



PRESERVING HISTORY



History in Motion

Creating Environments with a Lasting Impact on the Community

Enhancing the Experience

On January 1, 2021, Stevens & Wilkinson and **idea|span**, the firm's interior design studio, joined **SSOE Group's national platform** of award-winning engineers, architects and construction management professionals. As a combined firm, we now offer a range of integrated design services that incorporate smart design solutions with technical precision and timely delivery.

About SSOE

With offices located throughout the Southeastern United States, SSOE pride ourselves on developing forward-thinking strategies for our client's culturally and socially significant projects. We couple strong design principles with emerging technologies to create sustainable environments that have a lasting and positive impact on our communities.

To date, we have worked on projects for clients in the education, government, healthcare, historic preservation, mixed-use, and adaptive reuse markets. As one of the largest full-service firms in the South, we successfully approach each project with tailored design strategies. By working directly with you, we deliver solutions that are not only innovative, but unique.





“As one of the largest full-service firms in the Southeast, with clients based throughout South Carolina, Georgia, Alabama, and Tennessee,



we know and understand exactly what it takes to successfully execute your next large-scale renovation or expansion.”



INTEGRATED DESIGN SERVICES

ARCHITECTURE

Basic Design Services

Architectural Design
Electrical Design
Mechanical Design
Structural Design
Civil Design

Supplemental Services

Building Programming
Existing Drawing Verification
Medical Equipment Planning

Value Management

Value Engineering
Life Cycle Costing
Energy Analysis

Interior Services

Interior Design Space Planning
+ Utilization Studies
Tenant Lease + Workletter
Consultation
Furniture + Equipment
Selection/Specification

Planning + Research

Building Analysis
Feasibility Studies
Cost-Benefit Analysis
Master Planning
Historic Structural Studies
Environmental Impact
Analysis
Land Development Studies
Zoning Studies

ENGINEERING

Mechanical

Chilled/Hot Water Systems
Heat Exchangers
Energy Recovery Systems
Dedicated Outside Air Systems
Chilled Beam
Underfloor Air Distribution
Humidifiers/Dehumidifiers
Air Ortation
Variable Refrigerant Flow
Water Source Heat Pump
Geothermal
PTAC < Split + Packaged DX
Systems

Structural

Structural Steel Design
Concrete Design
Masonry Design
Wood Design

Concrete Structure Rehabilitation
Existing Floor Capacity Analysis
Foundation Design
3D Space Frame Analysis

Plumbing

Domestic Cold/Hot Water
Sanitary Waste Vents
Storm Water
Laboratory/Chemical Waste
Reverse Osmosis + Deionized
Water Systems
Medical Gas/Vacuum
Compressed Air
Natural Gas

Electrical

Lighting Design + Analysis

Fire Protection

Building Analysis
Feasibility Studies
Cost-Benefit Analysis
Master Planning
Historic Structural Studies
Environmental Impact
Analysis
Land Development Studies
Zoning Studies

Other Services

Building

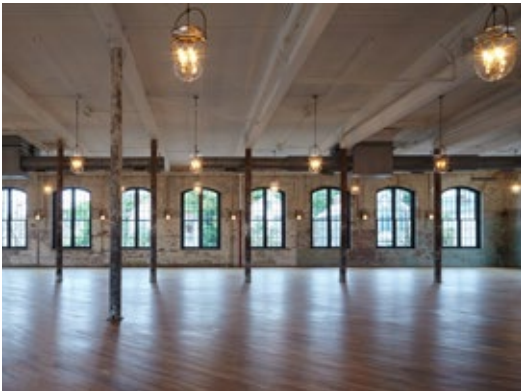




The Cigar Factory

Roi-Tan Investments/Federal Capital Partners //
Charleston, South Carolina

The Cigar Factory //





FAST FACTS:

Originally Constructed: 1882

Completion: 2015

Cost: \$30,000,000

Size: 230,000 SF

Services: Architecture, Engineering

Design Awards:

The National Trust for Historic Preservation
– Preservation’s Best of 2015

The Preservation Society of Charleston –
2015 Carolopolis Award

Building Design + Construction (BD+C)
Reconstruction Award – 2016 Silver Award



The Cigar Factory

Roi-Tan Investments/Federal Capital Partners // Charleston, South Carolina

Formerly the Charleston Cotton Mills, a Victorian industrial building originally built in 1882, was recently transformed into The Cigar Factory by SSOE.

Preservation and rehabilitation efforts focused on restoring the look of the building to its historic appearance while adapting the interior for contemporary usage.



OF BLUES



The Tabernacle

The House of Blues // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1911

Completion: 1996

Cost: \$10,000,000

Size: 65,000 SF

Services: Architecture, Engineering

The Tabernacle

The House of Blues // Atlanta, Georgia

Constructed in 1911, SSOE renovated the 65,000 square foot, Atlanta Baptist Tabernacle into the popular House of Blues as part of the 1996 Olympic Games revitalization.

The renovation included new accessible restrooms, new exit stairs, a new state-of-the-art fire-sprinkler system, and mechanical and electrical modifications to the 2,200-seat performance hall.



Wylie Hotel - 551 Ponce

*Kim King Associates, Ross Hotel Partners, and
WHI Real Estate Partners // Atlanta, Georgia*







FAST FACTS:

Originally Constructed: 1911

Completion: 2021 Est.

Cost: \$10,000,000

Size:

55,000 SF,
100-key hotel

Services: Architecture, Engineering



Wylie Hotel - 551 Ponce

**Kim King Associates, Ross Hotel Partners, and
WHI Real Estate Partners // Atlanta, Georgia**

Originally built in the 1920s as a small 'stop-over' hotel and located along Downtown Atlanta's early streetcar line, the team rehabilitated this certified historic building into a successful adaptive reuse property. Situated in Atlanta's growing Old Fourth Ward, the 551 Ponce 'Wylie' Hotel features a vibrant neighborhood restaurant/bar and guestrooms that are now located in the original historic front portion of the building. At the rear, a new five-level addition adds 100 guestrooms to the boutique hotel above an under-building garage. Key features include a glass-enclosed front porch dining room addition and a second-floor roof terrace. Guestrooms on the fifth floor have private terraces overlooking Ponce City Market, located a half a block away.





The Kimpton Sylvan Hotel

Portman Holdings // Atlanta, Georgia

The Kimpton Hotel //





FAST FACTS:

Originally Constructed: 1952

Completion: 2020

Cost: \$5,700,000

Size: 150,000 SF, 216-key hotel

Services: Architecture, Engineering

Design Award:

Atlanta Urban Design Commission – 2021
Award of Excellence in Adaptive Use



The Kimpton Sylvan Hotel

Portman Holdings // Atlanta, Georgia

Our firm provided design services for the historic renovation and adaptive re-use for this certified rehabilitated historic property. The design involved reconfiguring the hotel rooms to closely align with the footprint of the original 1950's apartments.

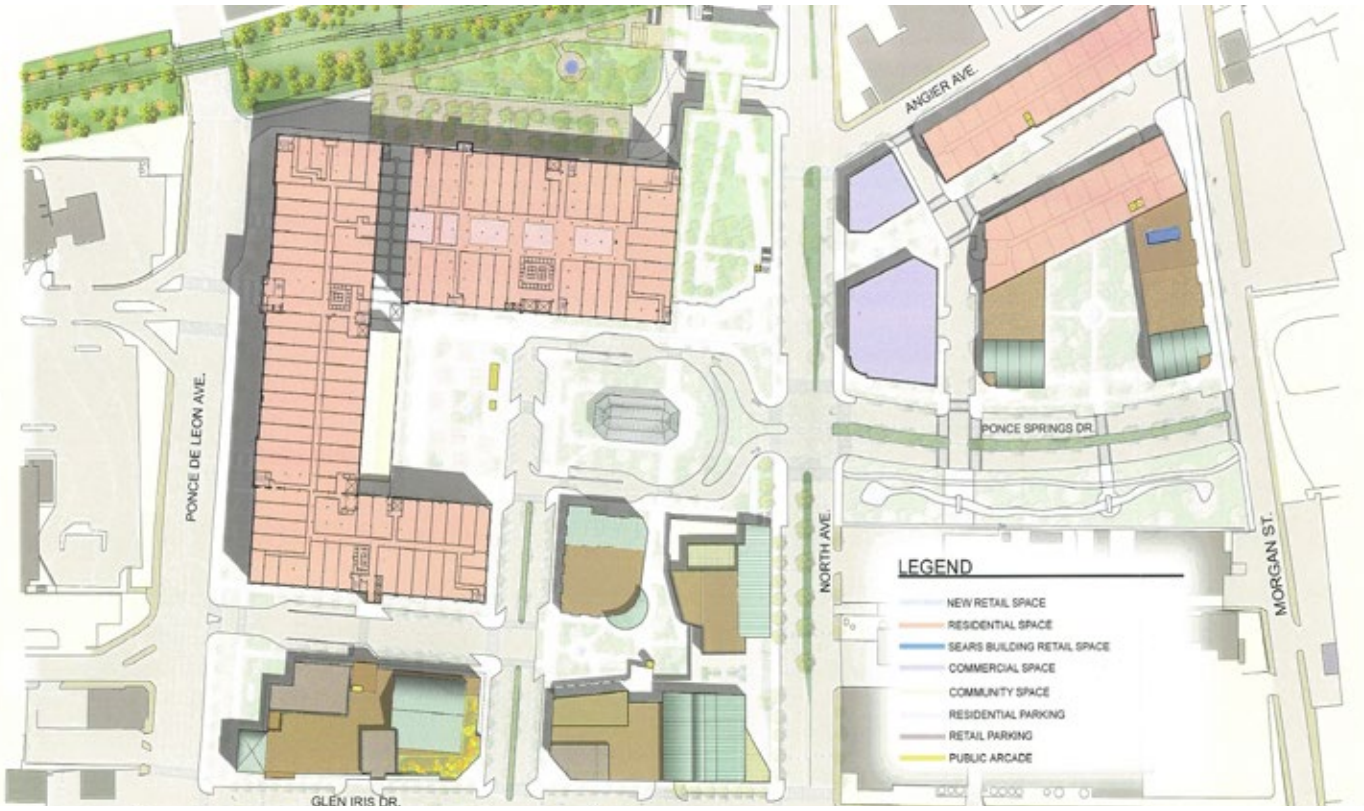
The previous deck was expanded by converting an abandoned mechanical penthouse into a colorful bar venue with roll-top doors and sweeping views of the Atlanta skyline.



Ponce City Market Feasibility Study

Ponce Spring Development // Atlanta, Georgia





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**FAST FACTS:**

Originally Constructed:
1927

Completion:
2014

Size:
300,000 SF

Services:
Architecture
Planning / Feasibility

Ponce City Market Feasibility Study

Ponce Spring Development // Atlanta, Georgia

Previously in 2004, SSOE partnered with The Phoenix Team to compile a thorough feasibility study and reuse envisioning package to transform over two million SF of the historic Sears, Roebuck & Company warehouse (City Hall Annex at the time) into a bustling mixed-use development called Ponce Springs Park. The study focused on the financial structure, conceptual planning, design and construction timeline, and developer interest necessary to implement the proposed development. The project, which was tabled during the Great Recession, resumed in 2011 with a new development team on board. SSOE was contracted to provide design services on over 300,000 SF of residential area and components. Ultimately, the SSOE envisioning was closely followed, becoming the current Ponce City Market.





THE FLATS at Ponce City Market

Jamestown Properties // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1911

Completion: 1996

Cost: \$200,000,000

Size: 330,000 SF

Services: Architecture

Design Awards:

Atlanta Urban Land Institute – 2016 ULI
Atlanta Project of the Year



Flats at Ponce City Market

Jamestown Properties // Atlanta, Georgia

As the largest adaptive reuse project in Atlanta's history, Ponce City Market restored 2.1 million SF of space, creating a vibrant urban centerpiece that combines 300,000 SF of retail and restaurant space, 450,000 SF of office space and 259 residential units.

The residential units are a mix of studio, one, two and three bedroom units with the option of a single or multi-level loft. The entire project cost is more than \$200,000,000.



Pittsburgh Yards

352 University Management, LLC // Atlanta, Georgia



Pittsburgh Yards //





FAST FACTS:

Originally Constructed: 1883

Completion: 2021

Size: 63,000 SF

Services: Architecture, Engineering



Pittsburgh Yards

352 University Management, LLC // Atlanta, Georgia

Pittsburgh Yards bookends the southern edge of the Pittsburgh Neighborhood, creating opportunities for an equitable distribution of income, career development, and entrepreneurship for residents in the surrounding NPU-V neighborhoods. What is now a 30-acre development at 352 University Avenue, Pittsburgh Yards serves as a transitional conduit between the neighborhood streets and the interconnected activity of the Atlanta BeltLine's commercial and recreational traffic.

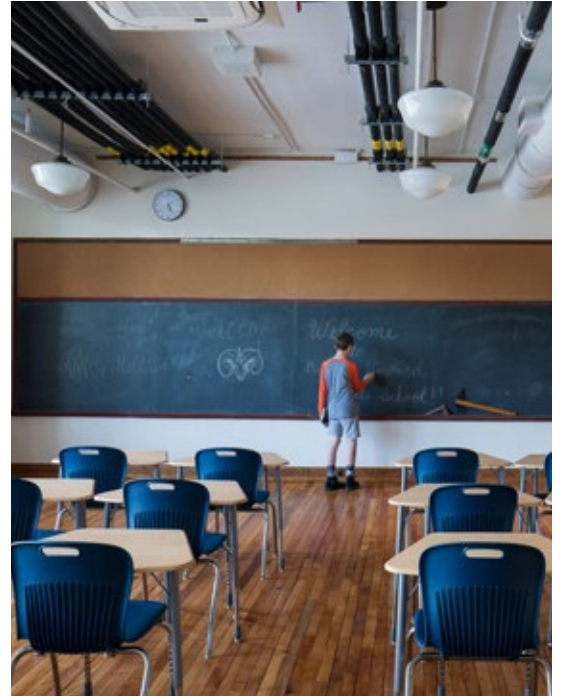




David T. Howard Middle School

Atlanta Public Schools // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1924

Completion: 2020

Cost: \$46,000,000

Size: 208,122 SF

Services: Architecture, Engineering, Interior Design

Design Awards:

Atlanta Urban Design Commission – 2021 Award of Excellence in Historic Preservation



David T. Howard Middle School Restoration

Atlanta Public Schools // Atlanta, Georgia

The re-design of this historic school, once attended by notable African-American luminaries such as Dr. Martin Luther King Jr., turns an abandoned building into a modern middle school. Originally constructed in 1924 and added onto several times over the years, the facility has accommodated various student populations, and was last used as a school in 1976.

The project included the complete historic restoration of the existing facility, with multiple additions including a new administrative wing designed to reflect an originally-designed element never built, a complete roof replacement, a 4-level classroom addition, media center, auditorium, kitchen/cafeteria, and music wing.

Great care was taken to design sensitively around the existing structure to highlight the historic attributes while at the same time creating a new identity for a modern middle school. The site design activates the urban setting and reconnects several pedestrian paths and bike trails that define this area of the city.



The Glenn Hotel

Legacy Property Group, LLC // Atlanta, Georgia



The Glenn Hotel //





FAST FACTS:

Originally Constructed: 1923

Completion: 2006

Cost: \$12,000,000

Size: 70,000 SF

Services: Architecture, Engineering, Historic Consultation

Design Awards:

Associated General Contractors of America – Georgia Branch – 2008 Build Georgia Award Honorable Mention

The Georgia Trust – 2007 Georgia Preservation Award for Excellence in Rehabilitation

ULI Atlanta – 2006 Excellence in Development Award

Atlanta Urban Design Commission – 2006 Award of Excellence

Atlanta Regional Commission – 2006 Exceptional Merit Award for Historic Preservation

Atlanta Business Chronicle – 2005 Best in Atlanta Real Estate Rehabilitation/Renovation Award

The Glenn Hotel

Legacy Property Group, LLC // Atlanta, Georgia

Under the threat of demolition, Downtown Atlanta's 98-year old+, 10-story building historic Glenn Office Building reopened as the cosmopolitan Glenn Hotel following extensive renovations.

The renovation included all new systems, the replacement of all windows with historically compatible designs, insulated units, and the addition of entry and exit ways.







The Biltmore

Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1924

Completion: 2000

Cost: \$14,000,000

Size: 250,000 SF

Services: Architecture, Programming

Design Awards:

Atlanta Urban Design Commission -
2000 Award of Excellence for Adap-
tive Reuse

The Biltmore

Atlanta, Georgia

Our firm provided design services for the redesign, rehabilitation and adaptive re-use for this grand landmark hotel into a corporate office building. The design involved the historic restoration of the portico, mezzanine, and ground floor lobby.

The main lobby, two grand ballrooms, with ante rooms, and the lower retail storefronts at the basement were renovated to reflect their original 1924 design.

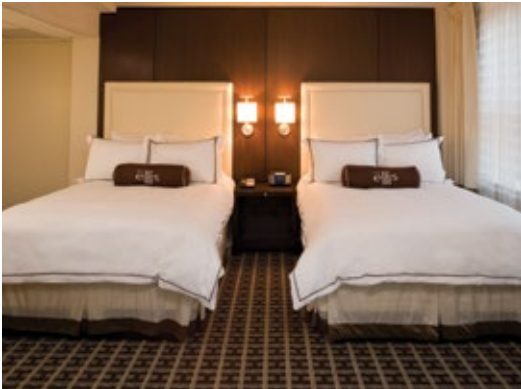




The Ellis Hotel

RD Management, LLC // Atlanta, Georgia

The Ellis Hotel //





FAST FACTS:

Originally Constructed: 1913

Completion: 2007

Cost: \$13,000,000

Size: 85,000 SF

Services: Architecture, Engineering

Design Awards:

Atlanta Regional Commission (ARC)
– 2009 Exceptional Merit Award for
Historic Preservation

ARC – 2008 Award of Excellence for
Historic Preservation

Central Atlanta Progress – 2008 Atlanta
Downtown Design Excellence Award

The Ellis Hotel

RD Management, LLC // Atlanta, Georgia

Our design team completed the renovation design of this historic 1913 hotel in downtown Atlanta. The project revitalizes the once posh Hotel Winecoff into a boutique-style 127-room hotel.

Renovations included interior revitalization of floor plan, restoration of the exterior, storefronts and street facades and much more.







JOHN C. GODBOLD BUILDING

Tuttle Court of Appeals // Atlanta, Georgia

John C. Godbold Building //





FAST FACTS:

Originally Constructed: 1882

Completion: 2010

Cost: \$2,400,000

Size: 130,000 SF

Services: Architecture, Engineering

Design Awards:

The Georgia Trust – 2012 Award of Excellence in Rehabilitation

Atlanta Urban Design Commission – 2012 Award of Excellence in Adaptive Reuse



John C. Godbold Building

Tuttle Court of Appeals // Atlanta, Georgia

SSOE provided design services for the addition and renovation of this designated historic federal building, which is located in Downtown Atlanta.

The project is comprised of administrative office space for the 11th Circuit Court of Appeals, which includes the rehabilitation and adaptive reuse of two existing historic buildings adjacent to the Tuttle Courthouse.

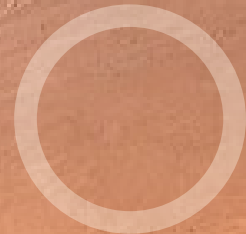
This project is part of the GSA Design Excellence program and achieved LEED Gold certification.





The Marriott Residence Inn

Impac Hotel Group // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1929

Completion: 1996

Cost: \$6,400,000

Size: 125,000 SF; 20 stories

Services: Architecture



The Marriott Residence Inn

Impac Hotel Group // Atlanta, Georgia

SSOE provided design services for the conversion of a 1929 historic office building, located in Downtown Atlanta, into an 160-room, all-suites, Marriott Residence Inn. This historic landmark structure, formally known as the Rhodes-Haverty Building, was the tallest building in Atlanta from 1929 into the 1950's.

The project includes a new exit stair, all new building systems, and suites with full kitchens.



A photograph of the Sweet Auburn Curb Market building, a brick structure with large white letters spelling 'RKET' on its facade. In the background, several tall skyscrapers of the Atlanta skyline are visible under a clear blue sky. A large green tree is in the foreground on the right side. A semi-transparent purple overlay with white text is positioned in the upper right quadrant.

Sweet Auburn Curb Market

City of Atlanta // Atlanta, Georgia

Sweet Auburn Curb Market //





FAST FACTS:

Originally Constructed: 1918

Completion: 2012

Cost: \$1,600,000

Size: 50,000 SF

Services: Architecture, Engineering

Design Awards:

Atlanta Urban Design Commission –
2013 Award of Excellence

Associated General Contractors of
Georgia (AGCG) Build Georgia Awards
– 2013 First Place

AGCG Build Georgia Awards – 2013
Best Sustainable Building Practices

Sweet Auburn Curb Market

City of Atlanta // Atlanta, Georgia

The Sweet Auburn Curb Market, originally established in 1918 as an open air shopping center, was established on land cleared by the Great Atlanta Fire of 1917. In 2011, this historical center was in critical need of capital improvements inside and out. J.M. Wilkerson Construction and SSOE teamed to successfully complete the 50,000 square foot historical Municipal Market renovation.



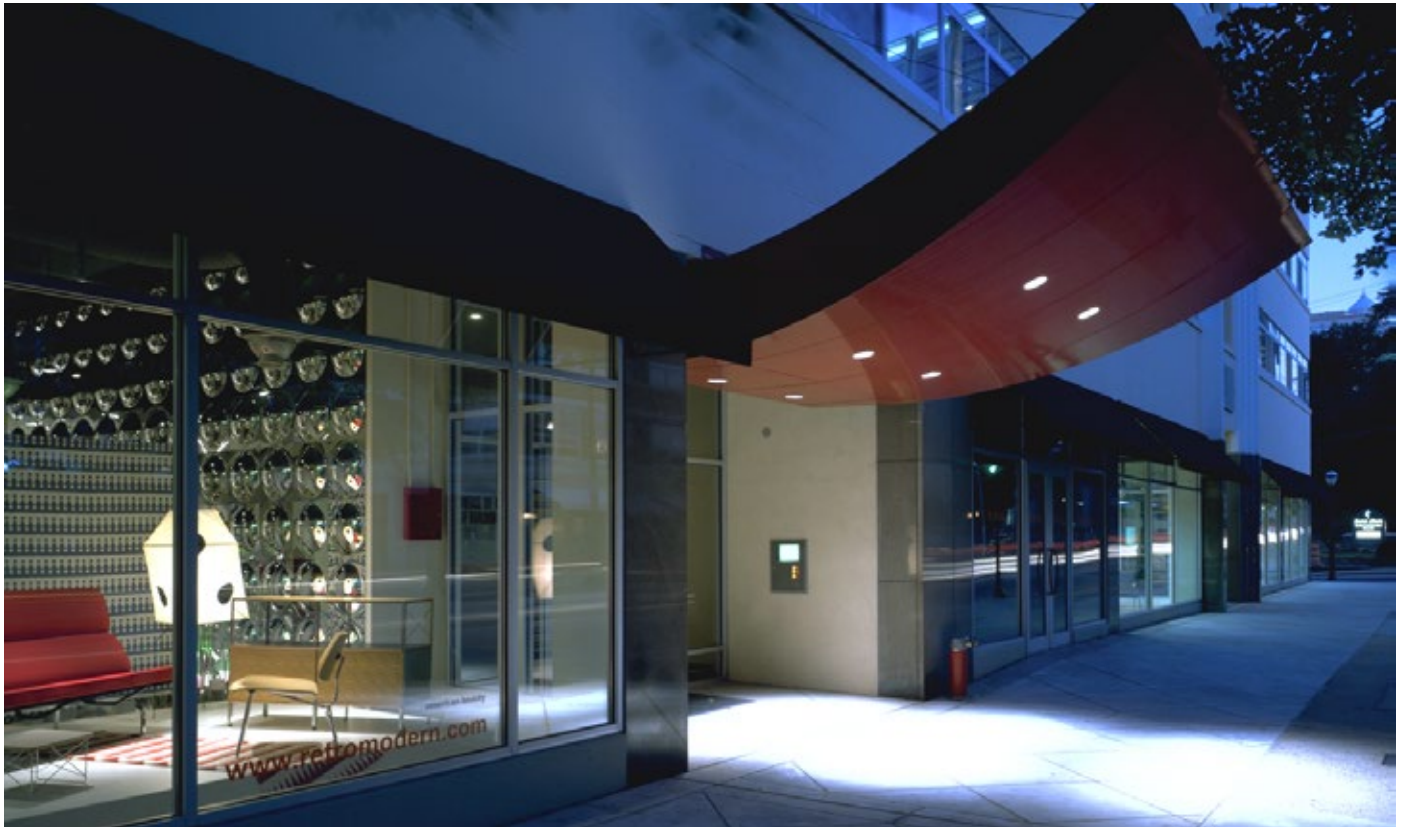




805 Peachtree Lofts

Loudermilk / Rohrig // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1952

Completion: 2001

Cost: \$20,000,000

Size: 320,000 SF

Services: Architecture, Programming

805 Peachtree Lofts

Loudermilk / Rohrig // Atlanta, Georgia

As part of an adaptive re-use project for a 1950's office building, SSOE helped convert this building into a 118-unit residential complex with ground floor retail. Renovations included adding two-story penthouses to the top floor with rooftop amenities, as well as renovations to the existing parking deck to include a pool and amenities deck on the top level.



Township Auditorium

Richland County // Columbia, South Carolina



Township Auditorium //





FAST FACTS:

Originally Constructed: 1930

Completion: 2010

Cost: \$12,000,000

Size: 84,000 SF (Renovation);
19,500 SF (Addition)

Services: Architecture, Engineering, Interiors

Design Awards:

Historic Columbia Foundation – 2011
Preservation Award for Construction in
Historic Context

Southeast Construction – 2010 Award of
Excellence: Renovation/Restoration

National Construction Management Association
of America – 2010 Design Excellence:
Renovation Project Less Than \$15K

Township Auditorium

Richland County // Columbia, South Carolina

SSOE, in association with Craig Gaulden Davis, restored the historic 1930's Township Auditorium. Known as one of the region's premiere event and concert venues, renovation highlights include a three-story atrium, reconfigured stage house, updated dressing rooms, new sound and lighting systems, and the latest in AV technology.







William Oliver Lofts

James B. Cumming // Atlanta, Georgia





FAST FACTS:

Originally Constructed: 1952

Completion: 1996

Cost: \$8,500,000

Size: 150,000 SF, 16-stories

Services: Programming, Architecture

Design Awards:

Atlanta Urban Design Commission -
1996 Award of Excellence for Adaptive
Reuse

National Park Service (NPS) Certified
Rehabilitation

William Oliver Lofts

James B. Cumming // Atlanta, Georgia

SSOE converted this historic office building to a 120-unit loft rental building, which is located in the heart of Downtown Atlanta.



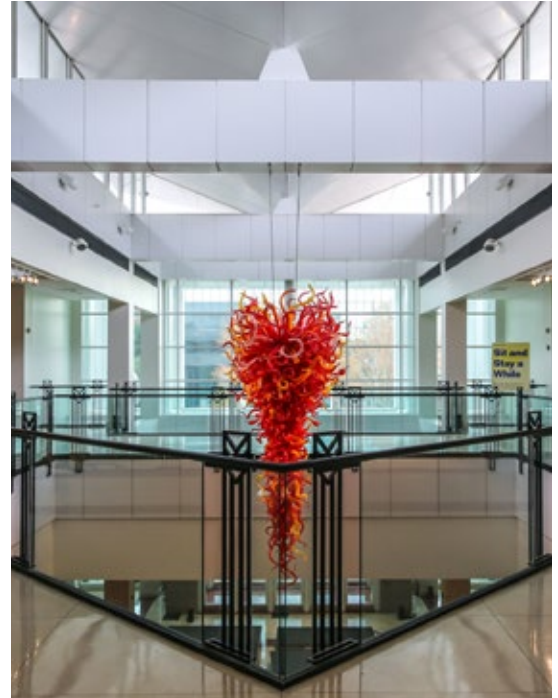


Columbia Museum of Art

Richland County // Columbia, South Carolina

Columbia Museum of Art //





FAST FACTS:

Originally Constructed: 1960's

Completion: 1998

Cost: \$8,000,000

Size: 135,000 SF

Services: Architecture, Engineering, Interiors

Design Awards:

AIA South Carolina – 1998 Merit Award

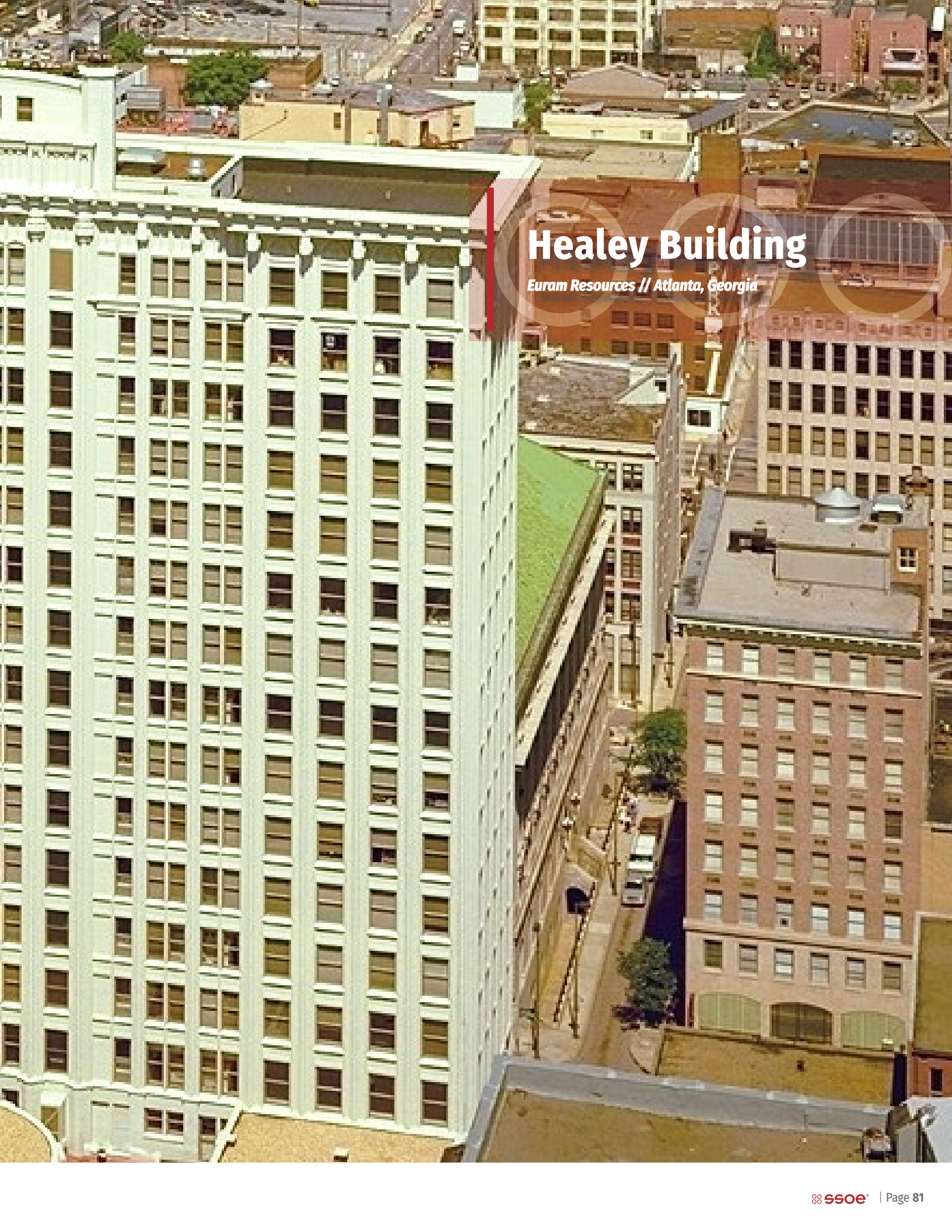
Columbia Museum of Art

Richland County // Columbia, South Carolina

This former Macy's department store, built in the late 1960's, is now home to the internationally recognized Columbia Museum of Art.

SSOE transformed this vacant storefront plaza into an award-winning international hot spot known for its unique traveling exhibits, art studios, galleries, conference rooms and art shop, and event space.





Healey Building

Euram Resources // Atlanta, Georgia



**FAST FACTS:**

Originally Constructed: 1914

Completion: 1996

Cost: \$17,000,000

Size: 230,000 SF, 16-stories

Services: Architecture, Planning / Feasibility

Design Awards:

Atlanta Urban Design Commission - 1985
Award of Excellence for Adaptive Reuse

Georgia Trust - 1996 Outstanding
Rehabilitation

National Park Service Certified
Rehabilitation

Healey Building

Euram Resources // Atlanta, Georgia

The Healey and William Oliver Buildings, located a block apart in Atlanta's original Central Business District, were both commissioned by members of the Healey family. These historic office towers were studied by SSOE ahead of the 1996 Atlanta Olympics, to determine if residential use would be an appropriate change of use, which it ultimately was. The Healey consists of an embellished terracotta facade, for which SSOE provided inspection and stabilization design. The restoration also included the central rotunda and arcade.



South Carolina State Museum

Richland County // Columbia, South Carolina



South Carolina State Museum //





FAST FACTS:

Originally Constructed: 1893

Completion: 1986

Cost: \$17,000,000

Size: 365,000 SF

Services: Architecture, Engineering,
Interior Design, Programming

South Carolina State Museum

Richland County // Columbia, South Carolina

SSOE restored this former 1893 Columbia Mills Building, the first hydroelectric powered cotton mill in the U.S., into one of the largest state museums in the Southeast.





Ebeid Institute for Population Health

Promedica Health System // Toledo, Ohio



Ebeid Institute for Population Health

ProMedica Health System // Toledo, Ohio

SSOE provided architectural, interior design, mechanical, electrical, plumbing, and fire protection design services for the renovation of an existing four-story facility.

Located in Toledo's Uptown neighborhood and surrounding community, the team transformed the original building into an urban grocery market, with a teaching/demonstration kitchen space, and conference rooms for residents and local businesses. The renovation is a part of *ProMedica's Ebeid Neighborhood Promise* initiative.

The first floor of the building includes the grocery market, while the second floor has a residential-style teaching kitchen and flexible multi-purpose spaces that can be used for financial literacy classes, job assistance, and other community betterment classes. Additionally, the second floor also houses staff break rooms and office spaces. The renovation included the first and second-floor interior spaces and window replacements, as well as roofing repair work and was based on the renovation of 10,000 SF in a 20-week construction schedule.



FAST FACTS:

Completion: 2016

Size: 10,000 SF, 4-stories

Services: Architecture, Engineering, Interiors

Design Awards:

2020 HUD Secretary's Opportunity & Empowerment Award - ProMedica's Ebeid Neighborhood Promise



An architectural rendering of a new corporate headquarters complex. The main building is a long, low-profile structure with a glass facade and a flat roof. To its right is a taller, multi-story building with a red and blue facade. In the background, a tall, grey cylindrical tower and a very tall, dark blue skyscraper are visible. The foreground features a paved walkway along a body of water, with people walking and a bicycle. There are trees and a green lawn area. An American flag is on a tall pole in the foreground. The sky is blue with some clouds.

New Corporate Headquarters

Promedica Health Systems // Toledo, Ohio



New Corporate Headquarters

Promedica Health Systems // Toledo, Ohio

ProMedica Health System, a locally owned, non-profit healthcare organization serving Northwest Ohio and Southeast Michigan and established in 1986, has completed the renovation and construction of their new corporate headquarters in downtown Toledo, Ohio. The move to downtown's waterfront entailed the renovation of the vacant historical Edison Steam Plant, the renovation of the adjacent former Key Bank building, and the construction of a new multi-level parking structure.

Our team of experts, which included HKS, carefully evaluated the existing buildings and the historic aspect of each building that needed to be maintained, as well as provided detailed engineering design for the HVAC and plumbing systems, the Data/Fire/Security systems, fire suppression systems, and the electrical system, including site lighting. Additionally, our design team led the architect in selecting which room configurations would best fit the need for each room, resulting in the design of a state-of-the-art conference room A/V system.

The existing Key Bank building houses a new YMCA space in the basement level, the Chop House restaurant on the lobby level, and office spaces on floors two, three, and four. The large variety of mixed building use is unique to this type of project, but was successfully handled by the design team. SSOE is proud to have been a part of this local project that promotes economic growth and urban revitalization.

FAST FACTS:

Completion:

2018

Size:

Headquarters: 200,000 SF
Parking Garage: 200,000 SF
Four-stories

Services:

Structural Analysis
Engineering
Planning/Feasibility
General Contracting

Design Awards:

ENR Midwest's 2018 Best
Projects Award

LEED® Certified Renovation



A photograph of a modern brick building, identified as the Robert E. McNair Science Park. The building features a prominent brick facade with white decorative elements around the windows and doors. In the foreground, there is a landscaped area with a concrete curb, a gravel bed, and a grassy area. The sky is a clear, light blue. The text 'Robert E. McNair Science Park' is overlaid on the right side of the image in a large, white, sans-serif font. Below the title, the text 'Lake City Partnership Council // Lake City, South Carolina' is written in a smaller, white, sans-serif font. A vertical red line is positioned to the left of the title. There are also several light blue circular graphic elements in the background.

Robert E. McNair Science Park

Lake City Partnership Council // Lake City, South Carolina



Robert E. McNair Science Park

Lake City Partnership Council // Lake City, South Carolina

The design of the McNair Science Park creatively blends interior and exterior spaces into a holistic visitor experience which honors the achievement of Lake City's native son and inspires inquiry through immersing exhibits related to science and mathematics. The building's simple form and materiality - a fresh interpretation of the barn, warehouse or mill building - are derived from the agricultural traditions of the region.

The building's skin is expressed as a literal framework for teaching and learning about the life and times of Dr. Ronald E. McNair.

Major program components include exhibit space, classrooms and orientation theater, while amenities include a gift shop, café and outdoor gathering areas. The project incorporates McNair's tomb and an inscribed granite monument into the overall scheme.

Visitor arrival is visually connected with adjacent downtown cultural and civic venues located within walking distance. School groups are accommodated by a separate bus drop-off zone. Future expansion includes additional classroom, exhibit and community space on the eastern portion of the site to further expand and frame the public park in between.



FAST FACTS:

Originally Constructed: 1950

Completion: 2011

Cost: \$7,000,000

Size: 20,000 SF

Services: Architecture, Engineering



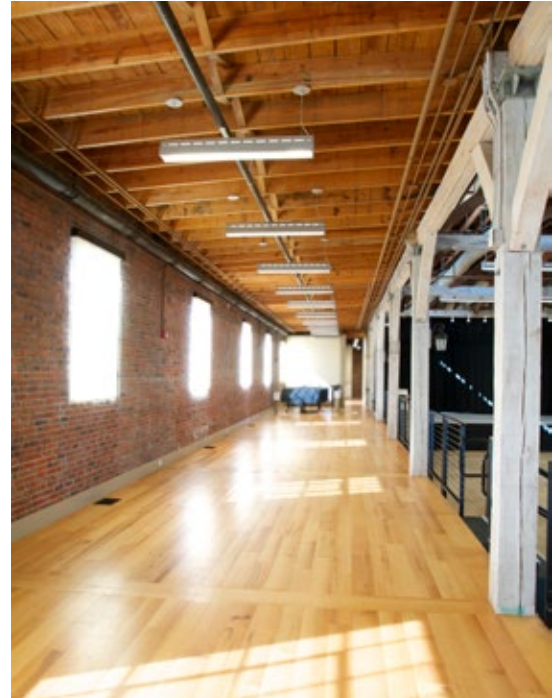


National Bean Market Museum + Village Green

Lake City Partnership Council // Lake City, South Carolina

National Bean Market Museum + Village Green //





FAST FACTS:

Originally Constructed: 1936

Completion: 2011

Cost: \$2,860,000

Size: 12,000 SF

Services: Architecture, Engineering,
Interior Design



National Bean Market Museum + Village Green

Lake City Partnership Council // Lake City, South Carolina

Originally built in 1936, and known as the world's largest truck auction of green beans, SSOE renovated the Bean Market to transform the building into a multi-functional public gathering space.

The new National Bean Market Museum, is listed on the National Register of Historic Places and is LEED certified by the U.S. Green Building Council.



The image shows the exterior of the Ragsdale Building, a long, single-story structure with a red brick facade. A covered area with a metal roof and lattice walls is visible, where a blue golf cart is parked. Next to the golf cart are two trash bins, one green and one pink. The building is surrounded by a lawn and trees under a clear blue sky.

Ragsdale Building

Lake City Partnership Council // Lake City, South Carolina





FAST FACTS:

Originally Constructed: 1920's

Completion: 2011

Size: 22,000 SF

Services: Architecture,
Engineering, Interior Design



Ragsdale Building

Lake City Partnership Council // Lake City, South Carolina

The Ragsdale Building, also known as the The Rob, was built in the 1920's and used to be a former charcoal briquette warehouse.

The facility was renovated into a temporary exhibition venue for traveling art displays and is now considered the "go-to" venue for all large-scale events in Lake City.



Jones-Carter Art Gallery

Lake City Partnership Council // Lake City, South Carolina



Jones-Carter Art Gallery //





FAST FACTS:

Originally Constructed:

Completion: 2011

Size: 3,000 SF

Services: Architecture,
Engineering, Interior Design



Jones-Carter Art Gallery

Lake City Partnership Council // Lake City, South Carolina

To meet the needs of Artfields initial season, this recently abandoned warehouse, located in the heart of downtown Lake City, South Carolina, was renovated into a state-of-the-art flexible exhibition gallery and events space.

Renovation Overview

Firm Experience and In-house Design Services

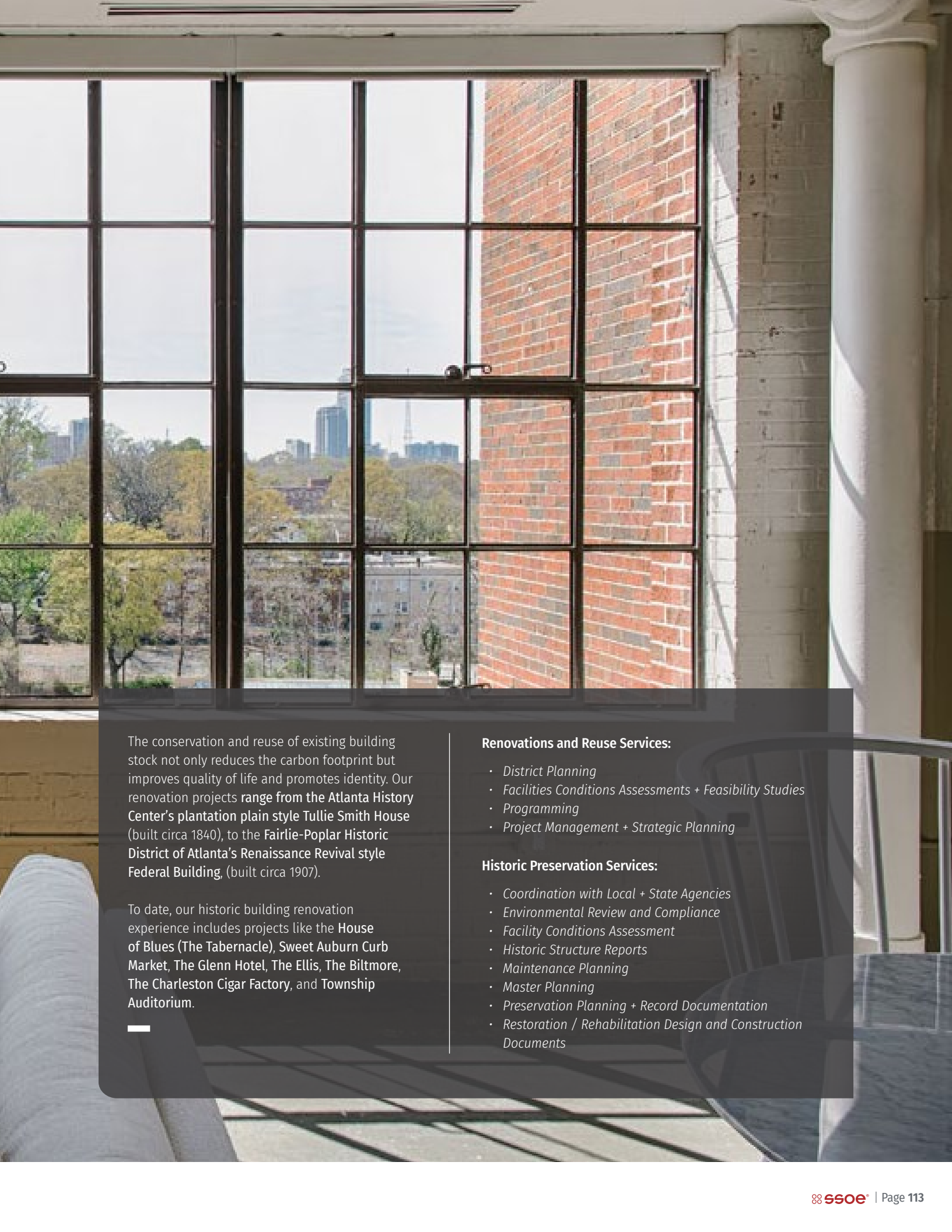
Renovation Experience

Renovation projects combine our passions and skills for preservation with planning and design. From historic conservation to mid-century renovations, and to reuse and expansions, our experience includes projects for clients in the civic, government, cultural, and hospitality sectors.

Architecture, Engineering and Interior Design Services:

- Analysis
- Assessment
- Design
- Planning
- Programming
- Project Management
- Studies
- Historic Consultation

Our integrated approach to design is both comprehensive and holistic. We take great pride in our ability to find unexpected solutions. We find opportunities to capitalize on each projects unique characteristics to accommodate the program and renovation goals and objectives of our clients. This ability is grounded in our extensive experience and award-winning design talents.



The conservation and reuse of existing building stock not only reduces the carbon footprint but improves quality of life and promotes identity. Our renovation projects range from the Atlanta History Center's plantation plain style Tullie Smith House (built circa 1840), to the Fairlie-Poplar Historic District of Atlanta's Renaissance Revival style Federal Building, (built circa 1907).

To date, our historic building renovation experience includes projects like the House of Blues (The Tabernacle), Sweet Auburn Curb Market, The Glenn Hotel, The Ellis, The Biltmore, The Charleston Cigar Factory, and Township Auditorium.

Renovations and Reuse Services:

- *District Planning*
- *Facilities Conditions Assessments + Feasibility Studies*
- *Programming*
- *Project Management + Strategic Planning*

Historic Preservation Services:

- *Coordination with Local + State Agencies*
- *Environmental Review and Compliance*
- *Facility Conditions Assessment*
- *Historic Structure Reports*
- *Maintenance Planning*
- *Master Planning*
- *Preservation Planning + Record Documentation*
- *Restoration / Rehabilitation Design and Construction Documents*



sustainable

RENOVATION OVERVIEW: SUSTAINABLE DESIGN

design

SSOE has been a member of the U.S. Green Building Council (USGBC) since 2002. Based on SSSOE's commitment to smart and sustainable design, we recommend renovation projects pursue green building certification as part of the project process. To that end there are two possible paths to take:

- **Leadership in Energy and Environmental Design (LEED NC):** LEED is an internationally-recognized green building certification system developed by USGBC and administered by the Green Building Certification Institute (GBCI). Most renovation projects fall under the NC rating system which covers new construction and major renovations.
- **Green Globes NC:** Green Globes is a green building guidance and assessment program developed and administered by the Green Building Initiative (GBI). Most renovations fall under the NC rating system that covers new construction and major renovations. Green Globes is especially suitable for smaller projects.

Regardless of which program we undertake, historic preservation and renovation projects are an important component to any campus sustainability initiative. We believe most renovation projects can successfully achieve GBC based on the following strategies:

- Removing partitions added over time and restoring original spaces that will typically allow more daylight into the building as well as views outside.
- Historic buildings were typically designed with passive sustainable features that are compromised through remodeling over time. Returning to operable windows, operable interior transoms, as well as, interior shutters can help reclaim many energy conserving features.
- Improving the building air and weather tightness through attic and floor insulations, as well as, door and window air sealing, controlling air leakage through chimneys, can improve energy

performance.

- Energy model credits are based on the existing building envelope as found at the beginning of the project regardless of whether or not it is code compliant. Any upgrades or improvements to the envelope increase the measured improvement that may allow the project to gain additional credits.
- LEED has a sliding scale for measuring energy efficiency improvements allowing more credits to be earned in an existing building for the same percentage of improved efficiency achieved compared to a new building.
- The project is utilizing a pre-developed site and depending on the final outline of the project boundaries, it can achieve site selection and development credits.
- By limiting the size of the addition to less than two (2) times the square footage of the existing building, building reuse credit(s) can be achieved.
- The building expansion is planned to encroach into existing parking, which if not replaced elsewhere would reduce the impact of automobiles on campus and promote alternative transportation.
- Water efficiency can be improved through proper plumbing fixtures and mechanical equipment selection.
- Light fixture, electrical equipment, and HVAC control selections can greatly improve electrical energy performance.
- The project will maintain the existing porch which helps shade the building entrance. Any new entrance should also consider a porch or shading device.

Other sustainable credits can be achieved that are in line with those typically achieved for new construction including indoor air quality and construction waste management credits. **Improving the energy efficiency of historic buildings makes them more economically sustainable to operate.**



Our team has extensive, award-winning historic renovation experience.

RENOVATION OVERVIEW

renovation overview

SCOPE: Program verification, for both building and site, is a critical first step in the project's planning. Understanding the owner's program means understanding space needs, site organization, site infrastructure, phasing requirements (if any), constructibility issues and desired image, all of which relate to cost and overall schedule. Our experience with renovation and planning will facilitate our team's understanding and comprehension of the project goals and objectives allowing for more time to invest in design options. Our approach for program verification is to test the given program against the college's goals and objectives with the existing building to find possible shared spaces, opportunities to engage the exterior and other space and resource opportunities.

Design quality assurance is an attitude. **We take pride in our work.** We want to see our projects built right, operate efficiently and hold up over time. Real quality assurance comes from experience gained and applied to the next project. The form of the addition, material selection, architectural detailing, systems design, and specification writing are "value engineering" decisions which are all informed by experience in the design and construction process. To that end, all of our projects undergo an internalized review by senior staff at each major project milestone including the work of our whole team of consultants. It is understood that the design, engineering and specifications will comply with the design and construction standards of the campus.

PROCESS: SSOE utilizes a very open, collaborative, and inclusive design process from programming or program verification through project closeout; from project team workshops to community town hall presentations. Our project design is derived from the input and decisions made by project stakeholders, promoting and building consensus through effective communication and design leadership. We desire to include and involve the served community as much as possible in this process. No two cultural projects are alike and we approach each project as a unique opportunity to support and promote goals and objectives.

Our team brings years of successful experience with art and performance renovation projects to the table. We

call on this collective expertise, project histories, lessons learned and comprehensive understanding of the latest trends and program data to ensure project success. SSOE utilizes three dimensional building modeling, both physical scaled models and computer modeling. These powerful design tools are used throughout the design and construction document phases and allow for three dimensional imaging of the building exterior and interiors throughout the life of the project. A pioneer in adopting computer-based delivery systems, SSOE's continues investment in computer based Building Information Modeling (B.I.M.), engineering analysis software and personnel training on these systems to ensure we provide project design documentation in the most efficient time and cost manner.

SCHEDULE: To ensure each project is on time and within the construction budget, the project manager develops and maintains a project schedule and work plan, sets inter-disciplinary meetings, and reviews and reports on work progress at internal SSOE bi-weekly coordination meetings. The project manager assesses the professional and economic performance of the team through all phases of the project and reviews the overall status of the project with the client on a regular basis. We schedule project coordination into our project work plans through weekly team meetings. Through the use of B.I.M. the entire team builds their respective components virtually, requiring acute coordination. Systems and component collision detection is inherent in the computer modeling software but our teams' experiences are called upon to ensure a well-coordinated and complete set of design and construction documents.

BUDGET: The best means of cost control is to make smart, responsible, and informed design decisions as a project progresses. Our team structure facilitates a consistent, continual and coordinated service related to design, construction and post-occupancy concerns which speak to both cost and schedule.

We have experience working with Construction Managers to facilitate budget compliance as the contractor is on board early in the process testing, and validating constructibility issues and cost estimates for proposed design solutions.