An aging building with old technology and inefficiencies throughout, as well as the need for a central location for city staff, were good reasons to build a new Civic Complex in Fridley.

“We could either spend $30 million updating the old buildings or build an entirely new campus,” says Scott Hickok, Director of Community Development, City of Fridley. “Our staff was spread between multiple buildings and we needed to update our technology, so it quickly became obvious that we needed two new buildings.”

One building includes a fire station, police headquarters and city hall. Public works is housed in the other.

The entire project went through Xcel Energy’s Design Assistance (EDA) program, which builds energy efficiency in from the ground up.

**Energy Savings Everywhere**
The EDA program begins during the design phase by identifying energy-saving opportunities that complement the style of the building. The program provides computerized energy modeling to determine which measures will save the customer the most money, potential costs, payback terms and rebates.

“We’re a Minnesota GreenStep city and it made perfect sense that we would build efficiency into these buildings,” explains Hickok. Minnesota GreenStep Cities is the name of a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. “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.”

Hickok liked the option to bundle energy-saving measures to maximize savings. The old building was cold at one end and hot at the other, so a new energy-efficient heating and cooling system was a must. Hickok opted for a 95-percent efficient condensing gas boiler, with a moderate temperature reset, which provided significant energy savings.

A CO sensor control of ventilation in the squad garage provided 14 percent savings. LED lighting and occupancy sensors throughout the buildings saved even more. They even chose new ENERGY STAR appliances, right down to the microwave in the breakroom.
“With every purchase, we’d ask ourselves if there was a more efficient way to do it,” Hickok says.

The biggest energy-saving measures Hickok’s team chose to implement included:

- 95% efficient condensing gas boiler with a moderate temperature reset
- Use of daylighting, LED lighting and occupancy sensors
- Wall insulation and glazing
- A heat recovery system
- CO sensor control of ventilation
- ENERGY STAR appliances such as a refrigerator, dishwasher and clothes washer

The measures earned the city of Fridley $58,000 in rebates and is estimated to save them $98,000 each year in energy costs.

**Beautiful, efficient new space**

Staff and the public coming into the buildings love the new spaces.

“People are proud of them,” Hickok says. “It’s really had a positive effect on morale.”

As a fun bonus, they took the rebate dollars they saved and invested the money into locally produced artwork to line the Civic Complex walls.

“It was a fun way to celebrate our energy-efficient choices by giving it back to the community,” Hickok says.

---

If you’re planning a new construction, addition or major renovation project, visit [xcelenergy.com/BusinessNewConstruction](http://xcelenergy.com/BusinessNewConstruction) or call the Business Solutions Center at 855.839.8862.