

Performance Contracting

Project: Perkiomen Valley School District

A five-phase, fourteen-year relationship delivering \$50M in facility modernization improvements, from HVAC and lighting to building envelope and kitchen renovation.

Background

Located in Montgomery County, PA, Perkiomen Valley School District serves 4,800 K-12 students across seven buildings: one high school, two middle schools, four elementary schools plus a virtual academy.



Perkiomen Valley Middle School East

Results

For Perkiomen Valley School District, the impetus for pursuing a performance contract began with an aging HVAC system and pool. But, what started as a single HVAC and pool replacement project evolved into a 14-year, multi-phase partnership between the District and CM3. Impressed by the initial project results and facing aging infrastructure, the District engaged CM3 to develop a long-term capital plan, successfully delivering enhanced occupant comfort, improved operational efficiency, and significant energy savings across five+ subsequent phases.

Project Overview

Cost: \$49.9 Million
Financing: Debt Restructuring, Bank Loan, Capital
Savings: \$901K/YR
Contract Terms: 15
Duration: 5 phases
Buildings: 8
Square Footage of Project: 1 million



Perkiomen Valley Middle School West

Facility Modernization Initiatives

- HVAC Systems (RTU, Chiller, Boiler)
- Building Envelope
- Lighting (Interior/Exterior)
- Fire System
- Building Automation
- Kitchen
- Pool

Facility Modernization Initiatives by Phase

Phase 1

- District Wide Interior / Exterior Lighting
- Temperature Control Upgrades
- HS Shoulder Boiler Replacement
- Schwenksville Boiler Conversion Oil to Gas
- South HVAC Renovation
- Skippack Chiller Replacement
- MSW Power Factor Correction

Phase 2

- Roof Repair / Replace (6) Buildings
- HS Pool Renovation / ADA Compliance
- HS Pool Unit Replacement
- HS Roof Top Unit Replacement (15)
- Boiler Replacement (3)
- Evergreen DHW Replacement
- MSE Gym Air Conditioning

Phase 3

- South Building Renovation Int./Ext.
- Roof Panel Repairs (2)
- MSE RTU Replacement
- Dishwasher Replacement (3)
- Evergreen Fire System Repair
- South Kitchen Expansion

Phase 4

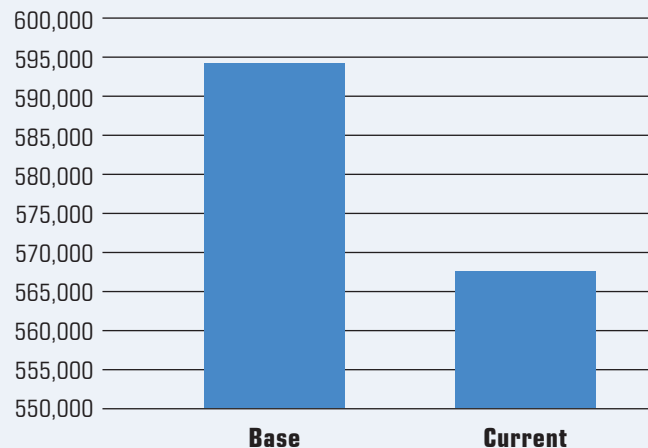
- Oil Tank Removal (5) Buildings
- Glycol Systems (5) Buildings
- Chiller Replacement (2)
- DDC Controls (2)
- Boiler Replacements (4)
- HS DHW Replacement
- South Emergency Generator Replacement

Phase 5

- HS Chiller Replacements
- UV Replacements + Repiping (28 units)
- Large AHU Re-Commissioning (32 units)
- Schwenksville Chiller Replacement
- AHU & Multizone Refurbish & Insulate (16 units)
- District-Wide Controls Upgrade
- HS Replacement: 12 RTUs and 10 UVs with controls
- MSE Replacement: 101 terminal units with controls
- MSW Roof Replacement

Impact of All Phases on Energy Consumption

DISTRICT WIDE GAS / ELECTRIC mmBTU



Schwenksville Elementary School



Perkiomen Valley High School



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