

Performance Contracting

Project: Pennsbury School District

A comprehensive, two-phase HVAC, building automation, and lighting project generating energy and operational savings plus capital cost avoidance over 30 years.

Background

A large school district located in Bucks County, Pennsylvania, Pennsbury SD serves 9,500 K-12 students. The District consists of ten elementary schools, three middle schools, and two high schools (on one campus).

Challenged with an aging infrastructure and high energy costs, the District issued an RFP to conduct an energy audit and equipment assessment, followed by a GESA performance contract project.



William Penn Middle School

Results

Two phases, \$33.1M in capital, energy and operational savings over 30 years. The District first partnered with CM3 on a sweeping modernization project—upgrading HVAC, building automation, lighting, and building envelopes— to capture \$450K in yearly energy savings.

Then trusting CM3's proven results, the District returned eight years later for a second phase of HVAC, lighting, and retro-commissioning, successfully driving an additional \$21M in savings over the next two decades.

Project Overview

Cost: \$22.3 Million

Financing: Bank Loan (Phase 1);
Capital Dollars (Phase 2)

Duration: Two Phases, 2015-2016; 2023-2024

Buildings: 14

Square Footage of Project: 1.32 million

Phase 1

Cost: \$9,734,704

Savings: \$11,989,022 over 15 Years

Phase 2

Cost: \$12,608,729

Savings: \$21,172,093 over 20 Years

**Savings includes capital cost avoidance and energy and operational savings.*



Walt Disney Elementary School

Facility Modernization Initiatives by Phase

Phase 1: 2015-2016

- Boiler Breeching Repair
- Boiler Replacement
- Chiller/ Cooling Tower Replacement
- Retro-Commissioning
- Demand Control Ventilation
- Automatic Controls
- Pump Replacement & VFDs
- Adding AC to Auditorium
- Ceiling Unit Replacement
- Re-Establish Outside Air Ventilation
- Building Envelope Improvements
- Window Replacement
- Lighting Retrofit
- Water Conservation
- Domestic Hot Water Replacement
- New Kitchen Hood

Phase 2: 2023-2024

- Lighting Retrofit
- Retro-Commissioning: Large AHU's
- Boiler Replacement
- Classroom Unit Replacement
- Chiller Replacement
- Domestic Hot Water Replacement



Pennsbury High School West Campus



Pennsbury School District Administration Office



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