

Community Energy Efficiency Implementation Strategy

Community: City of Dillingham

Project: Energy Assessment & Efficiency Program for Rural Public Buildings: Energy Efficiency Community Block Grant (EECBG)

Date: April 2026

Summary of Audit Findings

The City of Dillingham faces high energy costs, aging infrastructure, and operational constraints, making efficient and reliable public facilities critical to community operations.

Energy audits and planning discussions identified heating system inefficiencies, building envelope deficiencies, and ventilation performance issues as the primary contributors to energy inefficiency in the City of Dillingham's municipal facilities.

These findings are consistent with the Dillingham Community Profile Summary and the EECBG Community Needs Survey, which identified the Senior Center, City Hall, and Public Safety Building as priority facilities based on energy use, system condition, and operational importance.

The City of Dillingham has prioritized practical, high-impact improvements that improve system reliability, reduce energy costs, and can be implemented within the project timeline.

Priority Summary

Priority 1 – Senior Center

- Implement building envelope and ventilation improvements to reduce heat loss and improve performance

Priority 2 – City Hall

- Upgrade heating system components to improve performance and efficiency

Priority 3 – Public Safety Building

- Lighting upgrades to exterior (*if funding allows*)

Prioritization Framework

Measures were selected based on energy savings potential, system reliability, operational impact, feasibility using local workforce, and ability to complete work within the project timeline.

Priority is given to improvements that address critical system needs, reduce operating costs, and improve performance in high-use public facilities.

Priorities align with the EECBG Community Needs Survey, reflecting facilities identified by the City of Dillingham as essential to operations and most in need of energy efficiency improvements.

Purpose, Scope, and Funding Direction

A total of \$50,000 in EECBG funding is available. In the event of any cost overruns, projects will not be reimbursed for amounts greater than \$50,000.

The City of Dillingham has chosen to focus on improvements that address key system deficiencies, lower energy costs, and enhance long-term building performance.

This plan is informed by the Dillingham Community Profile Summary and the EECBG Community Needs Survey.

For additional guidance on documentation and reimbursement requirements, refer to the EECBG Project Funding Reimbursement Process Guide.

Procurement Strategy

Materials and equipment will be procured through regional suppliers and shipped to the City of Dillingham. Shipping timelines are weather-dependent and will be incorporated into project scheduling.

The City of Dillingham intends to utilize local staff where feasible, with contractor support utilized for specialized work as needed.

Procurement and project sequencing will be structured to support completion by the July 31, 2026, deadline.

Priority Action Cost Allocation

Estimated costs are based on energy auditor assumptions and include materials, shipping, and labor calculated at an assumed City labor rate of \$50/hour, general contractor rate of \$80/hour, and licensed professional contractor rate of \$150/hour.

Total Budget and EECBG Allocation: \$50,000

| Action | Facility | Priority | Total Project Cost Estimate |
|--|---------------|----------|-----------------------------|
| Building envelope upgrades (crawl space insulation, attic insulation, air sealing) | Senior Center | 1 | \$13,333 |
| Replace two broken windows with double-pane low-E units | Senior Center | 2 | \$1,906 |

| | | | |
|--|------------------------|---|----------|
| Upgrade HVAC/DHW system (OSA reset controls, variable speed pumps, heat pump water heater) | City Hall | 2 | \$21,200 |
| Replace exterior HPS wall packs with LED fixtures (7 total) | Public Safety Building | 3 | \$4,550 |

Cost Summary

Priority 1 – Senior Center Improvements (Envelope and Windows): \$15,239

Priority 2 – City Hall Improvements (HVAC/DHW Upgrades): \$21,200

Priority 3 – Public Safety Building Lighting: \$4,550

Total Estimated Priority Costs: \$40,989

A contingency allocation of \$9,011 is included to account for variability in contractor costs, materials, and logistics, ensuring completion of core priority improvements.

If the community has not expended \$50,000 upon completion of all above-identified actions, this strategic implementation plan will be amended or a new plan will be developed to authorize the use of remaining funds for additional energy efficiency improvements.

Implementation Considerations

The Senior Center and City Hall serve as primary community facilities, making reliable heating systems, building envelope performance, and ventilation improvements essential to maintaining safe and functional public spaces. Priority 1 measures will be implemented first due to their direct impact on reducing heat loss and improving building performance.

Procurement timelines, including freight scheduling, will be confirmed prior to material ordering. If Priority 1 costs exceed projections, Priority 2 may be adjusted to ensure core improvements are completed within available funding.

The City of Dillingham’s role as a regional hub, and its infrastructure conditions require a focus on reliable, efficient systems that support continuous facility operation and long-term performance.

Operations, Maintenance, and Monthly Monitoring

Improvements will be incorporated into routine maintenance schedules. City staff will monitor monthly energy and fuel usage to track performance and identify irregularities.

Acknowledgment

Each party acknowledges that the information provided in this Project Plan is accurate to the best of its knowledge.

Project Plan Approval

Approved by:

Alaska Municipal League

Name: Nils Andreassen

Title: Executive Director

Signature: 

Date: 6/8/2026

City of Dillingham

Name: Jack A Sawo Jr

Title: City Manager

Signature: 

Date: 06/08/2026