



# The Sheridan Assisted Living: St. Louis, MO

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## PROJECT DESCRIPTION

**Client:** Bob Brinkmann & Senior Lifestyle Corporation

**Project:** Assisted Living Facilities

**General Contractor:** Brinkmann Constructors

**Locations/Units:**

Sunset Hills, MO: 69,000 sf, 84 units

Creve Coeur, MO: 42,000 sf, 53 units

Chesterfield, MO: 84,000 sf, 91 units

**Construction Schedule:**

2017

## PROJECT APPROACH

Design/Build, Value Engineering

## ROLE

MECHANICAL CONTRACTOR

Installing Building Automation Systems Contractor

On-Site Project Management

## ENERGY SAVINGS

The high-efficiency HVAC systems were engineered by Wiegmann to reduce first costs and long-term maintenance, and will save the owner \$25,000 per year in energy costs across the three facilities, as compared to the original design.

## PROJECT CHALLENGE/SOLUTION

The engineering design narrative for The Sheridan Assisted Living facilities called for Vertical Terminal Air Conditioners (VTACs) and small constant volume rooftop units. Because of the extra maintenance, humidity control limitations, and the valuable floor space that VTACs take up, the owner preferred an alternative.

Wiegmann Associates' solution features high-efficiency HVAC systems that reduce first cost and improve humidity control and sound levels while increasing usable interior space and reducing long-term maintenance costs.

Wiegmann also is installing a Building Automation System in each facility.

The projects are a joint venture of Bob Brinkmann, founder of Brinkmann Constructors, and Chicago-Based Senior Lifestyle, operator of senior living facilities across the United States. The facilities combined will create more than 425 construction jobs and nearly 300 permanent jobs and have a combined completion value of \$65 million.