



Giving Buildings New Opportunities Adaptive Reuse



STONE CREEK
— CONSTRUCTION GROUP —



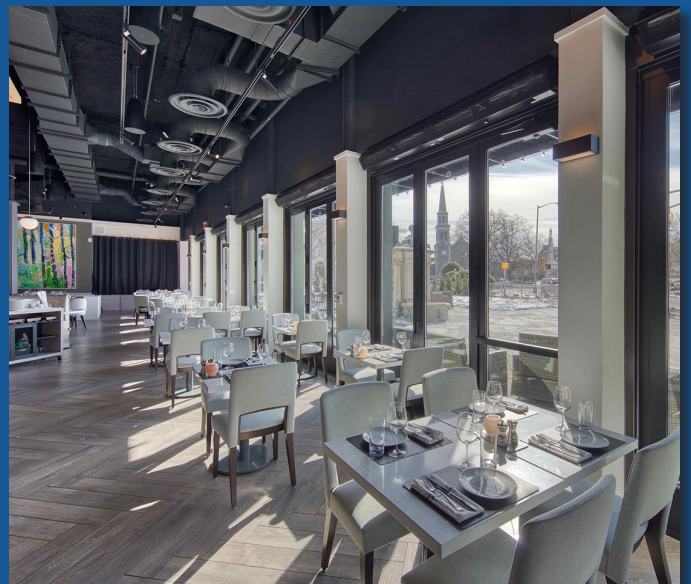
The built environment is a significant part of our lives and a reflection of our society and lifestyle. As economies restructure it adapts to keep pace with these changes - structurally, materially, functionally, and aesthetically - and building use evolves. Sometimes this means these structures are no longer needed or not entirely suitable as the activities they were intended to contain have changed or may no longer exist.

One good example of this is the banking industry. A hundred years ago banking was conducted inside a building and the structure was designed to accommodate workers and visitors, as well as securely house physical money and valuables. In the 20th century once cars became a common means of transportation many bank buildings were modified to accommodate the drive-through "lifestyle" providing some banking services through a window. In today's world much of banking can be done entirely online, forcing another rethink of this real estate.

Putting a building back to productive use is more critical than ever as the sustainability of our planet is a global focus. In addition, formulating new uses for buildings is an important local initiative aimed at reviving and maintaining the health of communities. Typically bringing outdated properties up to modern uses and standards enhances the value of the real estate.

While there are many terms for modifying a building into a new use - renovating, reimagining, redeveloping, redesigning, restoring, repurposing, converting - the most common descriptor for this type of work is Adaptive Reuse.

A key specialty of Stone Creek Construction Group is adaptive reuse, from reimagining an office, redesigning a warehouse, or restoring a retail space. In some cases these projects were a gut renovation, in other cases a more streamlined reconfiguration of space. Upgrading of infrastructure is typically a component while special needs such as asbestos abatement or overseeing soil decontamination or bioremediation may also be included. Some Adaptive Reuse projects in SCCG's portfolio are:





Knickerbocker

This 70,000+SF project is being transitioned from a manufacturing and warehouse facility to a logistics building in a Class A+ location. Scope of work includes repaving the truck port and parking area, installing all-new dock packages, and a full renovation to existing office space. The project is scheduled for completion in Spring 2023.



Delaware River Warehouse

SCCG provided pre-construction and construction management services for a significant renovation of a 28,000 SF warehouse along the Delaware River in Phillipsburg, NJ. In addition to a full renovation of the warehouse space another portion of the structure was converted into office.



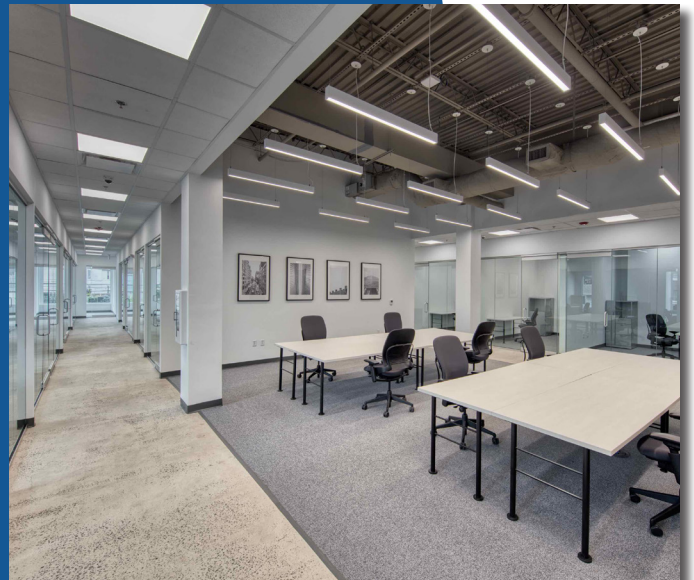
55 Broad Street

SCCG provided base building services to the owner of this three story, former bank in the heart of downtown Red Bank, NJ. Scope of work included MEP engineering, new electrical service, structural enhancements, and fire curtains to satisfy fire regulations. In a related yet separate project, the third floor was given a fresh start with a spec suit fit-out.



Sitetracker

This global software company chose a former bank space in Montclair, NJ for regional offices. The space covers three floors plus a basement showcasing modern conveniences including multiple meeting areas for varying size groups, kitchen and dining areas, and a sports hall. The historic facade was maintained as well as an imposing vault inside, and the workspace is flooded with natural light throughout



37 Easton

This project was a reimagining of an 18,000 SF, singular tenant, retail asset. The redesign allows for multiple tenants in the property which sits on the main thoroughfare of Rutgers University.



About Stone Creek Construction Group

Stone Creek Construction Group (SCCG) was founded to provide our clients with a highly efficient project delivery process. Through experience, innovations, and resources SCCG creates a cohesive team environment proficient at achieving project success. Our work covers the mid-Atlantic region with a diverse portfolio of markets.



Our Approach

Guided by our UNIFIED BUILD methodology projects begin with a thorough understanding of the project scope requirements, and best project delivery methods. This approach is a continuous evaluation in a collaborative environment with the client, design team, and key stakeholders.

Early on a customized project plan, including design and construction deliverables, are outlined and closely monitored. As the single resource, we provide consistent and transparent communications with all involved parties from owners to sub-contractors. This streamlined approach increase effectiveness and financial clarity while reducing timeline delays. From project concept through project completion, UNIFIED BUILD delivers predictable, high-quality projects to our clients.



Industries

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