Energy Efficiency & Sustainability Case Study

Bauer Equity Partners
Warehouse
St. Louis, Missouri

- 66% reduction of electric consumption from solar and white roof installation
- Converted warehouse lighting to LED
- Recycle used oil and automotive filters

“We were excited to relocate several of our businesses under one roof in the City of St. Louis, improving an existing building and site. We are committed to the City of St. Louis and have continued to invest in our building's functionality, efficiency and sustainability despite the present and continuing uncertainty.”
- Doug Bauer, Bauer Equity Partners
Bauer Equity Partners Warehouse does Heavy Lifting with Energy Efficiency and Sustainability

PROJECT BACKGROUND
Bauer Equity Partners Warehouse, located one-eighth of a mile from the Interstate 70 and West Florissant Avenue Interchange in St Louis City, is home to the company’s numerous operations, including steel fabrication, native plant seed cleaning & processing, truck repair, tiremounting/balancing, and preventative maintenance. Once a dairy bottling plant, the building has undergone numerous renovations in order to reduce energy consumption, improve access, and reduce water runoff. Such renovations have been focused on energy efficiency, including wiring, lighting, roofing, HVAC, solar, and stormwater systems. These energy efficiency improvements have transformed the original building into one that is a beacon for sustainability and continued organic revenue growth.

STRATEGIES AND RESULTS
Retrofitting the warehouse building has been a top priority for Bauer Equity Partners, as they firmly believe that the greenest building is one that is already built. Purchased in 2018, the building now houses multiple operating companies focused on green and gray infrastructure. By bringing the companies under one roof, management has attained efficiencies with regards to capital investment, equipment utilization, scheduling, and crew cross training. Additionally, the building’s geographic position relative to existing and ongoing commerce has been very successful.

The newly installed systems and renovations have also helped to improve efficiencies. On the barrel roof of the building, 168 60-kilowatt photovoltaic solar panels and new high albedo roofing have reduced electric consumption by two-thirds immediately following installation during the month of March. In the warehouse, LED light conversion and a 40-ton rooftop unit for heating and cooling the warehouse were installed. As a result, the warehouse is now temperature controlled 24/7. Additionally, the warehouse has improved its stormwater system. After disconnecting the storm sewers and reversing the roof cricket, all the stormwater is now successfully redirected to the grade and managed onsite. Lastly, all used oil and automotive filters are recycled, and the facility makes use of a 40-yard green waste dumpster, installed with a partnership with St. Louis Composting.

ABOUT BAUER EQUITY PARTNERS, LLC
Bauer Equity Partners was formed in 2009 by Brian, Doug, and Gregg Bauer to invest in hard assets and operating businesses focused on infrastructure. Originally located on the 3400 block of Humphrey Avenue, the company has expanded into a diversified collection of operating businesses with 130+ employees and income producing real estate spread throughout the City of St. Louis.