

PROJECT SPOTLIGHT



OWNER

- Tom Winkopp
Realtor/ Developer, LLC
- City of Clemson

SERVICES RENDERED

Structural and Civil Design

STRUCTURE TYPE

Precast concrete

CHALLENGES

Tight site constraints in an established downtown area

SIZE

- Clemson Centre:
60,000 sf, five (5) stories
- Downtown Parking Deck:
Four (4) levels, 250 spaces

CONSTRUCTION AMOUNT

\$8 million

ARCHITECT

Signature Architects

CONTRACTOR

Trehel Corporation

COMPLETION YEAR

- Clemson Centre: 2005
- Parking Deck: 2003



BRITT, PETERS
AND
ASSOCIATES
INC.
consulting engineers

Clemson Centre Mixed-Use Facility/ City of Clemson Downtown Parking Deck Clemson, SC

Tom Winkopp Realty/Developer and the City of Clemson partnered to revitalize a portion of downtown Clemson with construction of a new five-story mixed-use facility with centralized parking. The 60,000-square-foot Clemson Centre, which features retail shops, offices and condominiums, is supported by a four-story parking facility with 250 parking spaces – the City's first parking deck. The project more than doubled the City's available downtown public parking spaces.

Britt, Peters and Associates provided structural and civil engineering services for the two precast concrete structures. Britt, Peters' assignment included design of an elevated walkway connecting the third level of the parking deck with Clemson Centre's second level. The parking facility's design allows for two entrance/exit ways – the main entrance on the south side of the structure at Keith Street and another off Sloan Street at the north end.

Tight site constraints were among the challenges for the Britt Peters team. Design issues related to neighboring property along one side of the site had to be addressed. At the other end of the site, the team had to factor in the proximity of the street just a few feet away.

By using the design-build approach, the City had the opportunity to actively participate in the building process from conceptual design throughout the life of the project. The entire project was completed *on time* and *under budget*. The parking component, which was completed first, came in \$100,000 under budget!

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