

# St. Ignace Area Schools

St. Ignace, Michigan



## St. Ignace Area Schools uses energy and operational savings to fund capital improvements

St Ignace Area Schools is located in Mackinac County, Michigan in the Eastern Upper Peninsula immediately north of the Mackinac Bridge. St. Ignace Area schools is made up of two buildings, a High School and a combined middle school/elementary school for a total of 160,443 square feet. The district is facing declining enrollment, rising capital needs, increasing energy costs and deferred maintenance. A few years ago the district was unsuccessful in passing a voted bond referendum, which severely impacted their ability to address these rising needs.

Johnson Controls helped the St. Ignace Area Schools to develop a comprehensive program that was self-funded. The culmination of this June 2016 to February 2017 collaboration was a \$1.125M project that addresses the districts' critical capital needs, rising energy costs and deferred maintenance. This was all accomplished without an associated tax increase. Johnson Controls also assisted the district in finding the most cost effective financing mechanism, which was a zero interest Qualified Zone Academy Bond (QZAB), teaming with a local bank.



***Project generates over \$1.2 million over life of project in energy and operational savings!***

## Challenges

- High Energy Costs
- Reduce Operational Risk (Equipment Failure)
- Continued Need to Upgrade Infrastructure
- Lack of Capital Funds for Upgrades
- Failed attempt at a voted bond referendum

## Johnson Controls solutions

- Interior and Exterior LED lighting upgrades
- Replacing most of existing heating system including boilers, pumps and controls
- New domestic hot water heaters
- Installing a new energy management system
- Water conservation improvements
- Installing variable speed drives on pumps and fan motors
- Vending Miser
- Building Envelope - Weatherproofing

## Results

- Self Funded Solutions - *\$1,125,462 in Improvements without voted tax increase*
- Energy Savings - *\$33,808 annually for a 20% annual reduction*
- Operational & Rebate Savings – *\$22,144 annually with \$21,621 in rebates*
- Guaranteed Outcomes – *Cost, Technical & Fiscal Performance*
- Transfer of Liability - *Reduced Risk Through Guarantees Placed on Performance*
- Turnkey Approach - *Single Point of Accountability*
- Alternative Financing Approach - *15 year 0% Qualified Zone Academy Bond – QZAB*
- Operational Integrity - *Replacing Aging Equipment Prior to Major Failure*

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