

# Adaptive Reuse



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Scheeser Buckley Mayfield has completed numerous adaptive reuse projects, both independently and collectively with architectural firms. We understand the importance of preserving the past while incorporating state of the art systems and conveniences to make buildings viable for modern needs. The process is both cost-effective and environmentally friendly. Additionally, preserving existing architecture enhances aesthetic continuity and promotes a sense of community.

## ► Experience

SBM has completed many projects adapting existing buildings for diverse markets:

- » Higher Education
- » Government
- » Commercial
- » Health Care
- » Correctional
- » Religious

## ► Perks of Conversion

Rehabbing a structure can normally occur in a faster timeframe and is usually less costly than building a new one. Additionally, the historical and green aspects encompassed by conserving architecturally significant buildings for future generations may allow for tax breaks or grant funding. Adaptive reuse is typically green/sustainable, as there is a reduction in building materials needed to transform a space versus constructing a completely new building. This can be taken a step further by incorporating the latest in environmentally conscious processes, equipment, and fixtures.

## ► Building Reuse Challenges

At times, obstacles emerge when combining structures of the past with amenities for the future. Unforeseen issues may arise, especially if the building is aged. SBM's engineers are adept at this kind of problem-solving. In fact, we consider it one of our top strengths. Creative solutions are the key to solving the array of complications generally encountered while repurposing buildings for a variety of uses.

Unexpected or hidden expenses may occur, such as asbestos or structural deficiency discoveries. Often, electrical, plumbing, and mechanical systems need to be demolished and completely redone. However, if existing systems are in good condition, our engineering team will endeavor to reuse/repurpose them to the fullest extent possible. We are adept at designing as-needed portions to save on costs. Space considerations for wiring and equipment not in existence when the building was first built may have to be found or added. Having worked on many of these projects, we have experience using cost-saving methods to handle these situations.

## ► Next Steps

If you have an existing building you believe is a good candidate for repurposing, please feel free to contact us to discuss how we may be able to help you. We are more than happy to assist you in determining what your options may be. Together, we can form a partnership to keep structures viable well into the future.

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