

## Garfield Heights Civic Center

Shared Savings • Energy Star Certification



### *Garfield Heights Achieves Energy Star Certification through Shared Savings Project*

Garfield Heights has earned the prestigious award of Energy Star Certification for the Civic Center building. Energy Star is a U.S. Environmental Protection Agency (EPA) voluntary program that helps businesses save money and protect the climate through superior energy efficiencies. To earn an Energy Star certification, a facility must operate among the top 25 percent of similar facilities nationwide, with no sacrifices in comfort or quality. Gardiner's partnership, along with the tools and resources available through the EPA, helped Garfield Heights reach the EPA's target rating of 75 for the Civic Center and achieve an Energy Star Certification. Currently, the facility is operating at a score of 78.

### *Challenge*

The Civic Center is an older building that called for several energy retrofits to help improve the facility's overall performance. Leveraging a financial incentive offered by the utility company, the city completed a lighting retrofit that helped move the energy performance of the building in a positive direction. There was more to accomplish. The facility's HVAC equipment was operating at full capacity after hours and on weekends when the building was nearly vacant. The operational personnel inherently knew this was not optimal. With limited funding available, the city was open to an alternative funding approach to make the additional improvements.

### *Solution*

Though Garfield Heights encountered a financial challenge, Gardiner associates were determined and committed to provide the city with a solution for energy conscious improvements without capital expenditure. Gardiner presented a unique approach with a Shared Savings program that would grant Garfield Heights the ability to reprogram and make renovations to the facility at no cost to the city. The Shared Savings opportunity offered by Gardiner set it apart from other companies and ultimately led to it being hired for the project.

The process took two years and included extensive teamwork from both Gardiner associates and the Garfield Heights



**Civic Center • Garfield Heights, OH**

Located on Turney Road, the Garfield Heights Civic Center facility houses the Senior Center, mayor's office, law, economic development, building and finance departments, City Council Chamber and a Food Bank.

### Project Overview

#### Building Type

Municipal Facility

#### Constructed

Dedicated in 1990  
Energy Improvements

#### Facility Size

39,648 Square Feet

service department. Gardiner Energy Engineer Nate Smik and Sustainability Associate Kevin Pugely worked with various Garfield Heights service department employees to analyze schedules and make modifications as needed. Other opportunities for energy savings were identified including: turning off lights in unused areas, keeping temperatures consistent throughout seasonal changes and reducing the outside air during unoccupied times which in turn saves potentially wasted energy.

## Results

This Shared Savings agreement enabled Garfield Heights to fund the improvements to their controls and HVAC systems. Gardiner's Intelligent Service department runs quarterly reports to track energy savings. Currently, the yearly reductions in utility costs to the city are running at 24% of the baseline comparison which yields over \$12,000 per year in cost avoidance. Through

the partnership and teamwork of both Garfield Heights and Gardiner associates, they were able to achieve the Energy Star Certification Award. Implementing the necessary changes resulted in the reduction of the amount of electrical and gas consumption and improved the energy efficiency of the facility.

*“Our city is proud to be awarded the Energy Star Award for our leadership in energy efficiency and conservation. Receiving such an award shows our commitment to being good stewards of public money. The reduction in electrical and gas consumption has resulted in an operating cost savings.”*

*Garfield Heights Mayor*



Pictured above: Kevin Pugley, Gardiner & Garfield Height's Mayor

### Actual Annual Savings

**Current Annual MCF Avoidance** - 907 MCF (\$5,239) 35%

**Current Annual kWh Avoidance** - 74,090 kWh (\$9,613) 20%

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[www.WHGardiner.com](http://www.WHGardiner.com) or contact us at 440-248-3400