

City of Florissant

955 Rue St. Francois
Florissant, MO 63031

Contact: Mayor Tom Schneider
314-921-5700

PROJECT COST	\$4,009,330
CONSTRUCTION TIMELINE	March - October 2016
TYPE	Guaranteed Performance Contract
TERM	15 Year Term
AMEREN CASH INCENTIVE	\$9994.58
GUARANTEED ANNUAL SAVINGS	\$59,712 Energy / \$247,667 O & M



The James J. Eagan Community Center has served the City since the 1970's



The indoor pool provides classes, as well as recreational use year-round

Challenge

The James J. Eagan Community Center hosts a variety of classes, programs and rental facilities for the community of Florissant, Missouri. The roof construction was comprised of several types, including, but not limited to, a concrete paver covered area over the natatorium that supports the solar array. The roofing systems were in varying degrees of condition and the air-handling equipment was operating beyond its typically anticipated service life.

Solution

To succeed the aging heating and cooling system, massive cooling units were installed with variable speed drives that only work as hard as necessary, increasing comfort in all areas of the facility, while saving the taxpayers' money with lower utility bills. Additional introductions to the pool area included inflatable duct work to evenly distribute air, and a pool dehumidification system to improve indoor air quality with heat recovery for pool water. A new twenty-year white roof reduced heat gain and increased insulation, while new doors improved operation, safety and efficiency. New lighting was installed throughout, making for a more pleasant atmosphere.

Project

The major renovations and maintenance included in the project included:

- / Demolition and replacement of HVAC equipment
- / Condenser water loop installation
- / State-of-the-art building automation system
- / Economical lighting upgrades and retrofit
- / Established pool dehumidification system
- / Partial demolition and replacement of roof
- / Energy-efficient exterior and partition doors in pool and vestibule
- / Added occupancy sensors
- / Upgraded plumbing and piping

By installing the new energy-efficient systems, the City reduced their energy costs by \$59,712 annually with additional savings for lower maintenance costs.