

# Dr. Vince Clinical Research Facility Wins GBI's First Annual Adaptive Re-use & Revitalization Specialty Award



A long-abandoned and dilapidated grocery store in Overland Park, Kansas was renovated into one of the most innovative and technologically advanced clinical pharmacology units in the world.

The result, Dr. Vince Clinical Research Facility, a 63,954-square-foot medical office building, achieved Two Green Globes under Green Globes for New Construction and became the first Adaptive Reuse & Revitalization Specialty Award winner as part of the GBI 2023 Project of the Year Awards.

Prioritizing sustainability and efficient performance, Dr. Vince Clinical Research invested in a building design that promotes overall wellness and long-term environmental sustainability. The building was constructed using high-quality, sustainable materials, such as thick-grade aluminum siding, limestone paneling, highly reflective glass, and low-impact landscaping.

The project team's first experience with Green Globes proved highly rewarding, sparking impactful design strategies leading to energy-saving improvements. Green Globes criteria encouraged the improvement of HVAC equipment efficiency requirements and led to energy modeling for the entire building. High-efficiency plumbing fixtures were installed to promote water conservation. "Adapting an abandoned grocery store which sat vacant for some time raised several

questions. The [Green Globes] questionnaire was our guide for what we could achieve during the revitalization of the building," said Randy Benbrook, Project Designer and Manager at Bell/Knott and Associates. "With the energy and water saving measures implemented, the owner is seeing significant savings in their utility bills," Warden added.

In addition to prioritizing energy and water efficiency, the health and comfort of its patients is critical for Dr. Vince Clinical Research. The team chose a specialty and locally sourced limestone for the exterior, added increased exterior wall insulation and created a quiet and calming indoor environment, essential for a facility where patient comfort is paramount.

Other sustainability features include:

- A rooftop installation of nearly 600 solar panels generating clean onsite energy
- Demand-controlled ventilation
- LED lighting
- Free EV charging stations
- High-efficiency WaterSense plumbing fixtures



## Challenges & Solutions

Adaptive reuse projects often present unique challenges, and Dr. Vince Clinical Research Facility was no exception, but the Green Globes assessment provided a comprehensive framework to address these complexities.

Their Green Globes Assessor (GGA) supported the team throughout the certification process. "Our Assessor was available by phone or email ready to answer any questions throughout the duration of the build." Said Benbrook. "We walked the site to confirm the items we were certifying and talked about the next steps in the process. It was a relaxed and frank discussion."

The Adaptive Reuse & Revitalization Specialty Award, which the Dr. Vince Clinical Research Facility earned during GBI's 2023 Project of the Year Awards, recognizes creativity, innovation, and awareness of community needs for a conversion

***"Dr. Vince is very proud of this accomplishment. His vision of a world-class facility is to offer the latest technology while respecting its impact on the environment,"*** Blaine Warden, Vice President / Project Lead, Telios

project. Rather than starting from the ground up, adaptive reuse gives new life to entire communities using a sustainable approach while honoring a building's past. "Responsible design stood out to me. Making reasonable choices to help reduce the environmental impact is something that should be integrated into each project," said Randy Benbrook. "Green Globes addressed reasonable practices during design and construction that made a real difference in the finished product."