



**County of Berks**  
Office of the Commissioners

---

Services Center, 13th Floor, 633 Court Street, Reading, PA 19601-4310  
Phone: 610-478-6136 Fax: 610-478-6293 [www.co.berks.pa.us](http://www.co.berks.pa.us)

**For Immediate Release:**  
**September 17, 2009**

**Contact: Terry L. Styer, Chief Clerk**  
**Phone: 610-478-6136 Ext. 6134**  
**Email: [TStyer@CountyofBerks.com](mailto:TStyer@CountyofBerks.com)**

---

**Reading, PA, September 17, 2009** – The Berks County Commissioners have expanded the County's guaranteed energy savings agreement with NORESKO for \$11,250,000. The agreement will deliver energy and water efficiency and infrastructure improvements at the Berks County Courthouse, Services Center and a majority of the facilities located on the North Campus. Key benefits include reduced consumption of energy and water, reduced operating costs, greater system reliability and improved building conditions for occupants.

The project, awarded after a competitive RFP process, will be funded by guaranteed cost savings over a 15-year term. This self-funding mechanism reduces the level of capital appropriations needed to pay for energy infrastructure improvements. Annual utility and maintenance savings are expected to exceed \$1.2 million.

The project will produce environmental as well as cost control benefits. Emissions of carbon dioxide, a widely recognized contributor to global climate change, are expected to drop by nearly 108,000 tons of CO<sub>2</sub> over the life of the project. This is equivalent to removing more than 2,700 cars from the road.

The award modifies the existing guaranteed energy savings agreement with NORESKO for a fast-track boiler replacement project at the Berks County Courthouse and Services Center. The two-step approach to the agreement became necessary to address deficiencies in the existing boiler system and to ensure a working system for the 2009-2010 heating season. The new conservation measures expand the scope to 21 diverse actions across the major energy consuming facilities owned and operated by the County of Berks.

An audit of heating, ventilating and air conditioning (HVAC) equipment and temperature controls led to planned improvements to direct digital controls (DDC) and HVAC equipment scheduling. Such improvements are a key part of the investment and the resulting savings. Buildings to receive new DDC equipment are the Services Center, Agriculture Center, Main Building, Community Re-entry Center and North Campus Boiler Plant. A new workstation in the Courthouse will allow operator access to the existing controls system for that building and to the new DDC for other selected buildings. The new Community Re-entry Center DDC will be monitored from the existing workstation in the Prison.

Retro-commissioning and optimization of remaining DDC equipment will also produce significant cost reductions. They will reduce energy consumption and improve occupant comfort by making it easier for operating and maintenance staff to monitor and control equipment in specific buildings.

Boilers that supply high pressure steam to North Campus will be cleaned and repaired to reduce stack temperatures and increase efficiency, and new oxygen trim controls will be added. Additional measures, such as variable frequency drives, will improve fan motor control. New natural gas lines and burner rings will allow the boilers to burn either natural gas or fuel oil, thus taking advantage of fuel price differentials.

North Campus will also benefit from improvements to the steam and condensate piping systems, including providing steam eductor pumps, replacing faulty steam traps and failed piping and insulating steam piping and valves. These actions will reduce heat loss, condensate leaks and fuel usage and will also reduce maintenance costs and improve safety conditions for maintenance staff

Other energy conservation measures are customized to specific facilities and include selected new boilers and HVAC equipment, improvements to lighting and lighting control systems, upgrades to low flow plumbing fixtures, weatherization of building envelopes, replacement of domestic hot water systems, and improvements to laundry systems and waste management systems.

NORESCO will also deliver training services to promote the benefits of the program to county staff, and thereby increase the effectiveness of the other energy conservation measures. Maintenance staff will receive additional training to focus on overall systems maintenance and the interaction of equipment components for optimal efficiency.