



# PUBLIC SAFETY BUILDING

New Brunswick, NJ

This project arose out of the need of both the City of New Brunswick and County of Middlesex to renovate outdated and inefficient government buildings to accommodate current needs as well as future growth. Keating Partners' property management team was involved during the design and construction of the new Public Safety Building, offering input that assured operating efficiency once construction was completed. The property houses a number of different government tenants, each with its own operating hours and function.

Keating Partners exceeded client expectations for the following:

**Energy Efficiency:** Keating Partners authorized a retro-commissioning study of the property. Among the recommendations were adjustments to Time of Day scheduling of HVAC equipment, calibration of room temperature sensors and the installation of a state-of-the-art web interface for remote monitoring, which, collectively, reduced energy demand by 15% and significantly decreased operating and maintenance costs for the County.

**Capital Improvement Management:** In advance of the building's 25th operating year, our property management team procured a structural assessment which provided a roadmap for the eventual replacement of the building's mechanical equipment. The first project was the design, competitive bidding and completion of roof and HVAC replacement, without interrupting the 24-hour operation of the County's IT department. Despite supply-chain issues and Covid-19 staffing shortages, we completed this \$2.5 million project on-time and on-budget.



## Services

Property Management

## Size

116,000 SF and 400 car Parking Garage

## Use

Office/Courtroom

## Owner

Civic Square II Redevelopment Associates, LP

## Tenant

County of Middlesex Prosecutor's Office  
New Brunswick Municipal Court  
New Brunswick Police Department  
United States Postal Service



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