

CITY OF INDIANAPOLIS – UNION STATION

\$253,013 Electric Utility Cost Savings

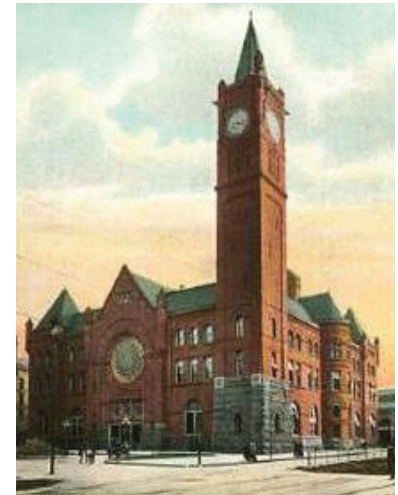
CHALLENGE

The antiquated wooden cooling towers and pumping system at Union Station were unquestionably energy inefficient as the means to maintain the building heat pump loop in the fall of 2006, but a higher priority for building tenants was the potential loss of heating/air conditioning if the towers failed completely. The City pursued a solution to the problem and put the project out for bid to retrofit the mechanical system. After two bid attempts came back over the available budget, management considered creative financing for the project in the form of a guaranteed energy savings contract. Performance Services was selected to remedy the immediate problem through a GESC project and provide long term energy savings for the City of Indianapolis.

ENERGY AND ENVIRONMENT NEEDS

INTEGRATED SOLUTIONS

BUILDING SERVICES	Services were maintained with no major disruption to Union Station and Crowne Plaza tenants
EFFICIENCY TOWERS	Installed new closed loop towers and eliminated heat exchangers; new equipment maintains loop temperature during both extreme cold and hot weather Motor horsepower was significantly reduced
PUMPS	Replaced pumping system with two primary loops
PIPING	Completely re-piped the central plant with new equipment
METER	Separated Union Station equipment from adjacent Crowne Plaza Hotel
CONTROLS	Installed new web-based digital controls with graphical workstation
WATER CONSERVATION	Closed loop system significantly reduces water evaporation. Savings to date have resulted in a sewer eligible credit of \$32,153.
OPERATIONAL SAVINGS PROJECTED	\$187,520 per year



UNION STATION, INDIANAPOLIS, INDIANA

CONTRACT – MEASURED & VERIFIED;

WATER METERED

\$2,398,000

10-YEAR LEASE

NO CHANGE ORDERS

COMPLETION:

SEPT 2006 - FEB 2007

ELECTRIC & WATER UTILITY SAVINGS TO DATE:

THRU APRIL 2009

IMPACT ON ENVIRONMENT:

- 2,333 METRIC TONS OF GREEN HOUSE GAS ELIMINATED
- \$66,860 SEWER ELIGIBLE CREDIT

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ABOUT PERFORMANCE SERVICES

We are a Design-Build engineering and construction company specializing in creating optimal learning and working environments. By valuing relationships and workmanship over change orders and shortcuts, Performance Services strives to earn a 100% Customer Satisfaction rating.

