

Cost

Construction: \$30,000,000
MEPT Const: \$15,000,000

Owner

American Enterprise Group
Des Moines, Iowa
Medha Johson
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Team

Principal in Charge
Dwight Schumm, PE, LEED AP
Project Manager
Dwight Schumm, PE, LEED AP
Mechanical Engineer
Justin Opperman, PE, LEED AP
Electrical Engineer
Eric Bruxvoort, PE

Architect

BNIM, Des Moines, IA
Rod Kruse, AIA
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CM/General Contractor:

Ryan Companies, Des Moines, IA
Jon Holmen
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Awards

2016 AIA National
Honor Award for Architecture

2015 AIA Central States
Honor Award for Design Excellence

2015 AIA Kansas City
Honor Award for Design Excellence

2016 IES Illumination
- Award of Excellence Finalist
- Award of Merit

Iowa State Historical Society
- 2017 William J Wagner Award

USGBC LEED Silver Certified



Project History

The American Enterprise Group building is a 150,000 square foot, eight-story office building located downtown Des Moines. This architecturally significant facility was designed by Gordon Bunshaft of Skidmore, Owings and Merrill in 1965. Primary goals of the project were to bring the building back to its original stature and upgrade the infrastructure to meet the Owner's needs for the next 50 years.

Many Challenges – Integrated Solutions

The restoration provided a great opportunity for the design team to work side by side with the contractors from the start of the project. With a condensed design time frame and a construction period of less than a year, close collaboration between the design and contractor teams was required. Creativity and a willingness to think outside the box was key to solving long-standing comfort, code and energy use problems while remaining true to the original architectural vision of the project. Comfort, efficiency, and beauty were all priorities.

Primary mechanical and electrical features include dramatically improved temperature controls, wireless networked lighting controls, controlled receptacle power and careful coordination of all exposed components throughout the building to maintain the clean lines of the original architecture. Enhanced access control, intrusion detection and video surveillance systems were also provided for protection of the building's extensive art collection.

A key architectural element of the building consisted of an exposed concrete structure with integrated ductwork and lighting. Maintaining this architectural feature while bringing the building into compliance with current building codes presented one of the most significant challenges of the project.

Energy Results

The energy consumption of the building was dramatically reduced by replacing the original systems with new energy efficient systems including condensing boilers, variable speed chillers, LED lighting and sophisticated controls. Annual utility costs are projected to be reduced by 80 percent.