

City of O'Fallon

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O'Fallon, MO 63366
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PROJECT COST	\$2,124,126
CONSTRUCTION TIMELINE	Mar - Sept 2015
TYPE	Guaranteed Performance Contract
TERM	15 Year Term
AMEREN CASH INCENTIVES	\$25,886
ANNUAL SAVINGS	\$63,347 Energy / \$40,618 Operations-Maintenance \$94,333 Capital Cost Avoidance



COURTESY: CITY OF O'FALLON

Project Background

High energy costs and uncomfortable spaces were situations that the City of O'Fallon wanted to remedy. They had previously worked with a competitor of CTS, but decided to have both the former company and CTS review the facilities and systems and provide options and solutions that could be pursued. Both companies were selected, however, the City ultimately decided to have the entire project developed and implemented by only CTS.

Solution

Through an extensive feasibility study and analysis of the systems, CTS developed a project that saves the City over \$94,000 in annual energy and operations/maintenance costs. Through the use of Performance Contracting, these savings are redirected to help pay for the improvements.

The project scope included the City Hall, Police Station, Senior Center, Fleet and Streets Buildings, Renaud Spirit Center and several parks with the following energy saving improvements:

- / City wide lighting upgrades and replacements including LED technology in facilities, parks, and sports complexes
- / HVAC replacements at the City Hall and Police Station
- / Temperature control building automation system
- / Infrared heater installations at the Streets and Water/Sewer Buildings
- / Installation of destratification fans to better circulate floor to ceiling air in Renaud Spirit Center
- / Pool equipment upgrades
- / Increased reliability of mechanical systems
- / Reduction of deferred maintenance
- / Positive public relations

Results

The project provides positive public relations, increases the reliability of mechanical systems, and reduces deferred maintenance. The financial savings through decreased operating and energy expenses will be used to help fund the improvements. The 12 month energy audit revealed that the annual energy guarantee was exceeded by more than \$9,600 resulting in energy savings of \$63,347.