

# Public Building Retrofits



Pacific Peer Exchange  
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# Public Buildings Retrofits

- ARRA State Energy Program
  - Awarded: \$19,098,000 Total
  - Restrictions of what you can do with grant
    - Cannot build new building
    - Cannot pay for maintenance repairs
    - Cannot pay for infrastructure repairs
      - For example: Major rewiring needed to make light work is disallowed.
    - And the list goes on and on and on.
  - Over \$15,000,000 allocated for “Retrofitting of Public Buildings”
    - Why? Government of Guam should *Lead By Example*
    - Place GovGuam Department/Agencies in 2 groups
      - Autonomous Agencies
        - generating revenue and have finance, procurement, human resource, and legal counsel in-house
      - Line Agencies
        - limited funding to complete missions/goals/objectives and tap into Support Network to function accordingly
          - GSA, Dept of Administration, Office of Attorney General, and Bureau of Budget & Management Research.



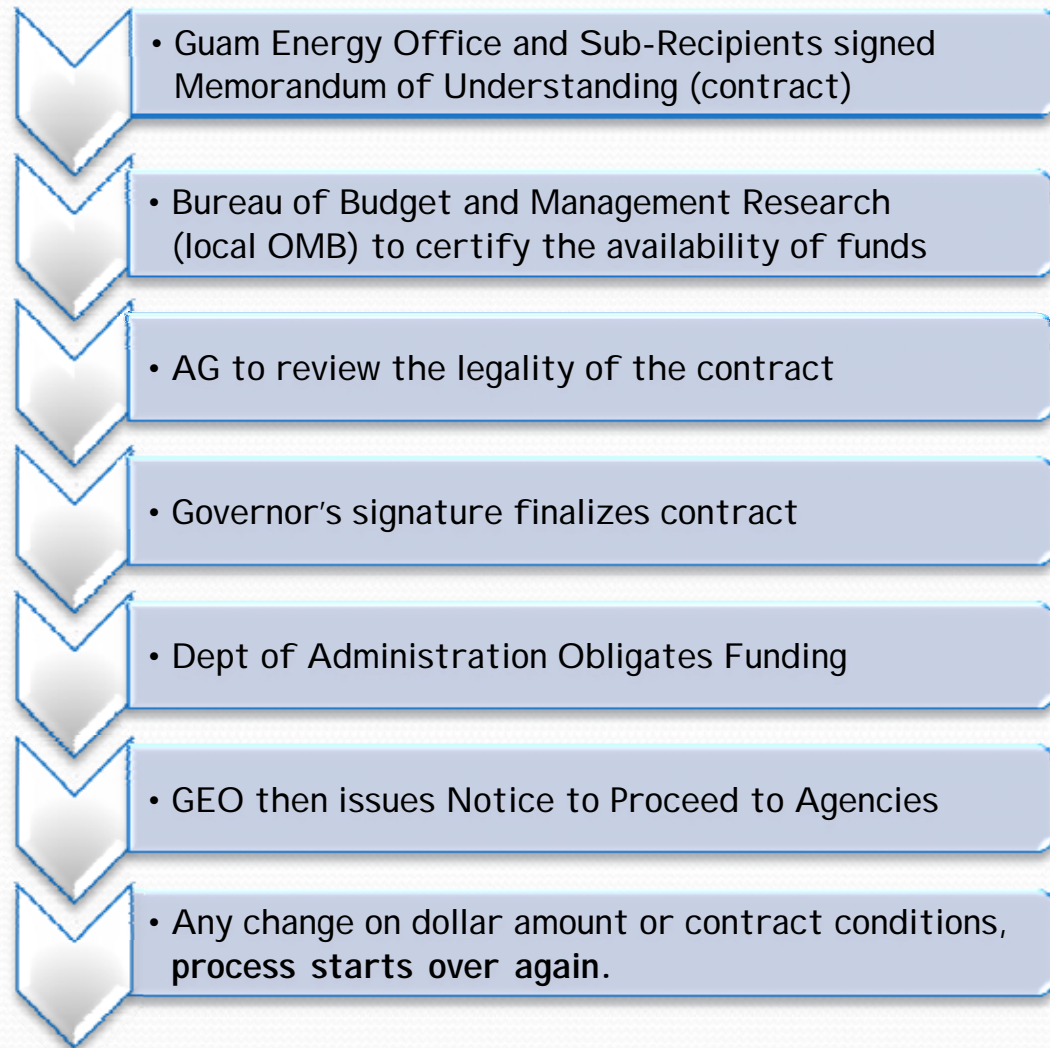
# Autonomous Agencies

Goal: To make Government of Guam public buildings and facilities energy efficient through energy audits and retrofits. The retrofits include energy efficiency lighting, solar application for lighting, cooling system upgrade, occupancy sensors, efficient water devices and pumps to utilize water resources. Also, wind towers to generate power and other devices to reduce fuel power consumption are to be considered.

- University of Guam
- Guam Community College
- Guam Waterworks Authority
- Superior Court
- Guam Memorial Hospital
- Guam Visitors Bureau
- Veteran's Affairs

# Challenges: Awarding Sub-Recipients

- takes 2 months smooth sailing
- Takes 4-6 months with major hiccups
  - ARRA grants not given priority
  - Learning curve on Support Network



# Challenges: Political Leadership

- Old Leadership
  - Guam EPA Administrator/GEO Director
    - Running both Agencies from 2007 to first half of 2010
      - Balancing both agencies' operations, then resigned.
    - Appointed Administrator/Director in July 2010
      - Priority on Guam EPA
      - ARRA energy grants least priority
- Attorney General
  - Elected AG resigns to become US District Judge
  - Appointed Acting AG by former Governor mid 2010
    - MOU/contract went from 12 pages to 90+ pages
- Office of the Governor
  - Focused on possible Military Build Up and least on ARRA grants
  - Lame Ducks
  - Priority on Lt. Governor's campaign

# Challenges: Political Leadership

- New Leadership
  - New Governor in 2011
    - Priority placed on all ARRA grants and Federal grants
    - Taking steps to reorganize Government of Guam
    - Guam rated A for bond borrowing (first time in decades)
    - Trim down operational costs including personnel
      - Remove deadbeats/least productive if temporary staff
      - Take action on permanent staff performing less than satisfactory
      - Report cards on cabinet members, boards, and within Office of the Governor
    - Appointed Guam EPA Administrator in 2011 and Interim in 2012
    - Appointed Guam Energy Office Director in 2011
      - Pending possible Re-org, continue maintaining separate functions
- Attorney General
  - Newly Elected AG in January 2011
    - Established ARRA templates for all grants
      - Incorporated local laws, federal laws, and flow down requirements
    - Guam Energy Office must use new template on all pending and approved MOU/contracts.



# Challenges: Political Leadership

- Appointed Guam Energy Office Director in 2011
  - Addressed least productive and downsize staff from 15 to 9 employees
  - Met with AG to move forward MOU/contracts
  - Assigned staff to work on largest ARRA SEP Project: Line Agencies Building Retrofits
    - Project Manager assigned in May 2011 after removing past project managers from project.
  - Met obligation of funds 2 months before deadline
  - Terminated 2 MOUs with Mayors' Council and Guam Legislature for not meeting deadlines to retrofit



# Public Buildings Retrofit

- Line Agencies Building Retrofits
  - Comprised of 44 buildings total
  - 404,813 SF Total
  - Smallest building: Guam Energy Office @ 3,565 SF
  - Largest building: Dept of Public Health @ 92,600 SF
  - Contracted TRMA Architects to conduct energy audits on all buildings and facilities
    - Also contracted to prepare bid specs and federal reportings
  - Contracted Guam Power Authority to retrofit buildings and facilities
    - Fastest way to obligate \$8.1 million dollars
    - Tap onto existing contractors (JCI and SAIC)

# Priority List to Retrofit Buildings

- Lighting
- Occupancy Sensors
- Roof Coating
- HVAC & Associated electrical work
- VAVs & Thermal Diffusers
- Refrigerators/Freezer, Energy Star
- Plumbing (urinals, closets, f-restrictors)
- Window Film

60%  
completed



# Line Agencies Building Retrofits

- Dept of Administration Data Processing Center
- Department of Agriculture
- Department of Corrections
- Department of Mental Health & Substance Abuse
- Department of Parks & Recreation
- Department of Public Health & Social Services
- Department of Public Works
- Department of Youth Affairs
- Guam Fire Department
- Guam Police Department
- Guam Public Library System
- Guam Energy Office

# Line Agencies Building Retrofits



Department of  
Corrections

Village  
Fire Station



# Line Agencies Building Retrofits

Installing HVAC



Applying Window Film



# Line Agencies Building Retrofits

Installing HVAC



Applying Roof Coating



# Line Agencies Building Retrofits

Installing T8 lighting



Replacing Refrigerator



# Line Agencies Building Retrofits

- Challenges
  - Contractors sticking to the time schedule
  - Grant restrictions on repairing infrastructures
    - If agencies don't have money to cover repair, energy measure is to be cancelled.
  - Working conditions
    - Weekends and after business hours to minimize interfering with office operations or customer service
    - Ample time for security clearance on restricted places
- GovGuam to Save on Power Consumption
  - More than 40% energy savings
- GovGuam is *Leading by Example*
- Shout Out to U.S. Department of Energy!!!



Si Yu'us  
Ma'ase  
&  
Thank You



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