



## LEED and Historic Buildings



We offer comprehensive LEED consulting services tailored to preserve the unique architectural features of historic buildings while honoring their cultural significance. Preserving existing structures is the original form of sustainability, as it significantly reduces carbon emissions by conserving materials and minimizing the environmental impact associated with new construction. Our focus on decarbonization highlights that there is no easier way to lower a building’s carbon footprint than by preserving historic structures. Our team provides customized solutions for every project, specializing in all iterations of the LEED rating system. No matter the complexity, we guide you through each step to meet your certification goals while honoring the building’s cultural and environmental significance.

### Impact Markets

- + Multi-Family
- + Community/Recreation
- + Education
- + Office
- + Retail
- + Worship
- + Zoos & Animal Sanctuaries

### Relevant Experience

#### Savanna Hall/Cyclorama Building

- + Location: Atlanta, GA
- + Size: 69,764 square feet
- + LEED v2009 BD+C Gold

#### Roosevelt Hall

- + Location: Atlanta, GA
- + Size: 18,000 square feet
- + Targeting LEED v4 BD+C Gold

#### D.M. Smith Building at Georgia Tech

- + Location: Atlanta, GA
- + Size: 38,306 square feet
- + Targeting LEED v4 BD+C Platinum

#### Savona Mills

- + Location: Charlotte, NC
- + Size: 193,963 square feet
- + LEED v4 BD+C Silver

#### 185 Ted Turner Drive

- + Location: Atlanta, GA
- + Size: 84,000 square feet
- + LEED v4 ID+C Silver

### ZOO ATLANTA SAVANNA HALL RENOVATION

Atlanta, Georgia



The historic transformation of Savanna Hall creates a game-changing opportunity for Zoo Atlanta. With expansive windows and natural daylighting, this iconic gem brings the visitor experience up close and personal to the wild with sweeping views overlooking the African Savanna landscape. The renovation involved the conversion of the historic Grant Park Cyclorama into a new 69,764 SF events destination facility with specialty kitchens equipped for kosher catering as well as a new home for Zoo Atlanta's administrative offices. With Zoo Atlanta's conservation mission in mind, sustainability was paramount to all aspects of the project. Savanna Hall is designed to achieve LEED Gold certification.

#### Dates of Service

2013-2020

#### Size

69,764

#### Services Performed

Zoo Design, LEED Consulting, Architecture, and Interior Design

#### Sustainable Certifications

LEED v2009 BD+C Gold

### SAVONA MILLS

Charlotte, North Carolina



Image: Courtesy of Portman Holdings

The Project was the renovation of an existing historic mill in Charlotte, North Carolina. It is almost 200,000 square feet of core and shell space. The Project achieved LEED Silver Certification under the LEED v4 BD+C: Core and Shell Rating System, with v4.1 substitutions where appropriate. Epstein Group provides LEED Consulting, Energy Modeling, and Commissioning, as a part of the Project's endeavor to achieve LEED Certification.

#### Dates of Service

2023

#### Size

193,963 SF

#### Services Performed

LEED Consulting, Energy Modeling, and Commissioning

#### Sustainable Certifications

LEED v4 BD+C Silver

# ATLANTA HOUSING AUTHORITY | ROOSEVELT HALL

Atlanta, Georgia



Located at 660 Atlanta Student Movement Boulevard, the historic two-story brick building has suffered from a lot of vandalism and is in poor condition from inside, however, remains in great condition externally with much rehabilitation potential. This adaptive re-use project involves the renovation and partial occupancy of an existing 18,000 SF facility constructed in 1937. The scope of the work that will be provided includes roof sampling and testing, non-destructive testing, an exterior conditions report, and a brick & mortar sampling allowance. The plan for the revitalized space includes community/event space, retail/cafe space, a green roof/garden, and business incubator space. The renovation will strive to incorporate sustainable principles and the use of energy-efficient materials.

### Dates of Service

2019-2023

### Size

18,000 SF

### Services Performed

LEED Consulting, Building Enclosure Consulting, Commissioning

### Sustainability Certifications

Targeting LEED v4 BD+C Gold

### Systems Commissioned

HVAC systems, HVAC BAS, domestic hot water systems, lighting controls, electrical service and distribution

### 185 TED TURNER DRIVE

Atlanta, Georgia



Epsten Group is thrilled to provide LEED Consulting, Energy Modeling, and Commissioning services for CIM's renovation construction. This 7-story, 75,000-square-foot office renovation features upgraded HVAC&R systems, vertical transportation, core restrooms, and refreshed elevator lobbies. The tenant fit-out includes additional restrooms, private and open offices, meeting spaces, and breakrooms. This project has achieved LEED v4 ID+C Silver certification.

#### Dates of Service

2023

#### Size

75,000 SF

#### Services Performed

LEED Consulting, Energy Modeling, Commissioning

#### Sustainable Certifications

LEED v4 ID+C Silver

# GEORGIA INSTITUTE OF TECHNOLOGY | D.M. SMITH BUILDING

Atlanta, Georgia



Constructed in 1923, the D.M. Smith building was designed to follow the Collegiate Gothic style, and sits in the Historic District at Georgia Tech. Epsten Group was scoped to conduct a traditional building enclosure infrared assessment plus development of a traditional energy model for which the Client intends to compare with their proprietary UAV analysis and modeling system (aka AirBEM) as part of a DOE-funded research project.

### Dates of Service

2022

### Size

38,306 SF

### Services Performed

Sustainability Consulting,  
Building Enclosure Assessment,  
Infrared Survey, Energy Model

### Sustainable Certifications

Targeting LEED v4 BD+C  
Platinum