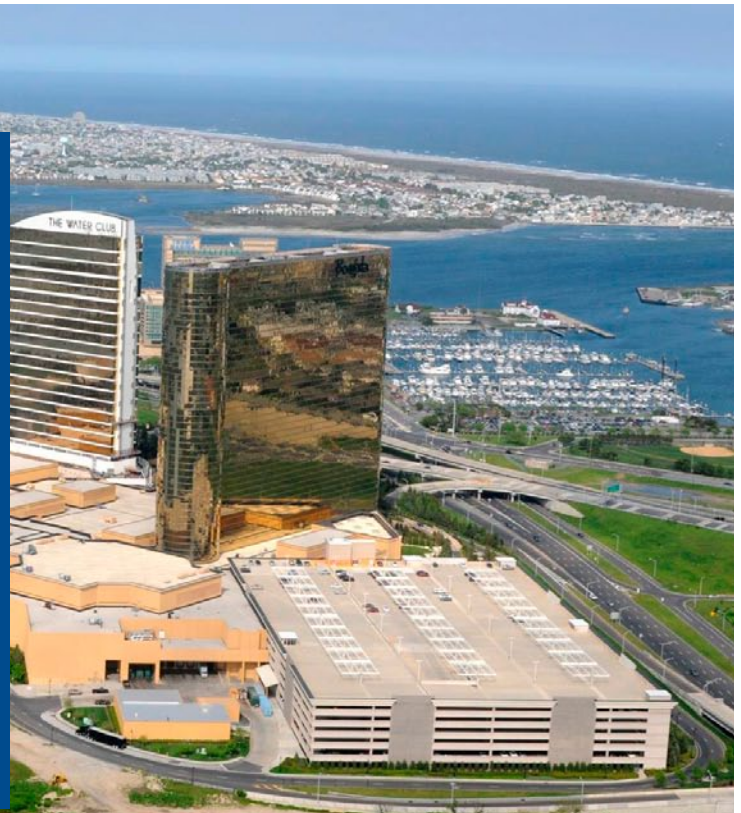


Adaptive Reuse

Adaptive Reuse Can Help Reduce Energy Costs and Urban Sprawl, While Adding Branding Value. It is the process of reusing old sites or buildings for a purpose other than what it was originally designed for. Along with brownfield reclamation, adaptive reuse is a key factor in land conservation and sustainable design.

PS&S has assisted clients in every aspect of adaptive reuse from up front site/environmental studies to full architectural and engineering design. Our professional services cover a wide range of market sectors: Residential; Commercial Office; Hospitality; Retail and Industrial. Let us help you examine ways of preserving and adding value to your existing sites and buildings.



Four Major Reasons Why Our Clients Consider Adaptive Reuse:

- 1** Heritage sites and Federal and State agencies have a myriad of funding mechanisms that often provide financial incentives that yield project economic viability.
- 2** Historic structures and sites present great potential for unique branding and marketability.
- 3** The adaptive reuse of sites and/or buildings often augments societal value and the importance to the community.
- 4** The sustainable attributes and credits for adaptive reuse projects are often mandated by the project sponsor(s).

Adaptive Reuse Services

- Property Profile – Due Diligence, Site/Building Assessments, Laser Survey/Scanning, Permit and Funding Evaluations
- Feasibility Assessment Architecture/Engineering/ Environmental and Budgets and Schedules
- Master Planning/Feasibility Studies – Options, Planning, Scheduling
- Reprogramming
- Environmental Site and Building Assessment, Site Remediation, and LSRP Services
- Sustainable Redevelopment/LEED Certification
- Cultural Resource Evaluations
- Executive Order 111 Green Buildings
- Energy Efficiency and Procurement
- Combined Heat and Power, Generation and Renewables
- Water and Wastewater Services
- Concept Development – Architectural, Engineering and Environmental
- Entitlement Process – Land Use, Environmental, Building Applications
- Construction & Commissioning
- Asset Documentation – Gap Analysis, Due Diligence Disclosure
- Management & Maintenance – Facility Audits, Continued Operations



For more information on the Adaptive Reuse Program and PS&S, please contact
Miguel Salinas at msalinas@psands.com/732.584.0435 or
Gordon Griffin at ggriffin@psands.com/732.584.0313.

Let Us Help You With Your Adaptive Reuse Project

Master Planning & Feasibility Studies provide the basis for helping to determine if a building and/or site is appropriate for adaptive reuse. They start with a due diligence study to understand potential uses for the property. This includes a physical survey and documentation of the existing conditions and also research into potential funding incentives and the permitting process and time frames. Aspects of possible remediation as well financial implications are also examined. Various options, including all architectural/engineering aspects, are presented with qualitative and quantitative information for consideration and evaluation. This phase helps determine how to proceed into the next steps.

Condition Assessments consider the operating and life span condition of existing building components and utility systems, including the structural system, exterior building envelop and the mechanical/electrical/plumbing/ fire protection systems. This is done through both visual inspection and laser survey scanning technology. Maintenance records are studied along with failure and overall performance reports to help determine potential for reuse or replacement. A final Conditions Assessment Report is produced outlining findings and what major things need to be done to accommodate the potential new uses for the property.

Energy Audits provide assessments of energy systems efficiencies, costs and usage rates. The audit can also study the supply and/or procurement process to determine the most efficient and cost effective operation of the proposed new use. Finally, it can include improvement recommendations and the potential benefits of innovative and alternative energy sources. These audits are generally followed by more detailed Condition Assessments and Life Extension Studies.

Life Extension Studies can be combined with Condition Assessments to develop a program to extend the life cycle of utility systems. Recommendations are included for change-out, upgrade, decommissioning or maintenance scheduling of certain components to achieve maximum life extension. Budget estimates are included to assist in developing a program that meets capital and operational budgetary requirements.

Some of Our Adaptive Reuse Projects

Broad Street Bank

Adaptive reuse of the historic Broad Street Bank building built a century ago in Downtown Trenton, NJ.



Borgata Casino Hotel

Adaptive reuse of the former Atlantic City Municipal Landfill along Clam Thoroughfare in Atlantic City, NJ.



Glenwood Power Plant

Adaptive reuse of an iconic Power Plant built in 1903 for New York Central Railroad on the Hudson River waterfront in Yonkers, NY.



Four Seasons at Great Notch

Adaptive reuse of a massive quarry straddling the corporate limits of the City of Clifton and the Borough of Woodland Park, NJ.



Port Imperial

Adaptive reuse of Port Imperial prime industrial Hudson River waterfront properties in West New York and Weehawken, NJ with mixed use developments including commercial retail, residential communities, public parks, and public transportation provisions.



NJPAC

Creation of an overall Theater District in Downtown Newark, NJ that facilitated the construction of a World Class Theater over a former abandoned factory, hotel, and rail beds and abutments.



For more information on the Adaptive Reuse Program and PS&S, please contact **Miguel Salinas** at msalinas@psands.com/732.584.0435 or **Gordon Griffin** at ggriffin@psands.com/732.584.0313.