

# Northside Mental Health Center

## Energy Performance Contracting

Northside Mental Health Center is a non-profit organization located in Tampa, FL.

Established in 1976, Northside Mental Health Center serves more than 8,000 people per year at multiple sites. ABM was originally contracted to rectify minor indoor air concerns across the facility's campus, but ABM quickly recognized that the HVAC systems were beyond their useful life and were operating in an extremely inefficient manner. As a non-profit organization, Northside did not have money in the budget for major replacements of its environmental systems.

Following a detailed survey and engineering analysis, a comprehensive solution was developed that not only upgraded the facility but resulted in a net-zero impact on their budget. Through ABM's Bundled Energy Services (BES) program, ABM provided Northside a financing solution that used the energy and operational savings to pay for the major improvements. The upgrades included lighting, water



conservation, building management and HVAC equipment. Quarterly energy audits have shown significant savings since the program was implemented.

### CHALLENGE

To make needed environmental systems replacements and upgrades without increasing their existing budget.

### SOLUTION

- Facility-wide lighting upgrades
- High-efficiency R410a HVAC equipment
- Comprehensive Design Engineering and Re-Commissioning
- Centralized HVAC Control System
- Integrated Exhaust System with CO2 monitoring
- Lightning Protection

### BENEFITS

- Northside's total utility costs are down 29% since project launch in June 2011, exceeding ABM's originally anticipated goal of 20% savings for the facility.
- ABM found a negative pressure situation causing increases in humidity and excess ventilation, and addressed the issue through the addition of humidity control and demand control ventilation. This solved Northside's air quality concern, along with saving the facility energy.

ABM's BES program was able to deliver higher than expected energy cost savings to Northside, enabling the mental health center to reallocate much needed dollars to other critical areas of need.



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