EASTPOINTE COMMUNITY SCHOOLS

EASTPOINTE, MI | ENERGY CONSERVATION PROJECT

Brewer-Garrett

SIZE
433,460 sq. ft.

COST
$1,479,229

GUARANTEED SAVINGS
$1,508,599

GUARANTEE PERIOD
20 Years

DURATION
16 Months

SCOPE

- Heating & ventilation improvements
- Installation of new unit ventilators
- Boiler replacements
- Building Automation System (BAS) upgrade
- Interior LED lighting upgrades

Eastpointe Community Schools is a public school district located in Eastpointe, Michigan. The District has roughly 3,500 students spread across eight schools. In 2021, Eastpointe Community Schools released a request for proposal (RFP) requesting a guaranteed energy savings performance contract to address mechanical, electrical, lighting, automation, and HVAC improvements. Brewer-Garrett (**BG**) helped to save energy and reduce related costs throughout four buildings encompassing 433,460 square feet.

$1.5M
TOTAL GUARANTEED SAVINGS FOR THE ENTIRE PROJECT

ZERO
CHANGE ORDERS

BG refurbished four (4) heating and ventilation units at three elementary schools and one early learning center. This Energy Conservation Measure (ECM) saved significant costs as The District did not have to purchase new units. Two (2) packaged terminal air conditioners (PTAC) and five (5) unit ventilators were replaced at the high school.

BG upgraded the heating hot water plant at the elementary schools and early learning centers with two (2) new fully condensing hot water boilers to meet the heating demands of the building. The boilers at all three elementary schools had an unconventional piping arrangement leaving all three (3) boilers to have an inconsistent inlet water temperature. A supply and return header were installed off the existing piping to ensure the same inlet water temperature was supplied to each new boiler. Controlling the inlet water temperature in condensing hot water boilers allows the boiler to operate more efficiently. The new boilers were set up to utilize existing natural gas as its primary fuel source. In addition, two (2) new building pumps with independent variable frequency drives (VFD) were installed to control heating hot water flow throughout the facility.

BG enhanced the building automation system (BAS) by installing a new BACnet communication trunk in the early learning center for increased temperature control. The communication trunk was tied into all the new equipment as well as the remaining major mechanical systems.

BG upgraded the lighting system at the District's Operations Center. Dated T-8's, incandescent bulbs, and metal halide suspended fixtures and wall packs were converted to LEDs. This provided The District with significant savings and decreased the life-cycle cost of the system. These improvements reduced utility costs and provided consistent and adequate lighting throughout the facility.





