Energy & Facility Renewal Project

Project Background, Anticipated Revenue, and Scope

The Energy & Facility Renewal Project is the result of several years of planning by the Mamaroneck UFSD to modernize infrastructure, enhance energy efficiency, and reduce long-term operating costs across the district. These critical improvements come **without having to bond or utilize district reserves.** What's more, through energy savings, state aid, and grants, the project will have a **net positive cash flow of approximately $3 million over the contract term.**

Beginning in 2022, the project was developed over the course of several meetings of the District's building committee. This committee is made up of more than a dozen community members, district employees, and professional consultants. The project was publicly presented and discussed at three Board of Education meetings in 2023 (4/11, 5/2 & 10/3) and was included in a proposition approved by voters as part of the May 2023 school budget, affirming strong community support for long-term investment in school facilities and sustainability initiatives.

Energy-Savings Projections & Benefits

- The project includes over $1 million in guaranteed annual energy and operational savings—though savings will be slightly lower in the first year due to the phased installation timeline.
- Significant reduction in greenhouse gas emissions, aligning with NY State sustainability goals
- Long-term cost avoidance by replacing outdated systems before failure
- Improved energy efficiency district-wide, resulting in:
  - Lower utility bills
  - Reduced maintenance needs
  - Healthier, more comfortable indoor environments for students and staff
- The **solar PV system is projected to reduce the District's electricity costs by over 30%**, significantly offsetting energy use and helping stabilize future utility expenses.
- Needed infrastructure improvements to be achieved through the project include:
  - District-wide conversion to LED, retrofitting or replacing 11,000+ fixtures
  - Boiler plant upgrades at Chatsworth, Mamaroneck High School, and Mamaroneck Avenue
  - An updated Building Management System for centralized monitoring and control
  - Installation of new roofing at Hommocks and Mamaroneck Avenue School

Financial Summary

- Total Project Cost: $19.895 million
- Estimated Grants & Utility Rebates: $3.0 million
- Annual Savings: $1.2 million
- Annual NYS Building Aid: $293,000
- Positive Cash Flow Over Contract Term: Approximately $3 million

Please see next page for a full project list >>

Timeline

FALL 2022
District entered into an agreement with Energia

MARCH 2023
BOE resolution to move forward with an energy performance contract

JANUARY 2024
BOE resolution to enter into an agreement with Honeywell

OCTOBER 28, 2024
NYSED approval

DECEMBER 2024
Financing completed

FEBRUARY 2025
Financing completed

MAY 2026
Anticipated completion

OCTOBER 2026
Guaranteed savings monitoring begins

Energy & Facility Renewal Project

ENERGY CONSERVATION MEASURES (ECM) BASED ON ORIGINAL PROJECT DESIGN	MHS	HMX	CEN	CHAT	MAS	MUR	TRAN*
LED Lighting	×	×	×	×	×	×	×
Lighting Controls	×	×	×	×	×	×	
Building Management System Upgrades	×	×	×	×	×	×	
Demand Control Ventilation	×	×	×	×	×	×	
Plug Load Controllers	×	×	×	×	×	×	×
Pool Pump (Variable Frequency Drive)		×					
Building Envelope Improvements	×	×	×	×	×	×	
Pipe Insulation	×	×	×	×	×		
Boiler Replacement	×		×		×		
Pump & Motor Replacement	×		×		×		
Roof Replacements		×			×		
Solar PV - Roof Mounted		×	×				×
Solar PV - Carport	×	×			×		

Understanding the Upgrades:

What is a Building Management System (BMS)?

A BMS centrally controls heating, cooling, lighting, and ventilation. Upgrading it boosts energy efficiency, improves comfort, and allows real-time monitoring across school buildings.

What is Demand Control Ventilation?

Demand Control Ventilation adjusts airflow based on occupancy and air quality, improving indoor comfort while reducing unnecessary energy use and costs.

What are plug load controllers?

Plug load controllers automatically shut off power to unused devices, reducing energy waste. They help lower electricity costs and improve overall energy efficiency.

What is Solar PV?

The PV stands for photovoltaics, which is the process of converting light (photons) into electricity (voltage).

*Transportation