GRP|WEGMAN
INNOVATION FROM CONCEPT TO COMPLETION

CASE STUDY: BEVERLY HILLS

Beverly Hills is a city in St. Louis County, Missouri. The city's only facility is a City Hall that provides services to its residents. Beverly Hills City Hall is a two-story, 7,000 square foot facility constructed in the 1960's. The facility includes city hall personnel offices, an abandoned police station, city council chambers, and leasable space on the second floor occupied by a pharmacy. Most of the original construction is still in place.

GRP|WEGMAN analyzed the City Hall facility to determine measures that would improve the facility. The options selected by the City will upgrade and modernize the building, increase leasable square footage, reduce the energy and operational costs, and improve the comfort and safety of the building.

PROJECT PROCESS & CITY NEEDS:

In 2020 the City decided to use Performance Contracting to accomplish their goals of providing residents with a functional community space on the first floor and increasing leasable square footage on the second floor while also improving the energy efficiency, comfort, and safety in the facility. After an RFP process, GRP|WEGMAN was selected as the City's performance contracting partner. The facility was analyzed holistically, and the following list of facility needs were identified:

- The police station area is no longer occupied and is dead space.
- The second-floor council chambers are under-utilized.
- The current tenant would like more leasable space on the second floor.
- The office layout on the first floor does not meet the needs of the City.
- The City would like to implement more sustainable solutions in their facility.
- The roof, windows, and doors need to be repaired or replaced.
- The HVAC system needs to be upgraded.
- The electrical system needs to be upgraded and repaired.

FACILITY IMPROVEMENT MEASURES:

Based on the City's goals, long-term vision, and facility needs, the following Facility Improvement Measures (FIMs) were designed. These improvements will upgrade and modernize the facility, increase the leasable square footage, reduce the energy and operational costs, and improve the comfort and safety of the building.

• Renovate First Floor to an Open Concept Floor Plan – complete gut renovation of the first floor which will provide the City with an open-concept community space and increase the leasable space on the second floor by relocating the council chambers to the first floor.

• Upgrade Windows and Doors – replace all single-pane and glass block windows with new double-pane windows with thermal break and replace the existing doors with new exterior weatherproof doors.

• Upgrade HVAC Systems – replace aging equipment that use outdated refrigerants with new high efficiency DX split systems. Construct new closets for the indoor units and add louvers on each floor to provide ventilation. The new HVAC systems will meet current energy code and outdoor air requirements, provide improved indoor environments, and improve indoor air quality.

• Upgrade Roof – replace the 30-year-old roofing system by overlaying the roof with an additional ISO insulation as required to meet code requirements and a new 60-mil EPDM (ethylene propylene diene terpolymer) membrane. The new roof membrane would be fully adhered to the new insulation and will provide a 90 MPH wind rating and 20-year warranty. This will bring the building's roof up to the current code requirement of R-30 insulation.

• Upgrade Electrical Service – install a new electrical service with a separate metered service for the second-floor leased tenant space. This new service will provide clean, updated power to the City and would also allow for accurate billing of tenant power use.

• Solar Power Generation – install a solar Photovoltaic (PV) system on the roof. This system will produce energy on-site and reduce the amount of energy that is purchased from the power grid, further reducing the energy spend by the City. This system also includes an energy dashboard f or the lobby and online access for the community.

• Upgrade Lighting and Signage – upgrade interior and exterior lighting to LED. This will decrease the energy usage while increasing the light output. A new LED marquis is also included.

RESULTS & IMPACT

Project implementation will begin in early 2021. In partnership with the City, GRP|WEGMAN is predicting to reduce the gas usage by 38% and electric usage by 55%. The energy savings combined with the revenue from the additional leasable square footage will fully fund the project without the need for additional tax payer dollars.