

Performance Contracting

Project: Norristown Area School District



A strategic and collaborative customer relationship delivering a 9-Phase, \$85M modernization initiative across 15 buildings and spanning more than a decade.

Background

Norristown Area School District in the Greater Philadelphia region serves nearly 8,000 students. In 2011, the District issued an RFP for a GESA project. The project was to add air conditioning to two of their middle schools as they were the only two buildings in the District without it, a fact which resulted in higher teacher turnover out of those schools to air-conditioned ones.

GESA legislation at that time mandated a reduction in energy for a District, however adding air conditioning would clearly add to the overall load. Fortunately, the legislation allowed for the modeling of a building with air conditioning to serve as a base year.

Then as CM3 assessed building load to determine size of the system needed at each building, it was discovered that if we included significant building envelope upgrades, we could reduce the size of the cooling plant that would be needed, thus containing cost for the District on this initiative. With this goal in mind, a new roof, windows and brick repointing became additional energy conservation measures (ECMs) within the project.

Further, to achieve the legislative requirements of energy load reduction District wide, we included other buildings in the project for lighting retrofits (interior and exterior), control upgrades, boiler replacements, and small solar PV installations.

This resulted in a base proposal of \$12M with an expanded proposal that enabled the District to address several other capital needs across the District for a final project size of \$23.3M.

Project Overview

Cost: \$84.5 Million

Financing: Bond, Debt Restructuring, Capital

Savings: \$4.1 Million/YR

Contract Terms: 15 Years

Duration: 9 Phases, June 2012 – Summer 2025

Building Count: 15

Square Footage: 1.3 Million



Results

Through our 13-year relationship, CM3 has provided facility modernization solutions across all buildings within Norristown Area School District. While the focus has been on HVAC, Lighting and Building Automation, several projects have encompassed building envelope, building additions, and exterior renovations.



School	Primary Renovations (not inclusive)
2012: Phase 1	
Administration Building	Lighting
Cole Manor Elementary School	Lighting
Davenport Elementary School	Lighting
Hancock Elementary School	Lighting
Marshall Street Elementary School	Lighting
Paul Fly Elementary School	Lighting, HVAC
Whitehall Elementary School	Lighting, Solar PV, Roof
Blockson Middle School	HVAC, BAS, Lighting, Building Envelope
East Norriton Middle School	Lighting
Eisenhower Middle School	HVAC, BAS, Lighting, Building Envelope
Norristown Area High School	Lighting, Solar PV
Roosevelt Campus of the NAHS	Lighting
2014: Phase 2	
Musselman Learning Center	HVAC, Building Envelope, Exterior, Elevator, Sprinkler System
2015: Phase 3	
Paul Fly Elementary School	HVAC, Building Envelope
Roosevelt Campus of the NAHS	HVAC, Building Envelope, Exterior, Elevator, Sprinkler System
2018: Phase 4	
Administration Building	HVAC, BAS
Cole Manor Elementary School	HVAC
Davenport Elementary School	HVAC, BAS
Eisenhower Elementary School	Secure Vestibule
Hancock Elementary School	HVAC, Secure Vestibule, Exterior, Roof
Marshall Street Elementary School	HVAC, Secure Vestibule, Exterior
Paul Fly Elementary School	Roof
Whitehall Elementary School	HVAC, BAS
Norristown Area High School	HVAC, BAS, Auditorium, Tennis Court, Fire Alarm
2021: Phase 5	
District-wide	Bi-Polar Ionization, UV Systems, Sinks, Faucets
2021: Phase 6	
Norristown Area High School	Building Addition, Kitchen/Cafeteria Renovation
2022: Phase 7	
Eisenhower Middle School	Boiler, ADA Compliance, Exterior, Access Control
2023: Phase 8	
Norristown Area High School	Emergency Generator, Electrical Switchgear
2024: Phase 9	
Cole Manor Elementary School	Building Addition, Kitchen/Cafeteria Renovation

*This list is not inclusive of all improvements made.

