Des Peres Centre
DES PERES, MO

85% of Existing Building Shell Reused
91% Construction Waste Diverted from Landfill
37% Energy Reduction from HVAC Design

LEED® Facts
Des Peres Centre
Des Peres, MO

LEED Core and Shell Development v2009 Certification awarded January 5, 2012

Gold 61*
Sustainable Sites 17/30
Water Efficiency 2/10
Energy & Atmosphere 22/37
Materials & Resources 13/15
Indoor Environmental Quality 5/12
Innovation & Design 2/6

* Out of a possible 110 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building’s actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.
**Des Peres Centre**

**New Life for a Vacant Center**

**PROJECT BACKGROUND**

Built in 1964, the Des Peres Centre formerly contained a Schnucks supermarket and several smaller tenants. When the Schnucks store relocated to a new building down the street, The DESCO Group was left with vacancies in the large tenant space and half of the smaller spaces. After reviewing several different options for the center, they chose to renovate the center rather than tear it down. At that time The DESCO Group also decided to seek LEED certification for the project. According to Franklin Sears, Director of Design and Construction, “This decision gave us the opportunity to do something significant and sustainable for the community while also making good economic sense.”

**STRATEGIES AND RESULTS**

Once the decision was made to pursue LEED certification for the Des Peres Centre the design team evaluated the different certification programs. Since work inside the building shell would be controlled by the individual tenants, the Core and Shell Development program was selected.

The project team developed a design that reused most of the existing shell and structure. The decision was made to remove and rebuild nearly the entire building front. This approach preserved much of the structure while allowing a new look for the center and reusing over 85% of the existing shell and building structure. The replacement of the roofing provided an opportunity to increase the roof insulation over the building and meet an increased energy efficiency project goal. The building envelope was improved further by replacing the existing single pane storefront system with insulated glass units in a thermally broken frame system. Energy efficiency was also increased by replacing the existing HVAC units with high efficiency air handling units resulting in a 37% reduction of energy use. The HVAC system also includes CO2 monitors to help ensure good air quality for the occupants.

During the construction, the contractor diverted 91% of generated waste from the landfill. Concrete and masonry debris were crushed and used as fill on other projects. A large quantity of vinyl composition tile from the former supermarket was broken up and used to fill old utility trenches inside the building. Other sustainable design principles of the project include:

- Highly reflective roofing materials to reduce the heat island effect.
- High efficiency landscape irrigation system.
- Reduction in parking capacity to reduce the amount of paved surfaces on site.
- Use of regional materials with a high recycled content.
- Preparation of sustainable design and construction guidelines for the tenants, outlining advantages to following sustainable design principles.

**ABOUT THE DESCO GROUP**

Founded in 1993 and led by CEO Mark Schnuck, DESCO provides comprehensive development, construction management, property management and brokerage services in more than a dozen states. DESCO’s development activities have included historic landmark renovations, regional shopping centers, medical office space, office parks and urban/suburban renewal projects. Driving an area’s economic engine with innovative developments is one of DESCO’s specialties.

“We are excited to receive certification at such a high level for our first LEED project. It is a sign of DESCO’s commitment to sustainable design. The project is a result of two years of effort by our team.”

Franklin Sears, Director of Design and Construction for The DESCO Group