

Solar Control Window Films: Success Stories

Medical Office Buildings, Fountain Valley, California



Installation Summary

Problem:

All-glass exteriors needed cosmetic upgrade

High cost to replace glazing and window frames

Interior installation would disrupt doctors, patients and staff

Solution:

Solar Gard® Sentinel™ Plus Silver 20 Outside Weatherable (OSW) Window Film

Amount of film:

58,000 sq. ft. (5,388 sq. m.)

Benefits:

Dramatically improved appearance

Fraction of the cost of glazing and no need to replace frames

Exterior installation minimized interference with tenants and visitors

Rebates awarded by Southern California Edison

“Our buildings were looking tired. Solar Gard has brought them up to date with a sleek, new appearance. We couldn’t be happier with the installation and the results. ”

Teri Wilson, Asset Manager for 11160 E. Warner Avenue

Solar Gard® Sentinel™ Plus OSW Upgrade: 2000+ Windows Filmed with Minimal Disruption.

The two medical office buildings at 11160 and 11180 E. Warner Avenue in Fountain Valley, California, are located on the campus of Fountain Valley Regional Hospital, within close proximity to five other local hospitals. This busy complex is also minutes from the 405 freeway and John Wayne Airport.

All-glass reflective exteriors have been the hallmark of these four-story structures since their construction in the mid-1980s. But over the years, the glazing had started to fail and the window mullions had seriously deteriorated. In short, the buildings were showing their age on the outside – no match for the Class A office space, medical exam and procedure rooms, dentists’ offices, and full-service labs on the inside.

Teri Wilson and Mike Adams, Asset Managers for the buildings, had initially considered replacing

the glazing and mullions. In addition to the high cost, removing and replacing windows would be extremely disruptive to doctors and patients. Separating the metal frames for recycling would present another set of challenges. The old glass, virtually impossible to recycle, would end up in a landfill.

Teri called on Kyle Korte at Foresight Services, Inc., in St. Louis, Missouri, for professional assistance in finding the best solution for improving the buildings’ aesthetics. “The cost to replace the glazing was approximately seven times more than window tinting. Window film was seen as a more cost-effective solution than new glazing, even though the warranty period for glazing is years longer,” Kyle explained.

Metropolitan West, a leading provider and installer of solar window films, was responsible for project management. “When I reviewed the RFP referred to me by Solar Gard, I immediately thought of Sentinel Plus Outside Weatherable Window Film (OSW)

for this project,” said Kelly Taylor, Principal at Metropolitan West. “For the most part, installing Sentinel Plus on the exterior meant business as usual for those on the inside.”

Four different types of OSW film were applied to Building 11160 to demonstrate the options available. The decision was made to proceed with Sentinel Plus Silver 20 OSW for the more than 2,000 windows (both buildings). Silver 20 OSW gave the exteriors – which had turned various shades of dark gold over the years – a clean and contemporary visual aesthetic, with clear views and natural light inside.

Work on the exteriors required using a suspended swing stage. Prior to installing the window film, a crew from Stuart Dean, an architectural restoration and maintenance company, prepared and painted the mullions. To avoid the risk of wind blowing sprayed paint over the busy parking lot during office hours, the team worked weekends. Throughout painting and window

filming, work had to be scheduled according to the position of the sun and the winds.

According to Wilson, “The entire installation went smoothly. We’ve received positive comments from our tenants about the more modern appearance outside, and the nice light inside.”

In addition to dramatically transforming the buildings’ appearance, Sentinel Plus upgraded the windows’ energy-saving potential. The film’s solar rejection properties earned rebates from the local utility provider, Southern California Edison, of \$21,106 (Bldg. 11160) and \$12,827 (Bldg. 11180).

“The rebates were the final selling point in our decision to go with Solar Gard, and we are happy we did,” said Wilson. “Solar Gard restored the professional look of our buildings, and saved us a substantial amount of money.”

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