

ST. PAUL JEWISH COMMUNITY CENTER

A BRIGHTER AND BETTER PLACE FOR ALL

CASE STUDY
MINNESOTA



The new St. Paul Jewish Community Center (JCC) is the pride and joy of the neighborhood. With a new aquatics center, updated fitness center, studios, and a cultural arts wing for people to gather, that includes an auditorium with the latest technology for a variety of performances, the space is lending itself to community use, now more than ever. Since the renovation, membership has doubled.

But it wasn't always that way. Prior to the renovation, 50-year old mechanical systems in the building had begun to break down, and other systems were showing signs of wear and tear. There were energy inefficiencies everywhere, and the space was not well used.

The team at JCC opted to work with Xcel Energy's Energy Efficient Buildings (EEB) program to renovate a portion of the building and create a brighter, better, more energy-efficient space.

Choosing efficiency one measure at a time

The EEB program integrates energy efficiency strategies during the design phase of the project, which includes free consultation services. Energy experts help identify and prioritize energy efficiency strategies that reduce energy costs, find applicable rebates for those measures, and even fill out the paperwork. They work within the construction schedule to keep the project on track.

"This program made it possible to take the concept of energy efficiency further than we anticipated," says Michael Waldman, CEO at the JCC. "It will always be our goal to be energy efficient, but as a non-profit we have limited resources. The rebates allowed us to do much more than we thought we could."

The building was constructed in 1963 and had many of the original mechanical systems.

"Changing the way the entire system worked was driving factor for me," says Facilities Director and Safety Officer Seth Ozer. "I wanted more efficient systems that required less maintenance. We asked a lot of questions before choosing a measure or buying any equipment."

The renovation touched roughly one-third of the building. In addition to building in new energy-efficient measures, they created a 10-year plan to phase out some of the older mechanicals they wanted to replace.

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Michael Waldman,
CEO, St. Paul JCC



| PROJECT SNAPSHOT | |
|--------------------------------------|---|
| Project | Renovation of existing building, mechanical upgrades and energy efficiency measures |
| Xcel Energy EEB rebates | \$42,000 |
| Estimated annual energy cost savings | \$21,000 |

Most of the energy savings in the building came from lighting and variable frequency drives. But there was one piece of technology they discovered along the way that made a big difference.

"It's called a Variable Refrigerant Flow — or VRF," Ozer explains. "It was the perfect solution for renovating an old concrete building where you couldn't add ductwork. The VRF reduced or eliminated the need for that ductwork, and we could efficiently heat and cool the space."

Most of the pool and fitness area had to be torn down and replaced. A new pool Energy Recovery Ventilator was the most expensive efficiency measure, but Ozer liked the savings it afforded them, along with the fact that a company located nearby in north Minneapolis not only made it, but specializes in pool heat recovery systems. After touring the shop to see how the equipment was made, Ozer's team was sold.

An inviting space where all are welcome

In all, the biggest energy saving measures the JCC implemented were:

- The Variable Refrigerant Flow cooling system
- LED lighting with occupancy sensors throughout the building
- An energy-efficient cooling system

The measures are estimated to save them \$21,000 per year in energy costs and earned them nearly \$42,000 in Xcel Energy rebates.

"It's been amazing," says Waldman. "We were able to include sustainability measures and be good stewards of our donor dollars, which is simply the right thing to do. Xcel Energy rebates made it possible."

"The space is so bright and open," he adds. "Our programming was first-rate and now we have a building that matches what we're doing in the community. The response has been overwhelming."

Waldman says the JCC is open to everyone, which is part of their mission. "We want everyone to come in and enjoy the space, no matter your age, ability, or religion," he says.

And now they have a bigger, beautiful, new energy-efficient space for anyone to come and enjoy.

