

**Rebuild Hawaii Consortium Planning Meeting
January 11, 2002**

Attendees:

C.H. Guernsey & Co.— Scott Bly; **City & County of Honolulu**—Allyn Lee, Clarice Kam, Wah-Cheong Sze; **Colliers Monroe Friedlander**—Robert Martin; **County of Hawaii**— Raymond Carr; **County of Kauai**— Glenn Sato; **Department of Business, Economic Development & Tourism (DBEDT)** – Maurice Kaya, Liz Raman, Howard Wiig; **Earth ReNew, Inc.**-Bob Ahsing; **Eco-Lite**– Tom Brennan; **Global Engineering & Construction, LLC.**— Kashmira Reid; **Hawaii Army National Guard**—Jennifer VandeBrake; **Hawaii State Public Library System (HSPLS)**--Keith Fujio; **Hawaiian Electric Company, Inc. (HECO)** – Norris Creveston, Jim Maskrey, Sam Nichols; **Hawaiian Electric Light Company, Inc. (HELCO)** – Pat Moore; **Hickam Air Force Base**– John Camara; **Honolulu City Council**—Steve Holmes; **Housing and Community Development Corporation of Hawaii (HCDCH)**- Eric Sakanashi; **Inter-Island Solar Supply**--Cully Judd, Meleana Judd; **The Little Grass Shack**—James Brennan; **Maui Community Colleges**—Don Ainsworth; **McElhinney & Associates**—Sheila McElhinney; **Na Makani**—Matt Binder; **Pacific Energy Strategies**—Steve Olsen; **Pacific Division Naval Facilities Engineering**—Eric Kawamoto; **Pearl Harbor Naval Shipyard**—Gary Shimabukuro; **Pohai Nani Good Samaritan**—Christopher Leighton; **Queens Medical Center**--Ron Tolleson; **Strategic Energy Innovations**– Cyane Dandridge, Jennifer Webb; **U.S. Department of Energy Pacific Liaison**– Eileen Yoshinaka; **University of Hawaii School of Architecture**– Steve Meder.

Meeting Purpose: The purpose of the meeting was to prioritize needs and resources, discuss Consortium goals for the future and discuss and prioritize new projects.

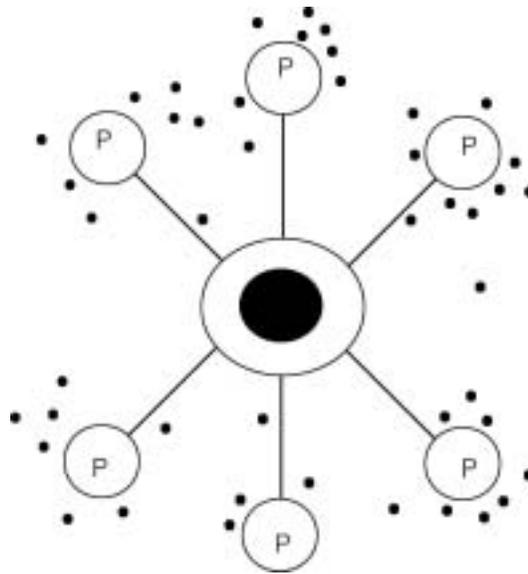
Consortium President Steve Holmes gave a brief overview on Consortium achievements and its current status. The following text summarizes the meeting’s discussions and table work sessions.

Members answer the question: why am I involved in the Rebuild Hawaii Consortium?

- Education
- Meet Institutional Goals
- Program Development
- Reduce Costs
- Business Development and Networking
- Information Sharing
- Resources
- Problem Solving
- Improve Quality of Life
- Synergy
- Help Economy
- Job creation
- Conservation
- Professional Growth
- Environment

What does a visual representation of the Consortium look like?

Vice President Jim Maskrey described and attempted to illustrate the roles and links between Rebuild America, Rebuild Hawaii Consortium, Rebuild Hawaii Partners and Affiliates.



The large **black inner dot** represents:
Rebuild America, DOE, Labs, EPA, FEMP

The **circle around the black dot** represents: *Rebuild Hawaii Consortium*

The **outer circles with the letter P** represent: *Rebuild America Partners within Consortium*

The small **black dots** surrounding the outer P circles represent: *Consortium members or “affiliates”, either partnering with Rebuild America Partnerships, or existing independently. Affiliates are not eligible for Rebuild/DOE assistance without partnering, but may still attend meetings for networking and education.*

The P circles and black dots move about dynamically to show partnering.

Partnership Needs and Resources

What are the different sectors (areas) where Consortium members want to target efforts?

Low-Income Housing		
Core Needs	Available Resources	From Whom
1. Technical resources and assistance (solar water heating & home comfort)	<ul style="list-style-type: none"> • Technical resources & assistance • Design assistance 	Rebuild (especially national labs), HECO, UH, Cully Judd (Inter-Island Solar Supply), DBEDT
2. Funding	<ul style="list-style-type: none"> • Funding Handout • Rebates • Performance Contracting • C&C • CDBG • HUD 	HECO DBEDT Rebuild America/ DOE
3. Maintenance training and support	<ul style="list-style-type: none"> • Through leases/ performance contracting • Training through Rebuild America • HUD? 	Rebuild America Vendors
4. Leasing/alternative financing	<ul style="list-style-type: none"> • Bulk purchase programs through labs/other • Performance Contracting Guidelines 	DBEDT Rebuild
5. Design guidelines <ol style="list-style-type: none"> Single family Multi-family low rise and high rise 	<ul style="list-style-type: none"> • Procurement guidelines for energy-efficient equipment • Global Green (for affordable housing) • Alameda County Waste Management Authority • UH Architecture School 	ACEEE Rebuild http://www.globalgreen.org Alameda: http://www.stopwaste.org UH Architecture School
6. Train procurement officials	<ul style="list-style-type: none"> • Case Studies 	Consortium for Energy Efficiency

Small Business (specifically HECO Small Business Solutions Program where 106 small business have received assistance with lighting retrofits since pilot program with Rebuild America)		
Core Needs	Available Resources	From Whom
<ol style="list-style-type: none"> Publicize Success! “How to” –leverage Investigate business case to expand Perpetuate and self-sustain Neighbor islands? 		

Commercial Buildings		
Core Needs	Available Resources	From Whom
1. Funding of projects (incentives to overcome hurdle of upfront costs)	<ul style="list-style-type: none"> • Rebates • Tax Incentive • Rebuild America 	<ul style="list-style-type: none"> • HECO • State • DOE
2. Education (small business owner -financial -technical)	<ul style="list-style-type: none"> • Rebuild Partners 	<ul style="list-style-type: none"> • Rebuild Labs/Partners
3. ROI	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
4. Utility support for co- generation	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • State • HECO

Government		
Core Needs	Available Resources	From Whom
1. Funding	<ul style="list-style-type: none"> • Department Budget • Federal/Private Grants • ESPC/UESC • Rebates • Utility Funding 	<ul style="list-style-type: none"> •
2. Technical Information/Education	<ul style="list-style-type: none"> • Energy Training • Government Sources • Utilities • Internet • Seminars/Conferences • Private Contractors/Vendors • Site Visits/Case Studies • Periodicals 	Rebuild America Energy Star DBEDT/US DOE etc. HECO

Institutional Retrofits new construction—new standards		
Education Public Housing		
Core Needs	Available Resources	From Whom
1. Champions 2. Political & or Leadership Support 3. Clear Policy 4. Institutional Buy-in 5. Research	<ul style="list-style-type: none"> • ESCOs--Expertise, finances—whole building approach combine with short term and long term • Federal Money • Rebuild Expertise—help with contracting • Dedicated staff 	

L1 Residential		
Core Needs	Available Resources	From Whom
1. Money—rebates and tax incentives to drive participation 2. Education	<ul style="list-style-type: none"> • Hawaiian Home Lands • Universities • Utilities • HUD • Housing Authorities (county and state) • Weatherization Program • Solar Industry • Real Estate Management 	

Schools—energy education		
Core Needs	Available Resources	From Whom
1. Structured curriculum 2. Obtain resources 3. Upgrade existing facilities	<ul style="list-style-type: none"> • Grants • DOE • Utilities • PTA • Local resources w/in schools • UH and community colleges • “Phantom & Vampire Loads” 	

Aggregated Savings – of small consumer products i.e. soda machines, exit signs, computer monitors		
Core Needs	Available Resources	From Whom
1. Mandate identification of potential energy saving technologies 2. Modeling 3. Recognition of benefits of participation	National Labs EPA Energy Star WWW sites FEMP Auditors Smart Schools Program Lawrence Berkeley Labs	

Goals for the Future

Leap into the future (5 years)--what would it mean to have a successful Rebuild Hawaii Program?

Group brainstorm

1. The Rebuild Hawaii Consortium will have created a model of private/ public partnerships by creating 5,000 new jobs, successfully implementing \$200 million in projects, and creating a new Rebuild Honolulu office.
2. All new construction will include solar water heating, ventilation, and insulation. Federal incentives and income tax credits will encourage implementation of these measures in new projects.
3. There will be a well established sustainable design community, where building owners will consistently look at life cycle rather than first costs. One hundred percent of all new buildings will be LEED certified and will attain the Energy Star Building label.
4. Energy efficient design in buildings will be supported and implemented through utility, government and quasi-government policies and incentives, including rebates, tax credits and rate structures.

Funding Options

Handout: Funding Opportunities/ Other Resources for Energy Efficiency/ Renewable Energy and the Environment. Compiled by the U.S. Department of Energy, Seattle Regional Office. This handout provides over 30 pages of funding opportunities to get your project started. For a copy of this handout contact Jennifer Webb by email at jenwebb@hawaii.rr.com or phone 808-739-2217.

Getting funding for your project

1. Define your project
2. Look through the handout: *Funding Opportunities/ Other Resources for Energy Efficiency/ Renewable Energy and the Environment*
3. Find resources that look like they fit
4. Look at funding requirements
5. Research what was funded in the past
6. Contact the foundation
7. Send letter of interest/other requirements
 - Ask for debriefing if denied
 - Know organization, board members, tailor proposal
 - Throw in buzz words

Project Activities

Members reviewed handouts describing ideas for projects that the Consortium may want to develop. Members chose projects they wanted to learn more about then worked at table sessions to define actions needed to implement those projects. The projects are listed under *sectors* below. Projects discussed in detail are in tables.

Sector: Commercial Buildings

<p>Pacific Energy Center <i>A technology clearinghouse</i> <i>Main contact: Norris Creveston, Jim Maskrey</i></p>
<p>Define Energy Center</p> <ul style="list-style-type: none"> • New technology, size, scope, content, location, design, partners, cost of construction, cost of maintenance/use/operation
<p>Funding/Partners</p> <ul style="list-style-type: none"> • HECO--shift funding from existing programs • DBEDT • Trade Associations: BOMA—BIA—AIA—IES ASHRAE • Senator Inouye • UH • National Labs • Department of Defense • Private Industry Sponsors • A&E Community • Castle & Cook • Campbell Estates • Rebuild America (travel, consultant, feasibility study) • Counties
<p>Actions</p> <ul style="list-style-type: none"> • HECO takes lead, part of leadership is enlisting and securing partnership support • Design <ul style="list-style-type: none"> -workshops at various islands -advisory groups/committee (include PG&E, DOD), consultants -cost comparison -involve partners (govt. engineering, private industry) (see funding handout) • Mission—Set Intention <ul style="list-style-type: none"> -HECO builds “green” shell, later solicits partners to donate displays, etc. • Draft Proposal to HECO <ul style="list-style-type: none"> -DSM to HECO management -make presentation • Work with the PUC • Create Budgets <ul style="list-style-type: none"> -construction, overhead, staffing, refine -solicit and obtain grants, etc. • Proposal (Final) to HECO • Commence Building <ul style="list-style-type: none"> -construct “green” shell -partners participate in construction • Dedication/Completion

<p>Energy Efficiency & Sustainable Design Training Program <i>Training for architects, engineers, operations & maintenance groups</i> <i>Main contact: Steve Meder</i></p>
<p>Focus</p> <ol style="list-style-type: none"> 1. Design Standards (whole building/system design—i.e. IAQ, water, recycling materials, control systems, operations and maintenance) 2. Life Cycle Cost Analysis
<p>Procedures</p> <ol style="list-style-type: none"> 1. Form committee 2. Connect the CIP and O&M concerns (ID people, set up meetings--sessions, evaluation, direction) 3. ID success applicable tools and programs 4. Get experts 5. Set up workshops 6. Establish permanent place for ongoing research/resources
<p>Potential Funding</p> <ul style="list-style-type: none"> • UH matching % • DOE • State Energy Office • Environmental Industry Association Research and Education Foundation http://www.envasns.org/abouteia.htm
<p>Potential Partners</p> <ul style="list-style-type: none"> • ASHREA • AIA • BOMA • GCA • Johnson Controls

New construction advisory board: High level group to define and focus on target group to encourage adoption of energy and resource efficiency measures into new facilities.

Contact: Ray Carr.

Energy efficiency and sustainable design training program for Hawaii's architects and engineers. Contact: Steve Meder.

Sector: Federal

<p>Kalaeloa Recycling Center <i>PV array to support one workstation office and processing equipment for Hawaii Army National Guard recycling program</i> <i>Main contact: Jennifer VandeBrake</i></p>
<p>Business Case</p> <p>Need to Know:</p> <ul style="list-style-type: none"> • Energy \$ out now • Estimated savings, kW, kWh • Estimated cost flow • Cost of lease/ Lease arrangement <p>(New energy person will be coming on board around March 1st.)</p>
<p>Grant Sources</p> <ul style="list-style-type: none"> • Clean Cities • Million Solar Roofs

Possible Solution: Performance Contract
<ul style="list-style-type: none"> • Use awarded grant and performance contract • Business case • Implementation
Implementation
<ul style="list-style-type: none"> • RFP • Contract award • Maint. Contract

Sector: Residential

Little Grass Shack TV Program <i>Show to feature a “Green Remodel”—similar to This Old House</i> <i>Main contact: James Brennan</i>
Needs
<ol style="list-style-type: none"> 1. A residential home to remodel 2. A scenic Hawaii backdrop
Resources
<ul style="list-style-type: none"> • Non-profit Associations (Ronald McDonald House)—may need or know of a need to retrofit a home • BIA, AIA • UH School of Architecture—Steve Meder • Scott Bly—he is installing a COGEN system on his home, call him to look into home remodel • Howard Wigg—call him to look into home remodel • Smart Schools effort—one of the small businesses or student homes? • HCDCH, HUD
Funding
<ul style="list-style-type: none"> • Vendors/suppliers sponsor/fund program

Solar cooling for residential homes: solar water heating to produce hot water for absorption chiller. Contact: Scott Bly.

Solar for rent: market transformation program to encourage landlords to install solar water heating in rental units. Contact: Matt Binder.

Sector: Municipal

Kinau Hale: Renovation of Kinau Hale (Department of Health Building) on Beretania and Punchbowl, using energy efficient and sustainable design concepts. Contact: Jim Maskrey.

Cogeneration at Kailua Wastewater Treatment Plant: City interested in ESPC-type contract. Contact: Scott Bly.

Sector: Universities and Colleges

University of Hawaii Medical School, Kakaako Site: Commissioning. Contact: Jim Maskrey.

Revitalization of the University of Hawaii Energy House. Contact: Steve Meder.

MISTlab solar energy testing program: testing for solar thermal systems, design and installation workshop on 4 islands. Contact: Don Ainsworth.

Sector: K-12

Green Schools: Alliance to Save Energy's Green Schools program works toward long term behavior and operations changes to reduce energy use in schools.

Feedback on Meeting**What attendees liked about the meeting:**

- Understand the secret handshake (understand the process of accomplishing goals better)
- Networking with industry experts
- Uplifting-a different environment
- Good group
- Renewed sense of purpose for Rebuild Hawaii
- Lots of resources/funding
- Good handouts (funding)
- Good, balanced discussion group
- No PowerPoints!
- Pacing was engaging and stimulating—not too fast or too slow

What attendees want:

- Award money to projects immediately
- 6 month follow up—lessons learned, where are we on projects
- Have some form of a Discussion Forum—web based (comments, energy calculations, spreadsheets, bulletin board on web—limited to Rebuild Hawaii members)