

Contract Details

Contract Type:

Budget-Neutral Upgrades;
Energy Performance Contract;
Guaranteed Energy Savings

Technology Type:

Energy Efficiency; Central Steam Plant
Decentralization; HVAC Upgrades;
Water and Lighting Upgrades

Facility Size:

Phase 1: 21 elderly sites, 10,000 units
Phase 2: 40 elderly sites, 10,000 units
Phase 3: 55 elderly sites, 9,400 units
Phase 4: 8 elderly sites, 1,906 units

Energy Project Size:

Phase 1: \$7.5 million
Phase 2: \$7.5 million
Phase 3: \$15 million
Phase 4: \$17 million
Total: \$47 million

Annual Energy Savings:

Phase 1: \$990,772
Phase 2: \$982,000
Phase 3: \$1.56 million
Phase 4: \$583,000
Total: \$4.1 million

Summary

Ameresco's energy and water performance contracts with the CHA are part of a larger redevelopment effort undertaken by the CHA to upgrade and restructure its public housing portfolio. The phased project, totaling \$47 million, will provide the CHA with over \$4 million in annual savings.



For over a decade, the Chicago Housing Authority, the nation's second largest public housing authority, has worked with Ameresco to update aging systems through energy performance contracts (EPCs) as part of the CHA's Plan for Transformation.

Customer Benefits

In the 1990s, the Chicago Housing Authority (CHA) embarked on an energy efficiency plan to renovate 60 sites that encompassed over 6.3 million square feet. Many of the buildings were heated by outdated and costly central steam plants with aging distribution systems. The advanced age of these systems was becoming an increasing maintenance problem and the apartments had significant overheating problems.

In 2002, the CHA started its Plan for Transformation, which is one of the most ambitious renovation plans in the nation. This plan included the demolition of the most deficient properties and the improvement of existing properties to enhance the living environment. As part of this plan, the CHA utilized the investment potential of energy performance contracting to leverage funding for apartment and building upgrades, and to decentralize heating and hot water systems to site-based equipment.

Accolades

"Ameresco has proven that as a remote prime contractor they have the capacity to deliver an ambitious conservation project involving major design and construction effort. They have effectively coordinated local partners, including a high percentage of both Section 3 and MWBE contractors, for the work with the CHA."

- Dave Anderson, Former Manager
Technical Services, Chicago Housing Authority

Environmental Benefits

Through the CHA's partnership with Ameresco, the Chicago Housing Authority is expected to save the equivalent of 304,000 metric tons of CO₂ over the contract term. The green benefit from this carbon reduction is roughly equal to:

- ▶ 64,976 acres of pine forest absorbing carbon
- ▶ 38,267 cars taken off the road
- ▶ 36,983 households powered

The project helps reduce the need for energy from traditional power plants fueled by fossil fuels.

Services Provided

Selected through a competitive bid process using the guidelines as required by the Department of Housing and Urban Development (HUD), Ameresco identified over \$30 million in heating improvements.



From the outdated centralized and leaking steam heating systems, the CHA constantly faced costly maintenance problems prior to the EPC work.

About the Chicago Housing Authority (CHA), IL

CHA is the largest owner of rental housing in the city of Chicago, providing homes to more than 50,000 families and individuals, while supporting healthy communities in neighborhoods all across the city. CHA has almost 9,500 apartments in buildings designated for seniors and more than 7,000 units of family housing. It also oversees the administration of 35,000 Housing Choice vouchers that allow low-income families to rent in the private market.

Learn more at www.thecha.org.

About Ameresco

Ameresco, Inc. (NYSE:AMRC) is one of the leading energy efficiency and renewable energy services providers. Our energy experts deliver long-term customer value, environmental stewardship, and sustainability through energy efficiency services, alternative energy, supply management, and innovative facility renewal all with practical financial solutions. Ameresco and its predecessors have constructed billions in projects throughout North America.

For more information about Ameresco and our full-range of energy efficiency and renewable energy solutions, please visit www.ameresco.com.



Resident participation was important to the CHA and Ameresco provided training for green jobs and apprenticeship opportunities.

Services Provided (cont.)

The scope of Ameresco's services included development, design/engineering, assistance in securing HUD approval, construction contracting, construction management, commissioning, resident education, and guaranteed savings.

For financing purposes, this project was broken into three phases initially, but all three phases were developed to support the decentralization of the remaining outdated central steam plants servicing the Hilliard family and elderly sites, and Midwest Terrace. Gas HVAC replacement at Wentworth Gardens was also included. Energy efficient refrigerators were installed at 10,000 apartments and lighting efficiency and water conservation measures were performed at all 60 sites.

Phase 4, completed under a new procurement in which Ameresco was selected, provided mechanical equipment and control upgrades at eight developments, including over 1,600 apartments. Ameresco also managed asbestos abatement services in the boiler rooms.

As a "Moving to Work" authority, the CHA remained committed to involving and educating its residents. Under the EPC Phases 1, 2 and 3, 88 residents were employed for tenant coordination, security and various apprenticeships. Under Phase 4, Ameresco provided green trades training and 28 residents were certified in various energy-related trades, including apprenticeships for weatherization.

In addition to its work with Section 3 and MWBE contractors in the first three phases, in Phase 4 Ameresco sponsored a summer camp in conjunction with the University of Illinois and the CHA to encourage high school students and CHA residents to pursue careers in energy engineering and green construction.



Ameresco installed HVAC upgrades under Phase 4 of the EPC with the CHA.