

Reinsurance Group of America (RGA) Global Headquarters

16600 Swingley Ridge Rd. Chesterfield, MO

Project Team

Owner: Reinsurance Group of America, Inc.
Owner Representative: Gateway Ridge LLC
General Contractor: Clayco
Architect: Gensler
Structural Engineer: Uzun & Case
Civil Engineer: Stock & Associates, Inc.
Landscape Architect: Forum Studio
Lighting Consultant: Randy Burkett Lighting Design, Inc.
MEP & Fire Protection: Environmental Systems Design, Inc.

Structural

- Two, 5 story steel office towers with composite floors with 3 1/2" semi-lightweight concrete topping
- Upper four levels cantilever 40' over the first level supported by a steel truss system
- Office towers have braced frame lateral system while parking garage utilizes reinforced concrete shear walls
- Parking garage is post-tensioned, reinforced concrete
- Drilled concrete piers 36" to 78" in diameter with allowable end bearing pressure of 80 ksf

Mechanical

- Designed for year-round cooling
- Cooling towers serve three, 350 ton water cooled chillers
- Four 60,000 CFM air handling units serve the office towers
- A medium pressure loop on each floor for VAV branches
- Separate fan powered terminal units (FPTU) heat the floor cavity of the cantilever space counteracting the heat sink

Building Information

Occupancy: General office and training
Size: 405,000 gross square feet
Total Estimated Cost: \$150 million
Project Delivery: Design-Build

Architecture

- Two skewed, 5 story office towers with curtain wall façades linked by an amenities level
- Open plan office towers with central core
- Amenities include kitchen, fitness center, café and landscaped terrace
- Two story underground parking garage with limestone façade where exposed
- Three landscaped bio-retention basins
- Designed to achieve LEED Silver

Electrical

- Mechanical, lighting serviced by 480/277 volt system
- Office receptacles serviced by 208/120 volt system
- Both systems are fed by 3-phase, 4-wire buses
- Four main switchboards rated at 3000 amperes
- Diesel generator serves emergency equipment

Lighting & Controls

- Occupancy sensors in restrooms
- Exterior and restroom lighting fixtures on 277 volts
- Fluorescent lamps and LED lamps specified to date
- Interior lighting design is in the final design stages

