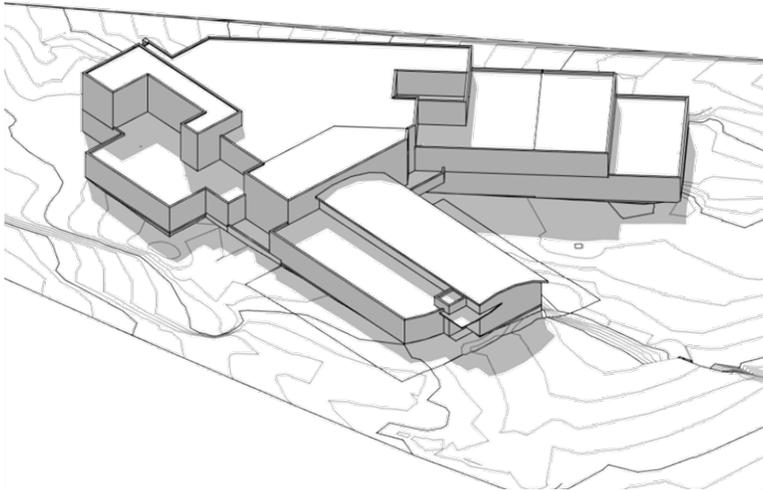


PSRS/PEERS

Office Renovation and Addition



LOCATION

Jefferson City, Missouri

DESCRIPTION

45,000 sf renovation and 19,000 sf of additional space

COMPLETION DATE

Currently on hold following Schematic Design

CLIENT REFERENCE

Dearld Snider, Assistant Executive Director
573-638-1041

In 1998 SOA designed the original building for the organization currently known as PSRS/PEERS (Public School and Education Employee Retirement Systems of Missouri). The building remains in good shape, but is ready for some renovations due to aging systems, company restructuring, and growth. PSRS/PEERS contacted SOA for assistance with preliminary planning for solutions. Much of the original project team of architects and engineers was reassembled to prepare the Program of Needs, Opinion of Probable Cost, and preliminary design drawings.

It was determined that the existing building does not contain enough room for the spaces needed and the projected growth of the company. The existing building will have additions made to all three levels totaling approximately 19,000 SF of space. The client's goal is to keep staff on-site during construction, so SOA also developed a sequence of phasing that minimizes staff relocation.

The plan for renovation includes relocating the multi-purpose spaces to the main level to better accommodate their aging clientele and access to public board meetings. This creates space on the upper level to locate the growing investments and accounting group together with the executive department to enhance work-flow efficiency. Some existing roof deck areas will be converted to floor slabs to increase the inhabitable footprint. The new multi-purpose spaces will be a large addition with operable walls, nearby restrooms, and a catering kitchen. This area will be added on the west side where there is the most space for increased parking and allows for a public corridor that connects at the opposite end of the current main entry. To enhance both service and security, the departments that interact with the public the most are being relocated along this main public corridor while the departments that have few out-of-office guests are being relocated to the lower level and more private areas of the building.

