

Village of Mundelein Phases 1-3

Mundelein, IL

PROJECT SAVINGS

758,235



Miles driven by an average passenger vehicle

104



TONS of waste recycled instead of landfilled

362



Acres of US pine forest sequestered in one year

DECARBONIZATION

Project Cost:

Ph 3 - \$13,332,659

Ph 1 & 2: \$849,692

Type: Guaranteed Performance Contracts

Guaranteed Annual Savings:
Energy & Operational,
\$691,720

Project Term: 20-Year Terms

Grants: 20-Year Terms

Contact: Adam Boeche
Director of Public Works
(847) 949-3270

"Veregy has been instrumental in designing a project of which we can be proud. They have been a wonderful partner in this process, putting up with our perpetual modifications to the site, to the building and even in planning this event . . . I thank you and look forward to working with you."

Adam Boeche, Director of Public Works and Engineering

Ph 3 – Public Works and Engineering Complex Overview

The Village of Mundelein is a progressive community, population of 32,000+ located 40 miles northwest of Chicago. As part of a 20-year redevelopment and revitalization of the Village's downtown district, a comprehensive plan was developed that included bringing together three municipal Public Works operations onto one campus. The Village selected Veregy to turn their single largest vision into a reality.

- Provide a single campus for streamlined operations of 3 municipal facilities
- A new consolidated facility to operate departments better and more efficiently
- Replace (3) functionally obsolete facilities that were geographically separated
- Provide extensive covered storage, protecting expensive vehicles and equipment
- Provide 1 million gallons of storm water storage on-site

PROJECT HIGHLIGHTS

Veregy developed and implemented a new Public Works and Engineering complex through a hybrid construction management and performance contract process. Working closely with staff and the Village, the Veregy Project Team contracted with architects, engineers, and consultants, and brought together the brightest minds to create a unified campus design of three municipal operations. The project included the construction/renovation of a 122,000 sq ft multipurpose structure.

The project utilizes Veregy's successful experience in design/build, management, and Energy Savings Performance Contracting. With the consolidation of facilities, Mundelein avoids the cost of replacing \$1.65 million of existing aging HVAC system, roofing, overhead doors, SCADA controls system, phone system, servers, and lighting systems.

- Renovate 26,000 sq ft Office Building
- Design/build 4,320 sq ft Salt Storage Facility
- Design/build Fuel Island with 4 pumps – holding tanks of ~20,000 gallons
- Design/build 96,000 sq ft pre-cast Vehicle Storage and Maintenance addition that includes two vehicle wash bays
- Design/build 25,440 sq ft Pre-Engineered Metal Building (PEMB) Cold Storage
- Design/build 5,000 sq ft concrete Storage Bins

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Project of the Year Award – APWA Chicago Chapter



The Cold Storage (left), Salt Storage Barn (middle), and Vehicle Maintenance and Storage Building (right) were all constructed with energy saving materials in mind by Veregy, including roofing, flooring, windows, walls, and HVAC.



The PWE administrative offices were renovated, along with the break room, front lobby, bathrooms, and training room.



The multi-point and directional qualities of LEDs allow better control of light.

Cold Storage Facility: Veregy prepared the design/build specifications for a 25,440 sq ft Pre-Engineered Metal Building (PEMB) for Cold Storage. This was built with an energy saving fire alarm system and LED lighting. HVAC was not needed. Veregy also dug a 1 million gallon detention pond to hold stormwater.

Salt Storage Bin: Veregy also prepared the design/build specifications for a 4,320 sq ft Salt Storage facility to hold 3,000 tons of salt. Veregy designed and built this facility with energy saving LED lighting.

Vehicle Maintenance and Storage Facility: The largest building was the design/build specifications for a 96,000 sq ft building for Vehicle Storage and Maintenance. Veregy designed and built this facility with energy saving ceiling hung radiant heaters for the maintenance area, and a roof mounted heat pump for offices, break room, and restrooms. Veregy also provided LED lighting (providing dimming and daylight harvesting), mass wall insulation (R22), and security cameras at entrances and tool/parts areas.

Front Entrance Renovation to the Public Works and Engineering Office: Veregy also renovated the front entrance of a 26,000 sq ft Public Works and Engineering Office Building. Veregy remodeled the front entrance with cameras and card access. Also, an upgrade and relocation of the existing SCADA (supervisory control and data acquisition) system was provided as part of the renovation. Energy saving LED lighting, new fire alarm system, high efficiency HVAC, hot water units (80% efficient), lockers and landscaping were also added.

Ph 1 & 2: LED Street Lighting Dramatically Lowers Lighting Bills: In Phases 1 and 2, The Village and Veregy developed a massive phased in lighting project for the community. Veregy completed a full investment grade site survey for the Village, which provided the data necessary to create a complete cataloged inventory of the existing street lighting system. Veregy provided suggestions for the highest performing, longest lasting system for the Village. This resulted in increased safety and security, while saving the tax-payers on utility costs. The project will pay for itself within 20 years, while the improved energy-efficiency and enhanced aesthetics will benefit the community for many years to come. Mundelein realizes an annual savings of over \$34,000 in energy and maintenance costs.

Parking Lot Upgrade: The Middle School parking lot was demo'd, graded, and re-asphalted to provide additional parking spots and safer drainage for snow melt and rain.

HVAC: The HVAC system in the Middle School addition consists of 2 RTUs, both with DX cooling and natural gas heating. One unit feeds the band room and the other the kitchen storage.

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