REBUILD AMERICA • BUILDING AMERICA

# Partner Update

U.S. Department of Energy • Office of Energy Efficiency and Renewable Energy

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July – August 2001

## 11th Largest School District Joins RBA

**The Fairfax County VA Public School District (FCSPD)**, the 11th largest school district in the nation, signed a partnership agreement with Rebuild America on July 6. Fairfax County Public Schools Assistant Superintendent **Thomas Brady** and Rebuild America National Program Manager **Daniel Sze** penned the agreement, which marks the first Rebuild America partnership with a school district in Virginia. The school district, which represents over 160,000 students and 235 schools, is committed to increasing energy efficiency and, more importantly, to improving the quality and culture of the academic environment.

The school district first began addressing the complex issue of renovating and retrofitting out-of-date energy systems about five years ago with focused actions on lighting. Facility

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### HIGHLIGHTS



## Preserving History for the Future

*Building 36 after Rebuild Presidio performed retrofits and installed energy-efficient technologies*

How do you equip 19th century military buildings with 21st century energy-efficient technologies? This question is one the **Presidio Trust** faces daily as it conducts the largest historic preservation project in the country.

Nestled between the San Francisco Bay and the Pacific Ocean, the Presidio of San Francisco is a National Park encompassing 1,480 acres of beaches, sea cliffs, forests and historic military structures. These structures – remnants of the Presidio's 200-year military history – contribute to the Presidio's status as a National Historic Landmark. Unfortunately, many of these buildings have fallen into disrepair due to years of vacancy and lack of maintenance. (In fact, these old structures had become antiquated even before the U.S. Army vacated the Presidio, because the military did not have to comply with newer seismic and energy-efficiency mandates.) The Trust is laboring to ensure the Presidio's buildings are compliant with safety and accessibility codes without jeopardizing their historic integrity.

Today this mission is even more critical, as the Trust must rehabilitate these aging treasures with one eye on California's energy crisis and one eye on strict historic guidelines.

*Find out what Rebuild America is doing in California to help communities meet energy challenges. Don't miss our special report on California on page 4-7 in this issue.*

### *An energy-efficient tomorrow*

Historic preservation guidelines can limit energy-efficiency measures like installing skylights or replacing inefficient window glazing. However, if an organization is committed to energy efficiency and willing to be creative, it is possible to preserve a building's history and enhance its future.

The rehabilitation of the Presidio's Building 36 is the perfect case-in-point. Built in 1886 as a barracks for the U.S. Sixth Army, Building 36 had deteriorated considerably after the Army left in 1994. The Trust had the opportunity to revisit the building's energy features in 2000, when the 22,000 square foot structure was rehabilitated for reuse as office space.

The Trust used the opportunity to install highly efficient lighting and specify certain energy technologies to improve the building's efficiency. Throughout the planning and

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# Florida's ABCs of Energy Efficiency

Energy managers from several school districts in Florida have banded together and joined **Rebuild America** to create a forum for sharing information on energy use in county schools districts in an effort to make their schools more efficient. The group is a remarkable partnership for boosting the energy efficiency of schools in the state. **Educational Energy Managers Association of Florida (EEMAF)** is comprised of the districts' energy managers, facility managers and executive directors and represents approximately two-thirds of the school districts in the state.

This partnership between EEMAF and Rebuild America provides a clearinghouse for information and resources about energy-efficiency improvements in the state's schools. While **Ed Cobham** of the Florida Energy Office says, "Each one of the individual school districts are doing their own thing," he adds that EEMAF allows them all to share resources and information, including successes and failures. Other schools can then "piggy back on a state contract," Cobham says, avoiding similar problems and utilizing successes.

The group was founded in 1995 by three school districts. **Robert Godfrey** was the manager at a local utility and decided to help school districts exchange information for improving energy efficiency. He now acts as president of the EEMAF group and Energy Manager for **Pinellas County School District**. As the school districts sought state money to enlarge the scope of their mission, they realized they needed to be a legally recognized entity, forming what is now EEMAF. Approximately 40 of the 67 school districts in Florida are represented in EEMAF.

While EEMAF as a whole has not completed specific projects, many of the member school districts in Florida are retrofitting their education buildings to shave costs off utility bills and do their part to help the environment. Those school districts then share their experiences with colleagues through EEMAF, benefiting the rest of the state.

Some examples of district projects include **Hillsborough County School District**, which is conducting a massive energy-efficiency project so large the school district is splitting the performance contract into thirds for the 33 schools receiving retrofits. Hernando County, FL is investing $10 million in energy-efficiency retrofits, including new emission systems, lighting and water fixtures. And the Pasco County, FL school district has invested $1.65 million primarily in lighting retrofits, replacing incandescent bulbs and T-12s with T-8 technology. The investment was taken, in part, from a grant from the Florida Energy Office, with annual energy savings of about $400,000.

A plethora of other projects are underway in Florida's school districts, including one in Pinellas County that might install Vending Misers – vending machine technology that better regulates machines by shutting down when not in use.

By bringing together the energy managers from 40 school districts into one organization, EEMAF encourages money, experience and expertise to pervade across member school districts. From there, school districts' energy managers can take EEMAF's resources back home.

The latest resource EEMAF is offering its members is a management strategies section on its web site which details Florida schools' experiences in conducting energy-efficiency exercises and building improvements. Slated for completion this summer, it will give school districts one-stop shopping for energy investments. School districts will be able to post their energy-efficiency stories on the web site, detailing renovation work, financing, behavioral changes and business assistance. This exchange of knowledge allows others to eliminate mistakes.

Several Rebuild America Business Partners are assisting EEMAF with its efforts in Florida including **Sempra Energy, Johnson Controls, Trane and Bayview Technology**.

Meanwhile, Florida has become a hotbed for energy-efficient projects. **Rick Dolan** from the Small Business Development Center at the University of Central Florida in Orlando visited Daytona Beach to perform energy assessments. The Daytona Beach Partnership Association seeks to conduct a Main Street revitalization effort involving Angell & Phelps Chocolate Factory, Lloyd Buick, Harley Davidson and President Warren Harding's summer home. At least three other cities and counties are considering joining Rebuild America as well.

*For more information on EEMAF, contact Bob Godfrey at godfreyr@pinellas.k12.fl.us or visit the EEMAF web site at www.eemaf.org.*

**Jennifer Carver,** Rebuild America state program representative for Florida, is changing jobs within the government office and will no longer serve as the liaison between DOE and Florida for Rebuild America. **Ed Cobham** will take over as the point person in the Florida Energy Office for Rebuild America.

During Carver's tenure within Florida's Energy Office, several Rebuild America partnerships have taken shape – many involving county school districts. Carver is working in Florida's Department of Community Affairs doing hazard mitigation work and will continue to support the collaborative efforts of Florida and Rebuild America.

# Revitalizing Concord

The City of Concord, NC is thriving again thanks in part to its successful three-year partnership with Rebuild America. Prior to joining the program in 1998, much of the city's businesses and retail had moved outside the downtown area to shopping malls. To slow this trend, the City of Concord's community development staff partnered with the Downtown Development Corporation and downtown property owners to create **Rebuild Concord** which has targeted approximately two-and-a-half city blocks for revitalization. Funding for the initiative came from a formal Downtown Loan Pool, a group of six local banks that contributes to a fund for property and business owners in the municipal service district. The loan program is a revolving fund for land and building purchases, renovation of existing buildings and new construction. The program received the 2000 North Carolina Main Street Award for the best business assistance program.

Rebuild Concord leveraged a $100,000 grant from the North Carolina Department of Commerce Energy Commission into more than $1.7 million for investment in retrofits to 18 downtown buildings. Energy-efficient investments, such as new roofs, interior and exterior insulation, efficient windows, reflective roof coverings, water-saving toilets and energy-efficient lighting helped enhance building performance.

Before Rebuild Concord, many downtown businesses had been operable but not thriving. For example, there were only two downtown restaurants, with one hidden in the back of a building. Today, nine restaurants are prospering – one in a building boasting a new, energy-efficient cooling system and a roof installed with the help of Rebuild America.

To date, over 200,000 square feet have been retrofitted resulting in an annual energy savings of more than $100,000. "The Rebuild America program has increased economic viability by improving the condition of real estate and reducing the cost of doing business," says **Connie Kincaid** of the Concord Downtown Development Corporation. "Downtown Concord is better positioned to attract new businesses and

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*Union Street, Concord, NC – the heart of Rebuild America's and Main Street's revitalization efforts.*

# View From DC
## By Daniel Sze

Energy efficiency and conservation play an important role in the administration's National Energy Policy (NEP), released May 16. The NEP makes several recommendations concerning the government's role in encouraging energy efficiency and conservation practices across the nation, from stepping up efforts in federal buildings, to bringing the energy efficiency message home to Americans, to encouraging greater fuel efficiency in transportation, including incentives for purchasing alternatively powered vehicles.

Many of the concepts expressed in Chapter 4 of the NEP, "Using Energy Wisely," are in sync with Rebuild America's philosophy, recognizing energy efficiency as a path to stretching our energy resources, reducing energy shortages, decreasing reliance on energy imports, and easing pollution.

The National Energy Policy recognizes that the federal government can play an important role in promoting energy efficiency and conservation by disseminating useful information about energy to the public, by setting standards for more efficient products, and by taking the lead to ensure that federal buildings become models of energy-efficiency practices.

The NEP also recognizes some of the strides this country has made in saving energy. Among them:

- The amount of energy used by the U.S. in relation to its economic output has steadily declined since the early 1970s. Since 1973, the U.S. economy has grown nearly five times faster than energy use: 126 percent compared to 26 percent.
- The federal government has reduced its energy use in buildings by about 30 percent from 1990 levels, largely through the installation of energy-efficiency technologies.
- Over the last 30 years, the energy efficiency of many household appliances has increased. For example, the energy efficiency of refrigerator freezers has increased by about 70 percent during this period.

We can take pride in the fact that Rebuild America partnerships have already completed and committed to energy-efficiency retrofits representing nearly 715 million square feet. These efforts will result in annual cost savings of $222 million and energy savings of 13,705,155 MMBtus. It is rewarding to see such results as we continue our work to build a more energy-efficient America one community at a time.

*Daniel Sze is National Program Manager of Rebuild America.*

# West Contra Costa Hunts Energy Treasures

*Team members gather after Energy Treasure Hunt in California*

Students, teachers and administrators alike are benefiting from lessons learned in energy efficiency. The **West Contra Costa (WCC) Unified School District Partnership** joined Rebuild America and Rebuild America Business Partners **Pacific Gas & Electric Company** and **Philips Lighting** to host an Energy Treasure Hunt in the district located in West Contra Costa County, CA, north of Berkeley. The partnership is comprehensive and varied, including three cities, the local utility, the California Energy Commission, and numerous RBA Business Partners.

The partnership, led by **Vince Kilmartin** and **Gary Freschi,** started from the beginning, first benchmarking over 65 schools in the district. This initial step has enabled the West Contra Costa School District to leverage four free energy audits from the state to do a total of eight energy audits of school buildings. The school district is currently managing a $150 million bond for elementary schools and is working with Rebuild America to fund energy-efficiency improvements using bond funds.

The district is also looking for means to upgrade schools not currently covered under the bond, and is working with RBA Business Partners to completely retrofit two classrooms to demonstrate technologies they will use at Pinole Middle School. The Business Partners will install efficient windows, lamps, ballasts, lighting fixtures and controls, waterless urinals, a Smart breaker box, and HVAC equipment. The school district has partnered with the City of Pinole to help cover costs, and in turn will reinvest the saving from the project into school programs. The city is also looking into a whole school retrofit, based on the technologies installed in the demo classrooms. The Massachusetts Institute of Technology will monitor the middle school to verify savings from the demonstration.

**Business Partners who contributed to the West Contra Costa School District project include:**

| | |
|---|---|
| Advanced Transformer | Novitas |
| Cutler Hammer | Phillips |
| Finelight | Traco |
| Lennox | Waterless |
| Metal Optics | Wattstopper |
| Novar | Earth Protection Services |

In addition to the demonstration classroom, the Energy Treasure Hunt provided a facilities training workshop to facilities staff from WCC and 20 other surrounding districts. The event drew over 75 participants and addressed energy-efficiency technologies and financing solutions for schools energy-efficiency and provided managers with free energy audits. The Energy Treasure Hunt also held a custodial

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# Energy-Efficiency Big News in East Palo Alto

In East Palo Alto, CA, small businesses and schools are learning through Rebuild America that boosting energy efficiency means lower utility bills, making it easier for businesses and schools to thrive.

Small businesses and area schools are feeling the weight of California's high energy prices and low energy supplies, and improving energy efficiency will help a city that has been saddled with low-income levels and a high unemployment rate. Investment in energy-aware behavior and retrofits will inject vitality into East Palo Alto.

And Rebuild America is leading the charge to do just that. A key element of **Rebuild East Palo Alto** is a business-to-business mentoring program that focuses on community redevelopment and economic revitalization through education and information sharing. Because many local stores and businesses are now competing with large chain stores, Rebuild East Palo Alto hopes to teach local small businesses how to save money through energy efficiency – all the while preserving natural resources and environmental conditions.

With help from **Pacific Gas & Electric**, this partnership will conduct a business-to-business mentoring program. East Palo Alto small business owners can sit down with other successful owners from around the country to share energy-efficiency experiences. In one instance, says **Cyane Dandridge** – a key organizer of the partnership along with project leads **Richardo Noguera** and **Jeff Williams** and lead for the mentoring program – a dry cleaner shared an energy-efficient experience with a group of East Palo Alto owners. Albany Cleaners in East Palo Alto would display in the

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# A Source of Shade in the California Sun

In economically depressed parts of Northern California, a unique partnership has sprouted into life across nine Bay Area counties hoping to drive down energy costs and improve the quality of life for the area's lower income population.

The Non-Profit Housing Association (NPH) of Northern California, lead organization of the **NPH Sustainable Development Working Group** partnership, officially joined the U.S. Department of Energy's Rebuild America program in June 2001. The partnership seeks to bring together developers, architects, finance companies and housing authorities to boost energy efficiency in Northern California, including counties near the San Francisco Bay such as Santa Cruz and Sacramento. NPH is a 500-plus member organization dedicated to improving low-income housing in Northern California.

The goal of the partnership, says RBA Program Representative **Cyane Dandridge**, is to assist low-income housing agencies in providing energy-efficiency education and training, as well as to find the resources necessary or channel existing resources for integrating energy efficiency into new developments and retrofitting residential buildings. In these areas of California that are plagued with high unemployment and low wages, NPH hopes to provide energy-efficient living with trimmed energy bills.

The partnership will focus initially on peer and expert training, particularly on accessing information on energy-efficiency building techniques, materials, and technologies. **Doug Shoemaker** of Non-Profit Housing Association says that local governments' "role with the partnership is mixed, with local government agencies serving as active members of the association and the state mostly listening to the partnership as ideas are developed. The local electric company Pacific Gas & Electric is "part of the effort," but is not a member of the partnership, Shoemaker says.

There are two issues the partnership seeks to remedy, Dandridge says: "Help direct or redirect resources that do not exist to the sector;" and provide "the basic service of information Rebuild-style to the partners on how they can retrofit, what the technologies are, how to train staff, etc."

Much of the partnership's work will be done through regular meetings of the NPH partnership. It has some ambitious goals for improving energy-efficiency in Northern California. NPH hopes to get 25 percent of their partners to use energy-efficient products in existing buildings, and 50 percent of their partners to put in energy-efficient materials and technology and to train staff on energy efficiency in new buildings – gunning for a 25 to 40 percent cut in energy use.

This movement comes at a time when the state of California is being ravaged with high energy prices. The energy crunch coupled with these high energy prices is hitting low-income families the hardest, forcing them to pay for utility bills they simply can't afford. In a recent meeting with PG&E, "disconnects" were found between PG&E's existing resources and non-profit housing communities. An example of these disconnects is the unusually high utility bills that accompany small low-income apartments in the area.

And this is where the NPH Sustainable Development Working Group partnership comes into play. One report on the issue says that one-half of all low-income renters and three-quarters of all very low-income renters spend over half of their paychecks for housing.

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### *Energy-Efficiency in East Palo Alto continued*

storefront how much money the store's energy investments were saving the customers in reduced prices, essentially using the energy savings as advertisement. The more money the store saved on energy costs, the more customers would patronize the cleaners. East Palo Alto businesses not only learned how to save money through efficiency, they also learned new businesses tactics to help them survive in a more competitive environment.

The feedback was tremendous, Dandridge says. The partnership got a lot of comments from business owners saying, "I hadn't thought of it that way."

In addition to the mentoring, the program conducts audits and helps owners implement projects using a turn-key approach. Rebuild East Palo Alto will also help train a local contractor, **Ed Moss**, to complete the retrofit work. Moss, who teaches at a local community college, will in turn teach his students what he learns, and allow them to use his general contractor's license to continue his work. The partnership's goal is to have 10 businesses retrofitted by the end of this year. "A year ago they might not have committed," Dandridge says. But due to the energy crunch plaguing the state – which is especially hard on low-income areas – small businesses are clamoring for inclusion in the partnership.

Rebuild East Palo Alto also targets schools in the city. The program will model the West Contra Costa School District's energy-efficiency efforts. By the end of the summer, Rebuild America Business Partners will have retrofitted two classrooms for energy efficiency with skylights, windows, lighting equipment, controls and heating equipment.

The influx of information and resource sharing aims to uplift East Palo Alto, making energy efficiency one of the cornerstones of the city's economic revitalization.

*For more information on Rebuild East Palo Alto, contact Cyane Dandridge at cyane@cyane.com.*

# Los Angeles School Districts Use the Best Resource for Energy-Efficiency

Los Angeles school districts have figured out how to reduce energy costs in their schools by over $12,000 a year without a single technology upgrade. Rebuild America has partnered with districts in the region and with the **Alliance to Save Energy's Green Schools Program** and **Southern California Edison** to initiate some motivational education programs designed to teach children and adults that their behavior can greatly affect energy consumption in schools and at home. San Gabriel Valley School Districts that are participating include the **Hacienda La Puenta Unified School District (USD)** in City of Industry, **Basset USD** in La Puenta, **Charter Oak USD** in Covina and the **East San Gabriel Valley Regional Occupational Program/Technical Center**.

Through this program students, teachers and facility managers work together to identify areas in which energy is wasted and identify energy-saving tactics including turning off computers and lights when not in use, creating newsletters detailing energy-efficient techniques and integrating energy awareness into the academic curriculum. Energy professionals also teach students how to perform energy audits so that they can make recommendations for potential retrofits.

> *"...These students will take the lessons of efficiency home, so their families save money and energy as well."*
>
> *– Merilee Harrigan*

"These schools are a model for what other schools can do to save energy – even before making energy-efficiency investments in schools," says **Merilee Harrigan**, senior program manager for the Alliance's Green Schools. "What is even better is that these students will take the lessons of efficiency home, so their families save money and energy as well."

The success of this program is indicated in dollars saved across the districts. Ten schools have reported $51,000 in energy savings cumulatively in a seven-month period, cutting electricity waste by 18 percent with no financial investment. To find out more about the Green Schools program, contact Merilee Harrigan at mharrigan@ase.org.

In addition to the education program, Rebuild America Program Representative **Cyane Dandridge** is helping the districts implement energy projects. A facilities training workshop was held in June, with 15 districts in attendance. There will be demonstration classrooms in two districts, involving the same Business Partners that participated in the Energy Treasure Hunt, with additional daylighting manufacturers **MyLite** and **Prudential Lighting**. Fixtures manufacturers include **Finelight**, Prudential and **Holophane**. Rebuild America is also working with the districts to get energy audits and low-interest loans through the state.

## ENERGY CHAMPION PROFILE

### Cyane Dandridge

Rebuild America program representative for California **Cyane Dandridge** learned about energy-efficient building technology from elite universities on the East Coast and Europe and took that knowledge west, where for the past five years she has put it to use constructing Rebuild America partnerships throughout the state. As of late, Dandridge has helped organize new partnerships in Northern California, East Palo Alto and the Central San Joaquin Valley that aim to reduce energy costs for thousands of low-income residents, schools and local small businesses – but she has been involved in the energy arena for much longer than that.

Currently, as executive director and president of **Strategic Energy Innovations** (SEI), Dandridge also coordinates and creates Rebuild America's peer exchange program. SEI is a non-profit organization Dandridge created in late 1997, after running one of the first Rebuild America partnerships since 1995, ReEnergize East Bay – a San Francisco Bay area partnership.

While the head of **ReEnergize East Bay**, U.S. Department of Energy Seattle Regional Office representative **Paul Johnson** asked her to develop a peer exchange program for the Seattle region. Like all of Dandridge's other work, it was a success, leading to the establishment of five other peer exchange program meetings. Dandridge continues to develop peer exchange programs for the DOE that take place all across the country.

"I have found Cyane to be bright, highly creative – yet

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# Former Mill Town Gets an Energy Face Lift

The newly created **Rebuild North Fork** partnership in the San Joaquin Valley of Central California is energizing the former mill town, infusing innovative energy practices into its progressive economic development plan. Until 1994, a lumber mill generated the town's economy, but when the government made changes to forest management regulations, the mill closed, leaving North Fork's future uncertain.

To combat this uncertainty and to secure North Fork's economic stability, The North Fork Community Development Council (NFCDC) was formed to represent various interest groups and organizations in North Fork. The organization has been the galvanizing force to stimulate local economic activity. It persuaded the mill owner to turn ownership of the mill over to the town and developed a master plan for redevelopment of the site. The board also, with guidance from **Cyane Dandridge**, looked beyond the site to the community at large, creating a design for the town's main street area and jumpstarting environmental enhancement efforts.

*This old lumber mill is once again the center of economic prosperity for North Fork, CA*

NFCDC's momentum continues, with many valuable projects in the planning stages or in progress. Already the board has obtained grants for site clean up, established a recycled lumber business on the property, begun the process of building essential infrastructure on the site and started on plans to market the mill site to businesses and industries. Derelict buildings are being torn down with the assistance of welfare-to-work recipients who aid in de-construction and set aside useable material for recycling.

While Rebuild North Fork is the only rural partnership in California, it benefits greatly from other partnerships across the state. Currently, the partnership is exploring ways in which the mill site can use innovative energy technologies in its upcoming redevelopment process. The renovation of the mill can potentially be a model for economic development efforts in other mill towns. In addition to the mill revitalization, the future partnership plans include:

*Rebuild North Fork's Nerve Center: the administration building for the North Fork Comunity Development Council.*

- identifying innovative energy technologies that could be appropriate for the site

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***Energy Champian Profile continued***

practical – and a pleasure to work with," Johnson says. "Because of her skills, creativity and contacts, we see her as our 'go to' person when we want to develop a significant Rebuild opportunity in our region – particularly in California."

Early in her career, Dandridge worked as a carpenter and builder, having built a solar house in 1983-1984. That was the start of a life that would take her to some rather prestigious universities. She wrote her graduate school thesis for the University of Bordeaux, France on "Energy Efficiency in Office Equipment." That led to a master's candidacy at the Massachusetts Institute of Technology (MIT) where she received a Master's of Science degree in building technology. Her thesis for MIT was on "Energy Efficiency in Office Technology."

After graduating from MIT in 1994, Dandridge did a quick stint with the U.S. Environmental Protection Agency (EPA), working on EPA's ENERGYSTAR® energy-efficiency labeling program where she crafted, organized and promoted six new ENERGYSTAR® labeling divisions for EPA in only eight months. This work earned her an Employee Recognition Award from the EPA.

Then it was time to join up with Rebuild America. Dandridge assumed the reins of ReEnergize East Bay in 1995 and established herself and as one of Rebuild America's key players. SEI and Dandridge have worked closely with the California Energy Commission as the contact for Rebuild America partnerships statewide. Her work even extends to the islands of Hawaii, where she helped establish and run the **Rebuild Hawaii Consortium**. She is also actively involved in Rebuild America's ENERGYSMART® Schools campaign in Hawaii. Her latest honor is a nomination for the 2001 Chevron Conservation Award – an annual award from the petroleum company for outstanding work in the field of environmental and energy conservation.

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# Little Rock Rolls into Energy Savings

*Officials in Little Rock, AR hope that historic Central High School is the quintessence of Rebuild America's efforts to upgrade K-12 schools around the country.*

Developing high performance buildings of any kind is a dedicated process, as **Rebuild Little Rock**, AR is proving through its comprehensive energy-efficiency upgrades to its educational buildings. In the coming years, the school district in the Arkansas capital will evolve into a model of energy efficiency. The total investment will be approximately $11 million in the next few years, eliminating temporary classrooms, providing increased comfort to the students and faculty of Little Rock and decreasing the need for building maintenance. Energy savings are a natural result of the many improvements.

In four years, the Little Rock School District (LRSD) will have revamped area schools lighting, heating, ventilation and air conditioning units, window replacements and lighting replacements in area schools. This Rebuild America partnership has also implemented Active Physics, an innovative educational tool that brings energy-efficiency lessons into the classroom. LRSD was the first district in the nation to implement this tool systemically for all ninth grade students – an effort that impacts nearly 1,500 students each year.

According to **Doug Eaton,** facilities manager, the LRSD has over 30 architecture contracts in the works, investing over $5 million in lighting retrofits for indoor and outdoor fixtures, which will result in major energy savings with paybacks ranging from two to 12 years. Heating, ventilation and air conditioning retrofits will total over $6 million, leading to additional energy savings and improved air quality in the school district buildings. The retrofits will comply with fresh air standards for enclosed spaces. The projects will be done in three stages, with a new elementary school as part of the work. Savings of at least $500,000 per year are anticipated, and the improvements are expected to eliminate temporary classrooms, improve comfort levels and significantly reduce maintenance.

**Luke Elliott, Rebuild Arkansas** program representative, says that historic Central High School is a key structure for LRSD, receiving $9 million to $10 million of renovation work, with much of that money being spent on comprehensive energy-efficiency improvements..

Other Rebuild Little Rock activities include the conversion of the Lee School into an energy-efficient Neighborhood Resource Center which saves up to $26,000 annually in energy costs. The 30,000 square-foot building houses a "miniature" City Hall, a police substation and other community services.

The recently completed Stephen's School in Little Rock, a combined school and community center, contains many energy saving measures as well. Rebuild Little Rock is also conducting a study to use geothermal energy – a blossoming sustainable energy source – to supply energy to several city buildings that are located near the river. This project would use water from the Arkansas River as the heat exchange medium thereby reducing the cost of drilling wells or laying horizontal pipe.

Installing energy-efficient infrastructure in area schools while at the same time teaching city's students about energy use will reinforce Little Rock's dedication to energy efficiency, making Little Rock a model city for Rebuild America.

*For more information on Rebuild Little Rock, contact Luke Elliott at lelliott@mvtel.net.*

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***11th Largest School District Joins RBA***

operators learned that simply changing the lighting system not only saved money but significantly improved the classroom environment.

"A number of schools throughout the county are slated for renovations and will act as the test-bed for new fixtures and energy-efficient solutions across the school district," said Brady. "We believe the quality of our buildings affect student performance, so it follows that a better environment lends itself to better student achievement."

This isolated attempt to save energy encouraged the school board to create a task force to research ways to revamp energy systems district-wide. This research yielded a new relationship with Rebuild America and EnergySmart Schools. Currently, FCPSD is in the initial phase of hiring consultants to perform energy audits in all of the schools. These consultants rank schools based on the efficiency of all their energy components; upgrades have already begun at schools wasting the most energy. The district is managing a $200 million government issued bond, 70 percent of which will be used to renovate public schools.

*Thomas Brady and Dan Sze sign partnership agreement*

*For more information, contact William Mutscheller, assistant director of maintenance services at Fairfax County Public Schools at wmutsche@sideburn. fcps.k12.va.us.*

# Texas School Districts Learn of Improved Efficiency Techniques

Representatives from five San Antonio Independent School Districts (ISD) met with U.S. Department of Energy (DOE) and Environmental Protection Agency (EPA) representatives for a workshop on EnergySmart Schools and energy-efficient building practices on May 23.

Interest in the session ran high with Customer Service Representative **Mike Myers** and **Dr. John Bryant** and **Bahman Yazdani** from Texas A&M University's Energy Systems Laboratory. The three addressed Rebuild America activities in Texas, energy-efficiency strategies for schools and Texas state programs. **Jack Werner** from the Climate Institute offered a brief review of DOE and EPA programs and **Neil Zobler**, president of Catayst Financial, described EPA's EnergyStar Buildings Program and funding strategies.

Rebuild America participated along with representatives from the McKinney ISD near Dallas and the Austin ISD, both of which have built schools that are energy efficient and use environmental approaches that reduce costs for life cycle operations and maintenance.

With hundreds of millions of dollars in school bonds available for new construction and retrofitting older facilities in Texas, Solar San Antonio used this opportunity to publicize success stories on new and improved construction techniques for independent school districts. Financing of energy-efficient structures was also addressed, along with the benefits of an improved, healthy environment. The presenters also illustrated that the lowered energy costs associated with efficient building practices ensures that these types of energy applications pay for themselves in reduced energy expenditures over the long term.

Solar San Antonio, a Rebuild America partner, is an energy advocacy and resource center, established in 1999. Its organizational goals are to increase the awareness and application of renewable and alternative energy choices throughout the region.

Other participants included representatives from the Northside ISD, Southside ISD, Edgewood ISD, Harlandale ISD and the Northeast ISD, all in Texas.

The meeting was hosted by the Northside Independent School District and sponsored by Solar San Antonio, City Public Service, EnergyStar® Buildings, Rebuild America and Rebuild Texas and the University of Texas at Austin.

*For more information, contact Mike Myers at mt4myers@aol.com.*

*Continued from page 3*

### *Revitalizing Concord*

*Hotel Concord on Union Street – one of Rebuild Concord's several completed retrofits*

expand existing businesses. Rebuild America enabled us to do that."

Rebuild Concord has several projects and plans to continue its success as additional funding becomes available. Barber Scotia College, a college in the downtown area, is slated for a $7 million retrofit project while eight historic commercial buildings have also been identified for energy retrofits.

*For more information on the City of Concord, contact John Price at pricej@cj.concord.nc.us or Connie Kincaid at ckincaidcddc@aol.com.*

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### *Former Mill Town Gets an Energy Face Lift*

- designing a sustainable/restorative charette at the mill site
- identifying appropriate grants and funding for project implementation
- working with Rebuild America consultants, graduate students, interns and other resources to finalize energy designs
- reaching out to innovative energy companies to use North Fork's mill site as a model showcase for new products and systems.

Rebuild North Fork anticipates a highly productive partnership with Rebuild America, and is confident that these plans will be fully implemented by the Fall of 2003. Perhaps Rebuild North Fork representatives explained the partnership's scope best in their own energy vision statement, "...We can create more than energy self-sufficiency; we can be an energy generator for the surrounding community. Energy generation will be integrated with our existing goal of preserving the clean, beautiful environment that surrounds us."

*For additional information, contact Cyane Dandridge at cyane@cyane.com.*

# U.S. Mayors Learn about Rebuild America

Mayors from around the country had an opportunity to learn about Rebuild America at the U.S. Conference of Mayors annual meeting in Detroit, MI June 22-26.

The Department of Energy presented four case studies to the mayoral conference: **Rebuild Henderson, NV**; **Rebuild Boston**; and **Rebuild Erie County and Buffalo, NY**. These model cities have saved their local governments millions of dollars in annual energy savings, with Rebuild Boston and Rebuild Erie County and Buffalo – formerly **Rebuild Niagara Frontier** – winning Energy Champion Awards in 2001.

Rebuild Boston is one of the most acclaimed partnerships, winning double honors at the Energy Champion Awards. Rebuild Boston links energy efficiency and public health, through one of its key partners, the Boston Housing Authority. Rebuild Henderson targets construction of a new City Hall wing, two recreation centers, a fire station and a police substation, and other building retrofits. Rebuild Niagara Frontier won the Energy Champion Award for local governments in assisting local groups to apply for financing through the New York Energy Research and Development Authority and other external funding sources.

At the Conference of Mayors Energy Summit in Chicago in June, much of the talk centered on the energy shortages and high electricity prices that have plagued cities and consumers in the past year, especially in the West. Rebuild America was presented as a unique opportunity for local and state governments to actively lower utility bills while spurring economic development in neighborhood communities, small businesses and schools.

*Continued from page 4*

### *West Contra Costa USD Hosts Energy Treasure Hunt*

training workshop where 200 custodians from WCC learned about steps they could take to decrease energy costs in the district.

West Contra Costa is also working with **Glen Kizer** of the **Foundation for Environmental Education** and the **1500 Days: Central Ohio Partnership** to install a 1 kilowatt photovoltaic system at De Anza High School. With help from Kizer, the district will incur no costs for the system. They plan to tie it to learning activities in the fall.

If the project continues to succeed as it has thus far, Rebuild America hopes to use West Contra Costa as a model for school districts across California. Districts in San Diego, Los Angeles and the Central Valley have initiated efficiency programs in their schools.

*For more information on the project, contact Vince Kilmartin at vkilmartin@wccusd.kiz.ca.us*

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### *A Source of Shade in the California Sun*

For master-metered low-income rental properties, rate hikes have already increased costs anywhere from 10 to 20 percent. Affordable housing developers are assuming that electric utility costs will increase by 100 percent and gas by 150 percent in next year's budget cycle. For cases where the tenant pays for utility costs, a utility allowance kicks in; this utility allowance is paid by the housing owner, and recently went up by 200 percent. Consequently, a typical 50-60 unit development in which the tenant pays their utilities will now have to function with $50,000-60,000 less per year in operating revenue. While efficiency can decrease costs to either the tenant or the housing owner, the decrease in operating revenue makes it even harder for affordable housing owners to pay for projects.

Through this partnership, the group, working in conjunction with Rebuild America, can help identify resources to assist NPH members in investing in energy-efficient technology and practices with the ultimate goal of reducing the energy use of the buildings. The group is also developing a program to provide detailed technical assistance to members, like energy audits and project management assistance.

And like other Rebuild America partnerships, NPH is committed to sharing their information. Knowledge on energy-efficient retrofitting and providing business partners who are eager to work with partnerships in installing new energy technology, as well as training individuals in the community on how to save energy, are the central features of the NPH partnership.

Shoemaker says that spreading the word about the partnership might stimulate private and local government investment in energy-efficient projects because of the difficulty low-income housing groups have faced in getting needed funds.

*For more information, contact Dong Shoemaker at dshoemaker@nonprofithousing.org.*

# Snap Shot

Peter Alexnader

### Vital statistics

Lives in Portland, OR with fiancé Johannah Harkness. Has two daughters, ages 23 and 29 and two grandchildren, 18 months and seven years.

### Current role with Rebuild America

Developer and Administrator of the award-winning **Rebuild New Mexico** partnership. He is the executive director of the Center for Energy Efficiency, a nonprofit organization, and serves on the board of directors of several other non-profits, including the Energy Services Coalition.

### Most rewarding aspect of your work

"My work with Rebuild has allowed me to address with a market solution some of our most pressing environmental and economic problems. And it has allowed me enormous freedom to exercise my creativity in developing new ideas and new ways to make the program even more effective."

### What do you do in you spare time

"My interests have always been wide-ranging, from music (I performed professionally for several years and even now rarely travel without a guitar) to painting water colors, writing, auto mechanics, boat-building and reading. I love to sail and have done so since the age of four, mostly on the icy waters of the Casco Bay, just north of Portland, Maine.

These divergent interests have led me to pursue an equally wide range of entrepreneurial vocations – such as a restauranteur, yoga teacher, math teacher, art dealer, advertising executive and real estate developer as an owner-builder. The most rewarding, however, has been my work with Rebuild America. For many years I have had a deep interest in education and the sustainability of our environmental, economic and social systems – an interest increasingly driven by concern about what the world may hold for my two daughters and two grandsons."

*Continued from page 1*

## Preserving History for the Future

construction phases, the Trust emphasized energy efficiency and responsible design. After rehabilitation, the building featured:

- highly efficient T-8 fluorescent lamps
- LED exit signs at all exits
- compact fluorescent bulbs (CFLs)
- occupancy sensors for interior lighting
- photo sensors for exterior lighting

Some of the retrofits were easier than others, says Trust Project Coordinator **Kelvin Lee**. For instance, the Trust had to weigh several factors when specifying and installing Building 36's lighting fixtures. "The challenge was finding a modern fixture capable of efficient lighting that was appropriate to the historic character of the building," said Lee. The Trust eventually used simple "schoolhouse" fixtures in the building, which could accommodate CFLs without conflicting with the building's original design.

Today the building houses a combination of nonprofit and for-profit organizations, including a breast cancer foundation, a web design firm, and a service-based resource for at-risk youth.

### Sustainable rehabilitation

Energy-efficient lighting is just one part of environmental sustainability, which is a guiding principle for the Presidio Trust. The Building 36 project enabled the Trust to showcase other sustainable practices such as using low-VOC (volatile organic compound) paint, installing recycled carpet, and using highly renewable, natural products like wheatboard cabinets and bamboo flooring. As in all rehabilitation projects at the Presidio, low-flow plumbing fixtures were installed, and the drought-tolerant landscaping was designed for the eventual use of reclaimed water.

Building 36 also boasts the Bay Area's second non-hydraulic elevator, considered environmentally friendly because it eliminates a hydraulic system's need for highly toxic fluids.

### Monitoring energy

One of the most important new technologies in Building 36 is its Energy Management System (EMS). This system allows the building's tenants to monitor their energy consumption, helping them to spot inefficiencies and target conservation efforts toward peak demand cycles.

The Trust has installed Energy Management Systems in over 45 buildings in the Park. The Presidio Alliance, the Trust's Rebuild Presidio partner, has provided invaluable outreach support for the effort. Now the Alliance and the Trust are working together to educate tenants on the systems' uses. The Alliance is currently in the process of enhancing EMS capabilities by making real-time consumption information available to tenants online.

*For more information contact, Danielle Blank at dblank@presidiotrust.gov.*

# Upcoming Events

## September

**16** **NASEO 2001 Annual Meeting**, Portland, ME. (Eastland Park Hotel) Contact Melanie Minesinger at 703-299-880 ext. 14 or visit http://www.naseo.org/events/annual/default.htm

**23-26** **International City/County Management Association (ICMA) Annual Conference**, Salt Lake City, UT. Visit http://www.icma.org.

**24-26** **"Conservation or Crisis: A Northwest Choice," sponsored by Bonneville Power Administration (BPA) Energy Efficiency**, Portland, OR. (Doubletree Hotel). Visit http://www.bpa.gov/ Energy/N/news/crisis/shtm.

**28-30** **Texas Renewable Energy Roundup Green Living and Sustainability Fair**, Fredricksburg, TX. Information as it becomes available will be posted on http://www.renewableenergyroundup.com.

## October

**7-10** **NAHRO 2001 National Conference and Exhibition "Connecting People and Places:Building Communities,"** Nashville, TN. For information visit http://www.nahro.org/ conferences/index.htm.

**24-27** **Excellence in Building 2001 Conference and Exhibition**, Orlando, FL (Rosen Center Hotel). For information visit http://www.eeba.org/conference/ default.htm.

*On May 31, Rebuild America executed a Strategic Partners Agreement with Public Technologies, Inc. (PTI) and its affiliate organizations at PTI's headquarters in Washington, DC. The participating organizations share a common goal of working to improve communities through energy efficiency. Signing ceremony participants, from left: National League of Cities Executive Director Donald Borout; National Association of Counties Executive Director Larry Naake; International City/County Management Association Executive Director William H. Hansell Jr.; Austin Energy Services Vice President Roger Duncan; U.S. Department of Energy (DOE) Deputy Assistant Secretary Mark Ginsberg; PTI President Dr. Costis Torgas; PTI Energy Program Director Sharron Brown; DOE Deputy Office Director Mark Bailey; and Rebuild America National Program Manager Daniel Sze.*

# New Partnerships

Cumberland Housing Authority, MD
NPH Sustainable Development Working Group, CA
Twin Falls School District #411, ID
Eastern Madera County, CA
Rebuild North Fork, CA

***NEW!*** ***Marketing and Comunications Rebuild America Help Line 202-466-7868***

***To submit news or story ideas, contact:***
***Maureen O'Brien, 202-466-7391, or email mobrien@pcgpr.com***

*Check Us Out: www.rebuild.org or 1-800-DOE-3732*

Rebuild America is a network of partnerships – focused on communities – that save money by saving energy. These voluntary partnerships choose to improve the quality of life in their communities through energy efficiency. Rebuild America supports them with customized assistance backed by technical and business experts and resources.

Published bimonthly by the U.S. Department of Energy to report on Rebuild America activities, *Partner Update* now incorporates news from Building America and High Performance Buildings, energy-efficiency initiatives of the Office of Building Technology, State and Community Programs.

High Performance BUILDINGS

**REBUILD AMERICA**
Office of Building Technology,
State and Community Programs
U.S. Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585-0121

U.S. DEPARTMENT OF Energy

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