

COMMERCIAL PROJECT CASE STUDY

BEEBE HEALTHCARE TRAINING FACILITY

5% Reflective Solar-Control Window Film

Lewes, Delaware

SCOPE	PRIMARY GOAL	GLAZING
~400 SQ FT	GLARE CONTROL	SINGLE PANE

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A training room surrounded by old storefront glass

Beebe Healthcare's training facility in Lewes occupies a former retail space with extensive older single-pane storefront glazing. The room is now filled with rows of computer workstations, so the building's original glass created a new problem: high brightness and direct glare where trainees needed to focus on screens.

APPROX. FILM AREA	FILM	FACILITY
400 SQ FT	5% REFLECTIVE	TRAINING

PROJECT OBJECTIVES

- Cut major glare across the computer training room.
- Reduce direct solar load on trainees seated near the perimeter glass.
- Improve screen visibility and visual comfort throughout the space.
- Upgrade the performance of older single-pane glazing without replacing the storefront system.



Rows of monitors positioned directly inside the perimeter glazing.

THE REAL PROBLEM

The room changed. The original glass did not.

Large retail windows are great for visibility, but a computer training environment has different needs. The 5% reflective film was selected to aggressively control brightness and glare while adding solar-control performance to the existing single-pane glass.

Glare was the primary driver

The training space has monitors throughout the room, including workstations directly beside the exterior glass. Bright exterior conditions can produce strong contrast and reflected glare on computer displays, making the room less comfortable and less functional for long training sessions.



WHY THIS APPLICATION NEEDED A DARK REFLECTIVE FILM

- A computer-heavy room needs controlled brightness more than maximum daylight.
- 5% film provides a much darker solar-control appearance suited to severe glare conditions.
- Reflective film also helps manage solar heat entering through the old storefront glass.
- The retrofit keeps the existing glazing and frames in service.
- The exterior appearance remains clean and consistent with the facility branding.



Computer stations positioned along the perimeter glass.



Large glazing area around the training room.

DESIGN PRIORITY

This was not a “keep it as clear as possible” project. The primary goal was significant glare control for people working on computer monitors.

5% reflective window tint for aggressive glare control

Shore Tint & More installed approximately 400 square feet of 5% reflective solar-control window film across the facility glazing. The darker reflective film was chosen around the way the training center is actually used: trainees spend extended periods at computer monitors, so controlling glare and brightness was the priority.

GLARE REDUCTION

Darkens intense exterior light before it reaches the training room and monitor surfaces.

SOLAR CONTROL

Adds a solar-control layer to older single-pane glazing that otherwise has limited solar performance.

DAYTIME VIEW

Maintains usable outward visibility while creating a darker reflective exterior appearance.

RETROFIT ECONOMICS

Improves existing windows without the cost and disruption of replacing the entire storefront glazing system.



Finished exterior glazing at the Beebe Healthcare training facility.

TECHNICAL POSITIONING

Exact solar-performance percentages depend on the specific film construction and glass configuration. This case study focuses on the verified project goal and application rather than applying a generic performance number to every lite.

Making older single-pane glass work harder

The facility retained its original storefront-style glazing. Older single-pane glass does not provide the same solar-control performance as modern high-performance glazing, but replacing an entire commercial window system can be disruptive and expensive. Film created a practical retrofit path for this training center.



Existing entrance and storefront-style glazing from inside the facility.



Main entrance and original commercial glazing system.

WHY FILM MADE SENSE HERE

- The glass and framing could remain in place.
- The project directly addressed the operational problem - glare at computer workstations.
- Solar-control film improved the usefulness of the old glazing without a major envelope replacement.
- Installation could be completed with far less disruption than removing and replacing the storefront system.

COMMERCIAL TAKEAWAY

Use the existing glass when the right retrofit can solve the problem.

Window film is not a replacement for every glazing upgrade. But when the glass is serviceable and the primary issues are glare, solar heat and excessive brightness, a properly selected film can be a highly practical commercial retrofit.

Finished Beebe Healthcare training facility

The finished project shows the relationship between the dark reflective exterior appearance and the functional computer-training environment inside.



Reflective finished glazing along the exterior elevation.



Corner view of the facility and branded lower glazing.



Interior view across the main training room.



Workstations surrounded by the treated perimeter glass.

One project in a much larger Beebe relationship

This approximately 400-square-foot training-facility retrofit is one of many projects Shore Tint & More has completed for Beebe Healthcare. Healthcare systems often have very different window-film needs from one facility to the next - glare control, heat reduction, privacy, decorative applications, security and other specialty requirements.





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