelope (Roof) | \$85,000.00 | NA | Best Contracting | \$0.00 | |
| 21 | QECB | 05/074 | 02 | Fire Station 74 | \$117,108.00 | Mon 9/26/11 | | \$0.00 | 6448 |
| 22 | | | | Replace Existing Interior Lighting | \$22,108.00 | NA | GSD CFD | \$0.00 | |
| 23 | | | | Envelope (Roof) | \$95,000.00 | NA | | \$0.00 | |
| 24 | QECB | 05/075 | 07 | Fire Station 75 | \$69,465.00 | Mon 10/24/11 | | \$0.00 | 5816 |
| 25 | | | | Replace HVAC | \$69,465.00 | NA | | \$0.00 | |
| 26 | QECB | 05/108 | 05 | Fire Station 108 | \$63,867.00 | Mon 9/19/11 | | \$0.00 | 5050 |
| 27 | | | | Replace HVAC | \$38,893.00 | NA | NeoTech | \$40,160.00 | |
| 28 | | | | Replace Existing Interior Lighting | \$18,667.00 | NA | GSD CFD | \$0.00 | |
| 29 | | | | Envelope (Tint) | \$6,307.00 | NA | GSD CFD | \$0.00 | |
| 30 | QECB | 51/056 | 12 | Granada Hills Library | \$138,205.00 | Mon 10/3/11 | | \$0.00 | 11310 |
| 31 | | | | Replace HVAC | \$38,687.00 | NA | NeoTech HVAC | \$37,030.00 | |
| 32 | | | | Replace Existing Interior Lighting | \$64,910.00 | NA | GSD CFD | \$0.00 | |
| 33 | | | | EEMIS/BAS | \$30,000.00 | NA | GSD BMD | \$0.00 | |
| 34 | | | | Envelope (Tinting) | \$4,608.00 | NA | GSD CFD | \$0.00 | |
| 35 | QECB | 51/002 | 01 | Lincoln Heights Branch Library | \$225,128.00 | Mon 10/17/11 | | \$0.00 | 11745 |

QECB Retrofit Project

| ID | Funding Type | BB # | CD | Task Name | GSD Est | Estimated Start | Resource Names | PO Amount | SF |
|----|--------------|--------|----|---|---------------------|---------------------|------------------|---------------|--------------|
| 36 | | | | Replace HVAC | \$126,740.00 | NA | | \$0.00 | |
| 37 | | | | Replace Existing Interior Lighting | \$39,297.00 | NA | GSD CFD | \$0.00 | |
| 38 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 39 | | | | EEMIS/BAS | \$35,000.00 | NA | GSD BMD | \$0.00 | |
| 40 | | | | Envelope (Tinting) | \$9,091.00 | NA | GSD CFD | \$0.00 | |
| 41 | QECB | 51/013 | 11 | Westchester Loyola Branch Library | \$413,707.00 | Mon 10/24/11 | | \$0.00 | 11980 |
| 42 | | | | Replace HVAC | \$128,707.00 | NA | | \$0.00 | |
| 43 | | | | EEMIS/BAS | \$35,000.00 | NA | GSD BMD | \$0.00 | |
| 44 | | | | Envelope (Roof) | \$250,000.00 | NA | Best Contracting | \$0.00 | |
| 45 | QECB | 51/040 | 11 | Venice-Abbot Kinney Memorial Library | \$416,432.00 | Mon 9/26/11 | | \$0.00 | 10187 |
| 46 | | | | Replace Existing Interior Lighting | \$114,592.00 | NA | GSD CFD | \$0.00 | |
| 47 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 48 | | | | EEMIS/BAS | \$35,000.00 | NA | GSD BMD | \$0.00 | |
| 49 | | | | Window Tintint | \$26,840.00 | NA | GSD BMD | \$0.00 | |
| 50 | | | | Envelope (Roof) | \$225,000.00 | NA | Best Contracting | \$0.00 | |
| 51 | QECB | 51/041 | 10 | Washington Ervin Library | \$330,166.00 | Mon 10/10/11 | | \$0.00 | 12247 |
| 52 | | | | Replace HVAC | \$155,166.00 | NA | | \$0.00 | |
| 53 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 54 | | | | EEMIS/BAS | \$30,000.00 | NA | GSD BMD | \$0.00 | |
| 55 | | | | Envelope (Roof) | \$130,000.00 | NA | Best Contracting | \$0.00 | |
| 56 | QECB | 51/067 | 12 | Porter Ranch Library | \$444,581.00 | Mon 11/7/11 | | \$0.00 | 12500 |
| 57 | | | | Replace HVAC | \$147,446.00 | NA | Applied Air | \$109,039.00 | |
| 58 | | | | Replace Existing Interior Lighting | \$22,535.00 | NA | GSD CFD | \$0.00 | |
| 59 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 60 | | | | EEMIS/BAS | \$30,000.00 | NA | GSD BMD | \$0.00 | |
| 61 | | | | Envelope (Roof) | \$230,000.00 | NA | Best Contracting | \$0.00 | |
| 62 | QECB | 08/026 | 14 | Sanitation and Street Services Yard | \$4,680.00 | Mon 9/26/11 | | \$0.00 | 19314 |
| 63 | | | | Replace HVAC | \$4,680.00 | NA | | \$0.00 | |
| 64 | QECB | 51/019 | 14 | R.L. Stevenson Branch Library | \$158,695.00 | Mon 11/14/11 | | \$0.00 | 5064 |
| 65 | | | | Replace HVAC | \$68,695.00 | NA | | \$0.00 | |
| 66 | | | | Envelope (Roof) | \$90,000.00 | NA | Best Contracting | \$0.00 | |
| 67 | QECB | 51/025 | 02 | Studio City Branch Library | \$347,374.00 | Mon 10/24/11 | | \$0.00 | 10848 |
| 68 | | | | Replace HVAC | \$129,038.00 | NA | | \$0.00 | |
| 69 | | | | Replace Existing Interior Lighting | \$48,336.00 | NA | GSD CFD | \$0.00 | |
| 70 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 71 | | | | EMMIS/BAS | \$35,000.00 | NA | GSD BMD | \$0.00 | |

QECB Retrofit Project

| ID | Funding Type | BB # | CD | Task Name | GSD Est | Estimated Start | Resource Names | PO Amount | SF |
|-----|--------------|--------|----|---------------------------------------|---------------------|---------------------|------------------|---------------|--------------|
| 72 | | | | Envelope (Roof) | \$120,000.00 | NA | Best Contracting | \$0.00 | |
| 73 | QECB | 51/027 | 11 | West Los Angeles Library | \$444,740.00 | Mon 10/24/11 | | \$0.00 | 13740 |
| 74 | | | | Replace HVAC | \$141,941.00 | NA | | \$0.00 | |
| 75 | | | | Replace Existing Interior Lighting | \$66,380.00 | NA | GSD CFD | \$0.00 | |
| 76 | | | | HVAC & Lighting Automation | \$30,000.00 | NA | | \$0.00 | |
| 77 | | | | EEMIS/BAS | \$30,000.00 | NA | GSD BMD | \$0.00 | |
| 78 | | | | Envelope (Tinting) | \$26,419.00 | NA | GSD CFD | \$0.00 | |
| 79 | | | | Envelope (Roof) | \$150,000.00 | NA | Best Contracting | \$0.00 | |
| 80 | QECB | 51/029 | 04 | Wilshire Branch Library | \$356,588.00 | Mon 11/28/11 | | \$0.00 | 6503 |
| 81 | | | | Replace HVAC | \$111,524.00 | NA | | \$0.00 | |
| 82 | | | | Replace Existing Interior Lighting | \$47,054.00 | NA | GSD CFD | \$0.00 | |
| 83 | | | | HVAC & Lighting Automation | \$15,000.00 | NA | | \$0.00 | |
| 84 | | | | EEMIS/BAS | \$30,000.00 | NA | GSD BMD | \$0.00 | |
| 85 | | | | Envelope (Tinting) | \$8,010.00 | NA | GSD CFD | \$0.00 | |
| 86 | | | | Envelope (Roof) | \$145,000.00 | NA | Best Contracting | \$0.00 | |
| 87 | QECB | 51/035 | 02 | Sunland-Tujunga Branch Library | \$294,650.00 | Mon 10/10/11 | | \$0.00 | 9948 |
| 88 | | | | Replace HVAC | \$95,748.00 | NA | | \$0.00 | |
| 89 | | | | Replace Existing Interior Lighting | \$30,800.00 | NA | GSD CFD | \$0.00 | |
| 90 | | | | Envelope (Tinting) | \$8,102.00 | NA | GSD CFD | \$0.00 | |
| 91 | | | | Envelope (Roof) | \$160,000.00 | NA | Best Contracting | \$0.00 | |
| 92 | | | | | | | | | |
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