

Performance Contracting

Project: Jenkintown School District

Incorporating a balanced repair-replace strategy while utilizing the PA Public School Facility Improvement Grant, CM3 and the District accomplished a major HVAC and roofing renovation, generating annual savings and funding 63% of the total project costs.

Background

The School District of Jenkintown located in Montgomery County, Pennsylvania serves more than 700 K-12 students in two schools, an Elementary School and a Middle/ High School in one unified building.



Results

Facing aging HVAC infrastructure that was nearing the end of its useful life, the district partnered with CM3 to develop a comprehensive project that included targeted replacements of key systems - such as a chiller, HVAC equipment, and a domestic hot water boiler, along with select roof sections.

At the same time, CM3 and the district leveraged and enhanced its existing building controls system through retro-commissioning and preserving roof areas that remained in good condition.

This balanced approach maximized performance, extended asset life, and ensured long-term value for the district.

Simultaneously, CM3 assisted the district as it worked to submit grant application documentation for the PA Public School Facility Improvement Program, ultimately resulting in a grant that would cover 63% of the project cost.

Project Overview

Cost: \$1.5M

Funding: Approved for the PA PS Facility Improvement Grant which will cover 63% of the cost.

Financing: Bond

Savings: \$19K/ YR

Contract Terms: 15

Performance Contracting 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 improvements
- 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

Project Summary

Elementary School

- Air-cooled chiller replacement
- Domestic water boiler replacement
- Elementary gym HVAC replacement
- Five roof sections replacement
- Retro-commissioning

Middle/High School

- Building controls retro-commissioning
- Air-cooled chiller replacement
- Domestic hot water heater replacement
- Building envelope upgrades
- Library roof



Through Performance Contracting, CM3 was able to leverage our Pennsylvania DCED grant to replace several building systems that had exceeded their lifespan. With the established scope of work, they successfully developed a strategy to complete all of the work within our available budget. They took a unique approach to replace three air handlers with one unit, saving future maintenance costs while still meeting indoor air quality and comfort parameters. CM3 helped us pinpoint what was needed to accomplish our goals and was a good partner in helping us adhere to the grant requirements.

Mike Nickerson, *Facilities Manager, Jenkintown SD*



Project Highlights

HVAC

A 300-Ton Daikin Chiller using R-513a was installed to replace the phased-out R-134a older chiller.

Two (2) 10 Ton Variable Speed Daikin RTUs replaced the Gym RTU and Stage Heating Unit through a redesigned approach for longer term maintenance, energy efficiency and comfort.

A new Lochinvar AWH-1000NPM Condensing Domestic Hot Water Heater was installed on the existing pad of the old hot water heater.

Multiple Roofing Options

CM3 proposing multiple roofing options to provide a varied cost/benefit analysis regarding quality, initial cost and life-cycle cost.



Ductwork installation process



Elementary school roofing options (in red)



New Daikin variable speed rooftop units on roof