

**CASE STUDY-PERFORMANCE BASED CONTRACTING  
UPPER SANDUSKY EXEMPTED VILLAGE SCHOOL DISTRICT**

**Upper Sandusky High School**



Upper Sandusky High School is a 98,500 square foot building with classroom unit ventilators and hot water boilers. It has an attached auditorium and a standard sized gym. In 2003, Synergy Mechanical provided the school with an energy savings based proposal under the State House Bill 264, which allows school districts to negotiate and enter into a contract with a contractor to provide upgrades to the building that will save energy and pay for themselves over a fifteen year period. This contract included new Capital Aluminum windows, new AERCO boilers, upgraded 6 lamp florescent gym lighting, Air Krete insulation, upgraded Circon DDC temperature controls and a new Plexus central monitoring system.

The school system was in need of new boilers as the old one had holes in the bottom. They were not fit to be run another year. With the school district under heavy budget constraints, alternative financing for the replacement was needed. Synergy Mechanical with their expertise worked hard to find a solution to the schools heating dilemma. The existing boilers were replaced but other items were needed to help pay the new boilers back in the required 15 years.

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**Old Boiler Pictures**



**New Boiler Pictures**



**School Budget Analysis**

Year	Base Year Utility Cost	Base Year Repairs	Total Operations Budget	Current Energy	Current Services	Annual Payment	Annual Operations Budget	Current budget VS. Base Budget
2004	\$ 86,472	\$ 32,171	\$ 118,643	\$ 44,188	\$ -	\$ 61,407	\$ 105,595	\$ 13,048
2005	\$ 89,931	\$ 33,458	\$ 123,389	\$ 46,176	\$ 5,450	\$ 61,407	\$ 113,033	\$ 10,355
2006	\$ 93,528	\$ 34,796	\$ 128,324	\$ 48,254	\$ 5,695	\$ 61,407	\$ 115,357	\$ 12,968
2007	\$ 97,269	\$ 36,188	\$ 133,457	\$ 50,426	\$ 5,952	\$ 61,407	\$ 117,784	\$ 15,673
2008	\$ 101,160	\$ 37,636	\$ 138,796	\$ -	\$ -	\$ -	\$ -	\$ -
2009	\$ 105,206	\$ 39,141	\$ 144,347	\$ -	\$ -	\$ -	\$ -	\$ -
2010	\$ 109,415	\$ 40,707	\$ 150,121	\$ -	\$ -	\$ -	\$ -	\$ -
2011	\$ 113,791	\$ 42,335	\$ 156,126	\$ -	\$ -	\$ -	\$ -	\$ -
2012	\$ 118,343	\$ 44,028	\$ 162,371	\$ -	\$ -	\$ -	\$ -	\$ -
2013	\$ 123,077	\$ 45,789	\$ 168,866	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ 128,000	\$ 47,621	\$ 175,621	\$ -	\$ -	\$ -	\$ -	\$ -
2015	\$ 133,120	\$ 49,526	\$ 182,645	\$ -	\$ -	\$ -	\$ -	\$ -
2016	\$ 138,444	\$ 51,507	\$ 189,951	\$ -	\$ -	\$ -	\$ -	\$ -
2017	\$ 143,982	\$ 53,567	\$ 197,549	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ 149,742	\$ 55,710	\$ 205,451	\$ -	\$ -	\$ -	\$ -	\$ -