

FRIDLEY CIVIC CAMPUS

New Building, New Energy Savings



The City of Fridley prides itself on being a safe, vibrant, friendly, and stable home for families and businesses. This vision was integral to the design of the City's new Civic Campus. Residents and businesses can access City services in a single space, rather than going from floor to floor. All employees work on the same floor, so it's easy for both employees and visitors to work with staff from different departments. New artwork throughout the building brings a fresh energy to the space. And all meeting rooms are open to the public, allowing any Fridley resident or business representative to use the space.

PLANNING FOR EFFICIENCY

In November of 2018, years of planning and smart ideas brought the dream of Fridley's Civic Campus to life. It's a facility designed to serve the Fridley community for decades to come, created with help from Energy Design Assistance — a program from Xcel Energy and CenterPoint Energy, which was facilitated by The Weidt Group.

Back in 2013, Fridley City Manager Wally Wysopal faced an uncomfortable reality. Fridley's City Hall was old, not up to code, and in desperate need of substantial repairs and updates. In an attempt to keep costs down, old equipment was replaced only once it failed — but this was tough to keep up, and the situation was getting worse.

All of the repairs and improvements needed to get City Hall in decent shape would have cost \$29 million. And even after that investment, the building would still be too small for future needs and would still bear the same high maintenance and operating costs.

There had to be a smarter option, and Wysopal was determined to find it.

After all of the requisite review, discussion, and debate, the decision was made: Fridley would move forward with a new civic campus.

The next challenge: designing the space. The team needed to account for each stakeholder group's unique needs — proper ventilation for the Police Department's evidence room, maintenance bays equipped to lift a fire engine, and sufficient lighting for office spaces, among others. They sought to create a space that facilitated rather than complicated productivity.

And the entire process needed to respect the fact that this would be paid for by the taxpayers of Fridley.

And that's where Energy Design Assistance came to the rescue.

ENERGY DESIGN ASSISTANCE SNAPSHOT

Project:
Civic Campus Redevelopment

Estimated cost:
\$50 million

Annual energy cost savings:
\$98,000

Total rebate amount:
\$87,000

FRIDLEY ENERGY ACTION PLAN

- In 2018, City Council approved Fridley's Energy Action Plan.
- The plan was developed through a community stakeholder process.
- The plan prioritizes four focus areas: residential energy, businesses and multifamily buildings, institutions, and transportation and electric vehicles.

The City of Fridley seeks to reduce its energy use **5%** by 2020 and **20%** by 2030.

More information can be found at [FridleyMN.gov/Energy](https://www.fridleymn.gov/Energy).

SOLUTIONS FROM ENERGY DESIGN ASSISTANCE

When Xcel Energy Account Representative Jennifer Abbott learned about this project, she offered Fridley free access to Energy Design Assistance (EDA). “With EDA, it’s easy to compare design options that have a real impact on energy expenses,” Jennifer explained. “EDA identifies rebates that are available for choosing certain high-efficiency options and provides insights on how to reduce operating expenses long after construction is complete. It’s fast, it’s easy, and it’s free to our customers.”

With their proprietary software, the EDA team was able to run 300 different scenarios to inform design decisions. They sought a balance of cost and energy efficiency with a space that would meet user requirements. EDA assessed HVAC efficiency, ventilation controls, lighting, insulation, and more — and their results were terrific.

Building the new facility reduced operating energy expenses by \$98,000 each year. EDA also identified \$87,000 in rebates available based on the team’s decisions.

“EDA was time well spent. No question about it,” says Fridley Community Development Director Scott Hickok. “As a public entity, we need to be the best stewards of public dollars. That includes reducing greenhouse gas emissions, using sustainable materials as much as possible and being as energy conscious as we can.”

USING SAVINGS FOR PUBLIC ART

With the money saved through the rebates identified by EDA, Hickok and his team were able to outfit the new Civic Campus with some amazing artwork. “When we secure bonding for a project like this, we can only purchase what’s truly necessary for the building’s functionality,” Scott explained. “There was no budget for art work, so we used the rebates and bought pieces from local artists. Everyone loves it.”

One of Scott’s favorites is a display of repurposed lettering from the old Columbia Ice Arena. The new campus occupies the site where the arena once stood. In the new display, the letters have been re-formed and repainted to spell out one word that every visitor sees when they visit the civic campus: Incomparable.

PART OF A BIGGER PLAN

The City of Fridley is spotlighting its experience with Energy Design Assistance to encourage other businesses to get involved in energy efficiency, as outlined in their Energy Action Plan, developed through Xcel Energy’s Partners in Energy.

“We help communities form a team, make a plan that reflects their priorities, and implement change. We also track and report progress, which often is a great motivator to continue efforts and encourage even more people to get involved,” says Tami Gunderzik, Partners in Energy manager.

To find out more about Xcel Energy’s new construction programs, call an Energy Efficiency Specialist at **855.839.8862** or visit **xcelenergy.com/BusinessNewConstruction**.



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