

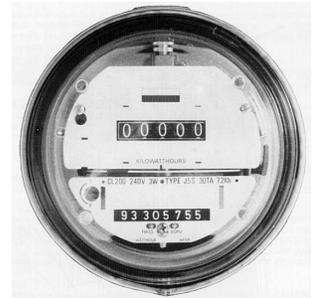


# GEFA NEWS QUARTERLY

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## PERFORMANCE CONTRACTING TO FINANCE ENERGY AND WATER CONSERVATION PROJECTS

**E**nergy performance contracting permits state agencies to finance building improvements designed to lower energy and water consumption. The state goes through an open, competitive process to choose energy service companies to help implement the energy and water conservation measures at state facilities. The guaranteed savings from the projects pay for the work over a period of years.



The University System of Georgia (USG), the Georgia World Congress Center (GWCC), and the Georgia Department of Corrections (GDC) signed contracts that are guaranteed to save close to \$7 million in the first year alone.

The USG contracted with Johnson Controls to implement energy and water conservation measures at Georgia Tech and the University of Georgia (UGA).

Georgia Tech will complete energy conservation projects at its 10th Street and Holland heating and cooling plants. Over the term of the contract, the guaranteed savings will exceed \$13 million. The total project cost is \$7.8 million. The project is financed by U.S. Bank with 2.035 percent interest for seven years.

UGA will complete energy and water conservation projects at eight of its facilities on its East Campus in Athens. Over the term of the contract, the guaranteed savings will exceed \$2.9 million. The total project cost is \$2.4 million. The project is financed by U.S. Bank with 2.009 percent interest for seven years.

The GWCC contracted with Trane to implement energy and water conservation measures at the convention center and at Centennial Olympic Park. Over the term of the contract, the guaranteed savings will exceed \$49 million. The total project cost is \$27.8 million. The project is financed by Hannon Armstrong with 4.83 percent interest for 17 years.

The GDC contracted with Noresco to implement energy and water conservation measures at five facilities throughout the state: Arrendale State Prison in Alto, Ga.; Georgia Diagnostic and Classification State Prison in Jackson, Ga.; Georgia State Prison in Reidsville, Ga.; Hays State Prison in Trion, Ga.; and Wilcox State Prison in Abbeville, Ga. Over the term of the contract, the guaranteed savings will exceed \$49 million. The total project cost is \$28.6 million. The project is financed by U.S. Bank with 2.574 percent interest for 15 years.

The total annual amount of energy and water savings for these projects is equal to the energy that approximately 3,250 typical Georgia homes use in a year, and the water for approximately 285 Olympic-sized swimming pools.

Energy performance contracting helps state agencies meet their commitment to the Georgia Energy Challenge and reduce energy consumption by 15 percent in state facilities.

For more information, visit [www.gefa.org](http://www.gefa.org).

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### GEFA BOARD OF DIRECTORS APPROVES INFRASTRUCTURE PROJECTS

Thirteen Georgia communities were awarded financing totaling \$14.4 million for water, sewer and wastewater infrastructure improvements by the Georgia Environmental Finance Authority (GEFA) board of directors in November.

The communities include the cities of Baldwin, Baxley, Cleveland, Cochran, Dawsonville, Hartwell, Homerville, Irwinton, Maysville, Ringgold, Sandersville, Fannin County Water Authority, and Lumpkin County Water & Sewerage Authority.



GEFA's water, sewer and wastewater infrastructure programs assist local governments with improving their environmental infrastructure. Financing water, water supply, sewer and solid waste projects, as well as energy and water conservation projects, encourage economic growth and environmental stewardship.

Cochran was awarded a \$2,500,000 CWSRF loan and a \$2,572,500 DWSRF loan. The \$2,500,000 CWSRF loan will finance rehabilitating approximately 36,000 linear feet of existing sewer lines and manholes and replacing two pump stations. The project will reduce sewer overflows, and inflow and infiltration in the city's collection system. The \$2,572,500 DWSRF loan will finance rehabilitating four existing elevated storage tanks replacing approximately 15,000 linear feet of 1- and 2-inch service lines with new 6-inch water mains, and related appurtenances, distribution system improvements that include valve replacements at strategic locations, and replacing approximately 2,280 water meters with an automatic meter reading (AMR) system, including software and meter reading equipment. This project will improve the reliability of the city's water distribution system. The AMR project will facilitate collecting accurate meter reading data and reduce system losses.

The city will pay 1.03% interest for the 20-year CWSRF loan. The loan qualifies for an interest rate reduction because the inflow and infiltration reduction portion of the project is an energy conservation activity, and includes up to \$500,000 in principal forgiveness, if all loan funds are drawn. The city will also pay 1.31% interest for the 20-year DWSRF loan, which includes up to \$500,000 in principal forgiveness, if all loan funds are drawn. This loan has a blended rate calculated on the 1.03% reduced interest rate for the water line and water meter replacement portions of the project, which are water conservation activities, and the 2.03% interest rate for the tank rehabilitation project.

Baxley was awarded a \$1,852,500 CWSRF loan that will finance constructing a 650 kilowatt (kW) solar installation adjacent to the city's wastewater treatment plant. The project will provide solar power to the wastewater treatment facility to offset energy costs, and provide long-term, sustainable power generation for the city's waste water treatment operations. The city will pay 1.03% interest on the 20-year loan. The loan qualifies for an interest rate reduction because the solar installation is a renewable energy activity, and up to \$275,000 in principal forgiveness, if all loan funds are drawn.

A \$450,000 Georgia Fund loan was awarded to Irwinton to finance installing altitude valves at two water tanks, and installing waterlines, flushing hydrants, isolation valves and an automatic meter reading (AMR) system. The project will reduce water loss in the city's water distribution system, as well as enhance the functionality and ease of the system's operation. The city will pay 2.49% interest on the 20-year loan. The loan has a blended interest rate calculated on the 2.03% interest rate for the water meter replacement portion of the project, which is a water conservation activity, and the 3.03% interest rate for the valve, water line and hydrant projects.

GEFA provides loans through state and federal programs to fund water, solid waste and wastewater infrastructure, and water pollution control and conservation projects. GEFA also provides loan financing at a reduced interest rate to local governments and authorities for energy efficiency and renewable energy projects at water and wastewater treatment plants, landfills, and municipal solid waste facilities, in addition to infrastructure improvements.

For more information, visit [www.gefa.org](http://www.gefa.org).



### GEFA AROUND GEORGIA

GEFA will be at several conferences throughout the state throughout 2016. Stop by and visit if you'll be at one of the events listed below.

- Association County Commissioners of Georgia (ACCG) Annual Conference: Savannah International Trade & Convention Center - **Friday, April 29 – Monday, May 2**
- Georgia Rural Water Association (GRWA) Annual Conference: The Jekyll Island Convention Center - **Tuesday, May 10 – Thursday, May 12**
- Georgia Municipal Association (GMA) Annual Convention: The Savannah International Trade & Convention Center - **Friday, June 24 – Tuesday, June 28**
- Georgia Environmental Conference: The Jekyll Island Convention Center - **Wednesday, August 24 – Friday, August 26**
- The Georgia Economic Developers Association (GEDA) Conference: The Hyatt Regency Savannah - **Wednesday, September 21 – Friday, September 23**
- Georgia Government Finance Officers Association (GGFOA) Annual Meeting: The Jekyll Island Convention Center - **October, Dates TBD**
- Georgia Rural Water Association (GRWA) Fall Conference: The Lake Lanier Legacy Lodge & Conference Center - **October, Dates TBD**
- Georgia Association of Regional Commissions (GARC) Conference: St. Simons Island - **November, Dates and Location TBD**
- Georgia Association of Water Professionals (GAWP) Conference: - **November, Dates and Location TBD**
- 30<sup>th</sup> Biennial Legislators' Conference: UGA Hotel and Conference Center - **November, Dates and Location TBD**

### GEFA STAFF CHANGES; KIM YAWN RETIRES

GEFA has nothing but well-wishes for long-time staff member Kim Yawn, who retired in November after 22 years with GEFA. She most recently served as Executive Director Kevin Clark's senior executive assistant. Kim started her career with the state at the Georgia Department of Transportation, where she worked for four years, followed by three years with the Georgia Energy Office. GEFA and the state of Georgia thank Kim for her combined 30 years of contributions and service.

GEFA welcomes Kelly Cutts, Energy Resources Division program manager. Prior to joining GEFA, she served in several roles with the Governor's Office of Highway Safety. Kelly's responsibilities included developing the National Highway Traffic Safety Administration federal grant application awarded to the Governor's Office of Highway Safety, and managing 22 grants totaling more than \$400,000. She also established the Georgia Governor's Commission on Teen Driving, the first teen driving commission in the nation made up exclusively of teenagers. Kelly has a Bachelor's of Science Degree in Education: Health Promotion and Behavior from the University of Georgia.

Nicole Linton, GEFA's public relations manager for the past five years, accepted a new job opportunity in December with Paradies Shops. Nicole was involved in major projects such as GEFA's annual report, quarterly newsletter, and style guide. She was involved in nearly all written communication from GEFA, and managed our social media accounts. GEFA and the state of Georgia thank Nicole for her service to the state and wish her the very best in her new job.

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