

Benjamin SD 25 - Ph 2

28W 250 St. Charles Rd.
West Chicago, IL

Contact: Dr. Phil Ehrhardt,
Superintendent
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DESCRIPTION Guaranteed Energy Saving Performance Contract
TYPE Guaranteed Performance Contract
TERM 10-Year Term
TOTAL SAVINGS \$1,453,905 in Energy, Operations & Maintenance

"Benjamin School District 25 has been very pleased with the services provided by CTS for the HVAC project for both schools. Just as important, the personal and timely communication that we received sets CTS apart from other competitors. The timeline for this project was very tight, and CTS was able to ensure the completion of the project on time and within the budget."

- Dr. Philip M. Ehrhardt, Superintendent

Background

The Benjamin School District had previously partnered with CTS to begin improving the learning environments at facilities through upgrades of the HVAC systems. Those upgrades brought comfort to the classrooms and reduced annual energy and operational costs for the District.

The Phase 2 project continued the efforts of the District to expand the upgrades to more areas at both Evergreen Elementary and Benjamin Middle Schools and the Administration Building.

Project Scope

The scope of work included replacing various existing equipment with new rooftop units. The west boiler plant of Benjamin Middle School was demolished, and any remaining hot water systems that were not replaced with rooftop units are now served from the penthouse boiler plant. The west boiler plant of Evergreen was demolished, and any remaining hot water systems that were not replaced with rooftop units are now served from a new smaller properly sized high efficiency condensing boiler system. The Administration Building's boiler system was replaced with a new high efficiency condensing boiler system.

The new rooftop units are complete with DX cooling, natural gas heating, economizers, roof curbs, disconnects, and non CFC/HCFC based refrigerant. Natural gas piping was provided and routed to the new equipment. The new rooftop units were sized to match the current load resulting in longer life and better humidity control.

Additionally, the temperature control building automation system that was previously installed was upgraded to the Tridium AX version including the AX Web Supervisor. The pneumatic controls were replaced with direct digital controls, and all of the new units were connected to the automation system.

The District realizes over \$24,000 in annual energy savings with the improvements implemented in the Phase 1 and Phase 2 projects.

