

City of Shrewsbury

5200 Shrewsbury Ave
Shrewsbury, Missouri 63119

Contact: Chris Buck
Director of Parks and Recreation
314-647-1003 x 217

PROJECT COST	\$1,816,396
CONSTRUCTION TIMELINE	June - September 2015
TYPE	Guaranteed Performance Contract
TERM	15 Year Term
AMEREN CASH INCENTIVE	\$4,921
GUARANTEED ANNUAL SAVINGS	\$17,315 Energy / \$26,000 Operational



The City Center opened its doors on May 8, 1993 to coincide with Shrewsbury's 80th year of incorporation



The City Center's gymnasium is one of many amenities that caters to the City of Shrewsbury



The Shrewsbury police department is an award winning, internationally-accredited law enforcement agency

Challenge

Shrewsbury City Center was originally constructed as a school building in the 1970's. The 36,500 sq. ft. facility now houses many departments for the City including the offices of City Administration and Parks and Recreation, along with an abundance of amenities. Decayed plumbing and broken pipes had caused damage to the interior and exterior, and the outdated lighting was inefficient. Due to deteriorating air conditioning units, the staff often felt compelled to open windows in order to be comfortable. Aging doors and windows caused security to be of high concern.

Solution

In evaluating the City Center, CTS Group determined various strategies available to the City that aided in lowering capital investments and the operational and energy costs at the facilities, all while improving the quality of the indoor working environment and preserving previous capital investments.

Specific recommendations that assisted the City Center in achieving their goal of reducing energy and operational expenditures and preserving the existing facilities included upgrades to the existing HVAC systems, expansion of the newly upgraded building automation system, and the optimization of the current lighting systems. The Public Safety facility also received LED lighting upgrades, roofing repairs, secure access control, and door replacements as part of the project.

Project

The major renovations and maintenance in the project included:

- / Advanced mechanical system upgrades with automated temperature controls
- / Training and Systems Support Provisions
- / Upgraded piping and plumbing
- / Replacement of roof shingles with addition of energy-efficient insulation
- / Mechanical system replacements
- / New interior and exterior doors and windows
- / Installation of security systems, including card access and cameras at the police and fire stations
- / Energy-saving LED lighting retrofit and replacement

By installing the new energy-efficient systems, the City reduced their energy costs by \$17,315 per year.