

Clayco

2199 Innerbelt Business Center Drive, St. Louis MO

PROJECT BACKGROUND

Clayco has been using the ENERGY STAR Portfolio manager to benchmark their St. Louis office since 2007. Using this tool gave them a baseline, as well as the motivation to raise their score. As a result of energy saving strategies and building improvements that they have implemented since 2007, their ENERGY STAR score has more than doubled. Clayco has also taken the 25x20 Energy Benchmarking Pledge (which aims to reduce energy usage 25% by the year 2020), and has already met this goal!

STRATEGIES AND RESULTS

Four years ago, Clayco implemented on-going commissioning of the building, and has more recently started monitoring-based commissioning (Both of these commissioning strategies are new paths for enhanced commissioning in LEED v4). Through monitoring-based commissioning, they were able to realize energy savings with improvements to their economizer and morning warm up controls. They achieved even greater energy savings by updating their 1994 HVAC building management system programming with the latest 2016 energy savings controls, without any added cost.

Since taking the 25x20 Energy Benchmarking Pledge, they have seen months with as much as a 40% energy savings from their 2013 baseline. This amazing reduction in energy usage has helped Clayco reach their 25x20 goal several years ahead of schedule. They will also be close to ENERGY STAR Certification by the end of the year.

As well as energy savings, there have also been improvements to the interior environment including: greater amounts of outdoor air, faster regulation of temperature to within the thermal comfort zone, improved acoustic quality, and more responsive thermostat control. Through monitoring-based commissioning, potential issues have been resolved before they become an occupant issue. Clayco has been implementing changes based on user feedback, and has enough feedback to conclude that user comfort has increased along with the energy savings.

ABOUT CLAYCO

Clayco is a full-service, turnkey real estate, architecture, engineering, design-build and construction firm, which was founded in 1984. Clayco has over 1,645 employees, offices in Chicago and St. Louis, and projects across the country.



Year Constructed: 1994
Building Owner : Clayco
Size: 78,000 sf
Building Use: Office
Number of Occupants: 300
Operating Hours: 60/wk



About USGBC-Missouri Gateway Chapter

USGBC is the nation's foremost coalition of leaders from across the building industry. Missouri Gateway Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work.



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