

## Lessons Learned MTERA April 5<sup>th</sup>, 2018



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## Background

- Americorps Service
  - MN Greencorps
  - Leech Lake Band of Ojibwe
  - 11 month placement



## MN Greensteps Tribal Nations

- Useful measure to track progress or set goals for progress
- 29 best practices
- Applies differently to tribes
- 4 levels of achievement



More information on Greenstep Program- <https://greenstep.pca.state.mn.us/>



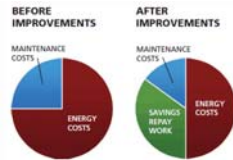
**GUARANTEED  
ENERGY  
SAVINGS  
PROGRAM**



- State technical assistance on Energy Savings Performance Contracting
- An Energy Performance Contract (ESPC) is established between the public entity and the "Energy Services Company" (ESCO).
- The cost-savings generated during the term of the guaranteed energy savings agreement will meet or exceed the annual payments due under finance agreement.

## Goals of GESP

- Reduce energy and water consumption
- Reduce greenhouse gas emissions
- Reduce operating costs
- Improve facility comfort
- Address deferred maintenance
- Increase equipment reliability
- Incorporate renewable technologies
- Train LLBO staff



## Project Development Process



## Leech Lake Reservation Retrofit Sites



| Building Name                       | Location        | Square Footage | Year Built | Primary Use            |
|-------------------------------------|-----------------|----------------|------------|------------------------|
| Headwaters Light Center/Hotel       | Wabukon, MN     | 188,000        | 2000       | Community              |
| The Pizzeria Hotel                  | Cass Lake, MN   | 24,400         | 1989       | Hotel                  |
| White Oak Casino                    | Deer River, MN  | 22,488         | 2000       | Casino                 |
| Family Center                       | Cass Lake, MN   | 22,842         | 1997       | Office                 |
| Early Childhood                     | Cass Lake, MN   | 21,407         | 2000       | Pre School             |
| EMM Fisheries                       | Cass Lake, MN   | 4,000          | 1989       | Fish Hatchery/Office   |
| Club Wre Lounge                     | Cass Lake, MN   | 2,289          | 1980       | Gas Station/Office     |
| Ball's Community Center             | Ball's, MN      | 16,000         | 2007       | Community Center       |
| Sugar Point Community Center        | Sugar Point, MN | 1,000          | 2012       | Community Center       |
| Wabukon Authority                   | Cass Lake, MN   | 16,000         | 1992       | Office/Storage         |
| Food Distribution Building          | Cass Lake, MN   | 8,756          | 1918       | Office/Warehouse       |
| Resale and Carport Garage 1         | Cass Lake, MN   | 11,720         | 1995       | Garage                 |
| Ball Club Multipurpose              | Ball Club, MN   | 10,300         | 2002       | Community Center/Class |
| Food Management (Pizzeria Building) | Cass Lake, MN   | 8,360          | 2005       | Garage                 |
| Oregon Headstart                    | Oregon, MN      | 6,023          | 2008       | Pre School             |
| Public Works                        | Cass Lake, MN   | 17,500         | 1989       | Public Works           |
| Wagon Headstart/Class               | Wagon, MN       | 8,996          | 1992       | Pre School/Class       |
| Waf's Memorial                      | Cass Lake, MN   | 7,309          | 1996       | Gathering Center       |
| Wagon Community Center              | Wagon, MN       | 3,920          | 2012       | Community Center       |
| 200 Building                        | Cass Lake, MN   | 3,360          | 1996       | Residential/Office     |
| Ball Club Headstart                 | Ball Club, MN   | 3,375          | 2001       | Pre School             |
| Elmwood Center                      | Cass Lake, MN   | 4,700          | 2005       | Elmwood Center         |

## Leech Lake Energy Conservation Measures (ECM's)

| ECM No.                             | ECM Description            | Price       | Year 1 Energy Savings | Year 1 O&M Savings | Year 1 Total | Estimated Balance | Simple Payback Years |
|-------------------------------------|----------------------------|-------------|-----------------------|--------------------|--------------|-------------------|----------------------|
| 1                                   | Mechanical System Upgrades | \$1,630,324 | \$55,707              | \$27,042           | \$82,749     | \$940             | 19.7                 |
| 2                                   | Control System Upgrades    | \$813,414   | \$30,844              | \$-                | \$30,844     | \$1,511           | 16.0                 |
| 3                                   | LED Lighting Upgrades      | \$1,301,636 | \$10,408              | \$19,717           | \$30,325     | \$94,394          | 9.2                  |
| 4                                   | Water Conservation         | \$96,063    | \$2,073               | \$-                | \$2,073      | \$-               | 46.3                 |
| 5                                   | Utility Related Measures   | \$12,293    | \$5,009               | \$-                | \$5,009      | \$-               | 2.5                  |
| 6                                   | Solar Photovoltaics (PV)   | \$283,048   | \$5,657               | \$-                | \$5,657      | \$10,000          | 32.7                 |
| Project Price (excluding TIRO Fees) |                            | \$4,136,717 | -\$229,858            | \$46,759           | \$276,637    | \$163,807         | 14.3                 |



## Why GESP?

- Easy financing, hands off approach for organizations with lack of available resources
- Savings paybacks mean budget neutral approach to cash flow
- Opportunity to become sustainability leader in region

| GESP Benefits | Reduce                      | Renew                              | Achieve                        |
|---------------|-----------------------------|------------------------------------|--------------------------------|
|               | ▪ Energy Use<br>▪ O&M Costs | ▪ Facilities<br>▪ Comfort & Health | ▪ Job Creation<br>▪ Renewables |

More information on GESP-  
<https://mn.gov/commerce/industries/energy/technical-assistance/qesp/>

## Questions?

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