

# Public School and Education Employee Retirement Systems of Missouri Office Renovation & Addition



In 1998 SOA designed PSRS/PEERS' (Public School and Education Employee Retirement Systems of Missouri) original 50,000 sf office building. The building remained in good shape but was ready for renovations due to aging HVAC systems, organizational re-structuring, and growth. In 2015, PSRS/PEERS approached SOA for preliminary planning services, including a cost comparison of renovation and addition vs. a new replacement facility. In 2019, the board voted to proceed with SOA to design a complete interior renovation and 24,000 sf addition.

Project design goals included rearranging department locations to optimize work flow and match a new organizational structure. To improve both safety and security, components that most interacted with the public were relocated to the main floor corridor. Aesthetically, finishes were selected to give spaces a fresh, yet timeless look, blend new and existing construction together, and communicate the organization's fiscal responsibility. The original board room was converted into offices and replaced with a more accessible and flexible multi-purpose room with operable partitions that could serve a variety of space needs.

To improve energy efficiency, the aging air-cooled rooftop chiller was replaced with a highly efficient ground-source geothermal system which had the added benefit of reducing mechanical noise. The geothermal borefield was located in a new parking lot built for growth needs, allowing for easier drilling and future maintenance. All new and replacement lighting was specified as LED.

River City Construction was hired during Design Development as a "Construction Manager at Risk," which allowed SOA to optimize phasing and budgeting, and allowed the client to keep staff on-site during construction.



## LOCATION

Jefferson City, Missouri

## DESCRIPTION

58,000 sf renovation (includes 8,000 sf parking garage) and 24,000 sf of additional space

## COMPLETION DATE

October 2021

## CONSTRUCTION COST

Est. \$15 million

## CLIENT REFERENCE

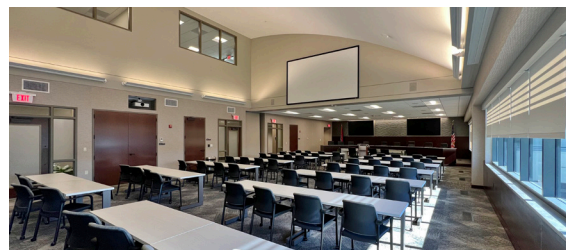
Dearld Snider, Assistant Executive Director - 573-638-1041

## CONTRACTOR REFERENCE

River City Construction, Brian Kekec - 573-657-7380

## DESIGN SERVICES PROVIDED

Pre-Design (Site Master Planning, Programming, Project Cost Analysis, Project Phasing Study), Schematic Design, Design Development, Construction Documents, Construction Administration, Interior Design



*"Nick and the team at SOA helped us evaluate all of our options. **They prompted us with thoughts and ideas we had never considered.**"*

*- Dearld Snider, Assist. Exec. Director, Operations, PSRS*