

# St. Louis Public Library

## Phase I-V

St. Louis, MO

### PROJECT SAVINGS

378,694



Miles driven by an average passenger vehicle

52



TONS of waste recycled instead of landfilled

181



Acres of US pine forest sequestered in one year

### DECARBONIZATION



Combined Project Cost:  
\$7,633,633

Type: Guaranteed Performance Contract

Combined Guaranteed Annual Savings:

Energy: \$73,326

Operational: \$311,592

Avoided: \$143,231

Ameren Incentives: \$60,626

Term: 15-Year Terms

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Ph. 2: Veregy installed solar arrays across two of the Saint Louis Public Library's Branches.

### PROJECT OVERVIEW

The St. Louis Public Library serves 2.3 million visitors yearly at over 16 locations throughout the city. The library was looking to modernize its facilities efficiently while remaining open to patrons. Veregy partnered with the library to develop and implement a long-range facility plan to upgrade aging infrastructure and reduce long-term energy and operational costs.

In Phase I, by replacing the inefficient equipment with energy-efficient equipment at the Julia Davis branch the library was able to reduce their utility rate with Ameren from a large user (3M) to a small user (2M) which increased its overall annual utility savings.

### PROJECT HIGHLIGHTS – Phase 1-2

#### Phase 1: HVAC, LED Lighting, and BAS – Julia Davis Branch

- Remove and replace the old, ineffective VAV system with a new, efficient VAV rooftop package that addresses high humidity and temperature issues.
- Remove and replace old, inefficient lighting throughout the library with new, energy-saving lighting.
- Replaced outdated and unsupported building automation system.

#### Phase 2: HVAC, LED-Lighting, and Solar Array Installation across three locations (Buder, Schlafly, and Julia Davis)

- Remove and replace the old, chiller and VAV systems with a new, efficient chiller system at both Buder and Schlafly locations.
- Remove and replace old, inefficient lighting throughout the Buder and Schlafly branches with new, energy-saving lighting.
- 64 kWh rooftop solar installations at both Buder and Julia Davis branches.
- Replaced outdated and unsupported BAS and implemented Veregy's Orchestrate Integration Platform.

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### PROJECT HIGHLIGHTS – Phase 3-4

#### Phase 3: 15 Well Geothermal Wellfield and Mechanical Work – Carpenter Location

- Provide and install 15 full-grouted closed loop geothermal bore field wells, 500 feet deep, cased in steel for the first 40 feet.
- Demo and install new building systems and mechanical including: chillers, cooling towers, 7 hw/cw AHUs, 1 hw/cw FCU, 8 new ground source heat pumps. Provided and installed all corresponding piping and electrical works to support new mechanical
- Demo, dispose of concrete parking lot and entrance walkways. Provide and install new parking lot and walkways totaling over 10,445 sq. ft of concrete and landscaping
- Install new HVAC BAS system and install new energy-efficient LED lighting.
- Demo and replace asphalt roof with new CertainTeed Landmark shingles.

#### Phase 4: HVAC, LED-Lighting – Divoll Location

- Demo and dispose of 5 HVAC rooftop units (RTU), weather striping all roofing curbs and replacing with new RTUs. All electrical, piping, testing and bracing needs included.
- Remove and replace old, inefficient lighting throughout the interior and exterior of the Divoll location with new, energy-saving lighting.

#### Phase 5: Julia Davis Branch Storm Recovery Project

On May 16, 2025, an intense and destructive EF-3 tornado struck the St. Louis metropolitan area and created significant damage throughout 20 miles of the greater St. Louis area, as well as to the Julia Davis branch of the St. Louis Public Library system. Veregy was quick to support our client in providing the necessary fixes and equipment replacements quickly and efficiently.

- Replace damaged HVAC equipment, complete with weather stripping curbs, prior to installation. Replace any gas lines from the roof penetration to the new RTU.
- Remove and replace damaged rooftop solar and any mechanical components affected by the storm. Damaged equipment and wiring were recycled.
- Provide all electrical, mechanical, and general construction work as required.