

Nifong Square Exterior Renovation



LOCATION

Columbia, Missouri

DESCRIPTION

Renovation of 600 lf of existing shopping center facade

COMPLETION DATE

Summer 2019

CONSTRUCTION COST

\$860 thousand

CLIENT REFERENCE

Jay Rader, Rader Family Limited Partnership, LLC
(573) 864-6298

CONTRACTOR REFERENCE

Shan Enrich, Enrich Construction
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Originally constructed in the early 1990's, the Nifong Square shopping center was in need of an updated look. Comprised of two structures, one 28,000 sf "L" shaped building and a second 3,200 sf building, the center had attracted various retail and restaurant tenants over the years.

The owners approached SOA first to conduct a study exploring options for exterior renovations that would improve visibility, signage, aesthetics, landscaping and outdoor seating for the shopping center and its tenant. SOA's design modernized the facades with several key strategies.

First, the existing pink EIFS (Exterior Insulation Finishing System) was overlaid with a fresh coat of light gray plaster and accent areas were created with higher reflectivity EIFS. The shafts of the existing columns were built-out slightly to become flush with the existing EIFS capitals and bases, giving a more modern aesthetic. Second, "gateways" clad with composite wood planks, fiber cement panels, and dry stack stone, draw attention to the main tenant spaces. The gateways for the most part were free-standing elements which spanned over existing building entries, some at skewed angles, to draw attention to the entries and tenant signage. At night the gateways glow from lighting grazing the wood planks. Third, new transom windows were added where possible above doors to increase interior natural light and visibility of activity from the parking lot. Finally, the design increased signage on the west side of the building, which had become more visible as the city developed behind the shopping center.

These cosmetic improvements helped revive a dated shopping center, all while allowing the tenant businesses to remain operational.

