

# Town of Normal

Facilities Needs  
Assessment and Master  
Plan / Energy Services  
Provider

Normal IL

Solar Study



Electric Vehicle  
Study



Long-Term  
Planning



Type: Facilities Needs  
Assessment & Master Plan

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Management  
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The Facilities and Energy  
Management Department in the  
Town of Normal is responsible  
for operations and maintenance  
of 34 municipal facilities,  
representing roughly 1,100,617  
sq. ft. of occupied space.

## Building Ranking

Ranking	Building	Area (SF)	Usage (kBtu)	EUR (\$/sq/yr)
1	Parking Garage - Beaufort	200,972	652.96K	3.25
2	Ironwood Golf Course Maintenance Shop	8,036	110.41K	13.74
3	Water Department Distribution Maintenance	17,184	300.05K	17.46
4	Linden Building Condos	9,128	165.55K	18.14
5	Facilities Management Workshop	5,857	115.69K	19.75
6	Fairview Park Maintenance Shop	1,982	58.63K	29.58
7	Public Works Complex	78,558	2.33M	29.62
8	Community Activity Center	41,882	1.58M	37.86
9	Parks & Recreation Maintenance Shop	10,818	456.49K	42.20
10	Engineering & Inspections Offices	13,836	701.31K	50.69
11	Ironwood Golf Course Public Clubhouse	4,891	252.57K	51.64
12	Police Department & City Hall Annex	41,900	2.23M	53.26
13	Children's Discovery Museum	39,369	2.88M	73.11
14	Normal Fire Station 2	13,852	1.03M	74.38
15	Anderson Park Pool Complex	8,276	620.92K	75.03
16	Normal Fire Station 3	8,055	780.94K	96.95
17	Uptown Station & City Hall	68,000	6.60M	96.99

## PROJECT OVERVIEW:

Veregy developed a 15-year dynamic, comprehensive strategic master plan for the Town of Normal's facilities. The plan serves as a tool to steer investment decisions, bringing about physical change and operational innovation to maximize building life, functionality, accessibility, and performance while minimizing operational costs and environmental impacts. Veregy has been selected as the Town's energy service provider to implement projects identified within the plan as needed.

The Master Plan required a planning process that supports the Town of Normal's long-term vision, mission, and goals, informs critical decision-making, provides a sustainable framework for facility operations and capital development, and maximizes opportunities for funding.

Veregy provided fresh insight into operations, scenario-based budgeting, design standards, and planning for 'resiliency.' Working with Normal, Veregy created a useful, realistic, and visionary roadmap for the town that prioritized future facility needs and defined a successful implementation process. Recommendations included short- and long-term capital planning that aligns with typical annual budget cycles and the goals and objectives previously identified.

## PROJECT HIGHLIGHTS

The 15-year master plan included a study of the following.

- EV feasibility and location
- Solar feasibility and siting for over 15 locations
- Comprehensive Energy Audit of 28 buildings
- Comfort and Access survey to Town of Normal employees

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