

Performance Contracting

Project: Western Wayne School District

An aerial photograph of a large, green football field with white yard lines and numbers. The field is surrounded by a dark track and white stadium seating. In the background, there are trees and a clear blue sky with some clouds.

With +\$15 million in infrastructure needs across three district campuses, Western Wayne SD partnered with CM3 to create and implement a long-term, multi-phase project plan.

Background

Located in Northeastern Pennsylvania, Western Wayne School District serves 1800 students across four schools.

The district's Superintendent set out to address deferred maintenance and refurbishment issues across three district campuses. After consideration of their options, the district chose performance contracting, using the Guaranteed Energy Savings Act (GESA) legislation, as the best solution for addressing the district's needs.

The legislation allowed the district to address both energy savings solutions and capital improvements and gave them control over all aspects of the project.

Results

Western Wayne managed the RFP process, obtaining proposals from three ESCOs and selecting CM3 for the project. In less than three months, the school district was able to define capital and mechanical replacement budgets to address their facility needs. The scope of work was then prioritized, and a phased approach to project completion was adopted.

Two project phases were anticipated, and the district used the identified energy savings of \$405,000 to offset bond interest on the initial \$10M phase.

In addition to HVAC, mechanical, and energy improvements, the project encompassed newly-paved parking lots, beautiful campus signage, and an enhanced campus auditorium. These highly-visible improvements positively impacted the campus and the community, far beyond the operational and energy benefits.

Project Overview

Cost: \$15.8 Million

Financing: Bond

Number of Buildings: 4

Performance Contract Benefits

- » A guaranteed level of performance from the chosen partner
- » Single-point accountability for the entire project
- » No referendum required
- » No change orders
- » An accelerated timeline for facility improvement
- » Minimal disruption to building schedules
- » Greater oversight regarding scope of renovations
- » Better control over final cost of the project
- » Enhanced management of renovation timeline
- » Greater flexibility on product selection



Evergreen Elementary School



Western Wayne Middle School



Western Wayne High School



RDW Elementary School

Phase 1 Project Summary

- » Interior & Exterior Lighting Retrofit
- » Upgrade Building Automation System
- » Full Roof Replacement
- » Parking Lot Repaving and Expansion
- » Auditorium Renovation
 - Rigging
 - Curtains
 - LED Lighting
 - Audio Upgrade
- » Alarm and Card Access System Installation
- » Surveillance System Replacement
- » Hallway Carpet Removal & Tile Replacement
- » Boiler Replacements
- » Added Cooling in Elementary School
- » Unit Ventilator Replacement in Elementary School
- » Temperature Control System Upgrade
- » LED Electronic Message Center
- » Campus Directional Signage

Phase 2 Project Summary

- » Unit Ventilator Refurbishment in High School
- » New Insulation for Hot & Chilled Water Pipes High School/ Middle school campus
- » New Drop Ceiling for High School / Middle school campus
- » Water Tower Painting Interior & Exterior, New Well Line
- » Gym Bleacher Replacement
- » Auditorium Renovation
 - Seating Replacement
 - Carpet
 - Floor Lights
 - LGI Re-design
- » Building Façade at Middle School - Brickfast to replace concrete panels
- » Sewage Treatment Plant Upgrade