



Commercial

CEMS Engineering | Architecture offers a comprehensive range of design solutions to satisfy even the most diverse commercial program requirements. From concept to completion, this team of planning, design, and construction experts works with clients to make visions become reality.

Our philosophy of a holistic, collaborative, and integrated approach brings together all the necessary disciplines from the beginning to the end of a successful project. The CEMS office is viewed as a “communal workroom” for the collaborative efforts of all team members including the client, contractor, and consultants. An aesthetically pleasing exterior, attractive interior, functional floor plan, and a thoughtful combination of building systems are the cornerstones of a quality facility.

CEMS develops designs that incorporate cost-effective solutions, while addressing sustainable architecture and engineering practices that are good for both the client and the community.

Services Include:

- + Architecture
- + Structural Engineering
- + Civil Engineering
- + Mechanical Engineering
- + Electrical Engineering
- + Fire Protection Engineering
- + Commissioning Services
- + Master Planning
- + LEED Consultation
- + Program management
- + Facility and project programming
- + Request for Proposal (RFP) development
- + Space planning and utilization studies
- + Site planning and analysis
- + Feasibility Studies
- + Building permit drawings
- + Code review/consultation
- + GIS

CEMS Engineering, Inc.

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**Sportsman's Island
Charleston, SC**

On eight acres, visible from Interstate 526, an 800-foot privately built road and a 150-foot privately built bridge provide access to a site with a roughly 40,000-square-foot retail center. In the future, the site also includes a boat service center and a restaurant. CEMS provided Civil, Electrical, Mechanical, and Structural Engineering services for this facility.



**Health Information Associates
Pawley's Island, SC**

CEMS provided engineering design and Enhanced Commissioning for this new, two story 8,341 SF Office Building, located on Pawley's Island in South Carolina. The building encompasses offices, conference rooms, and training rooms. CEMS conducted the commissioning services and documentation to satisfy the fundamental commissioning requirements. The CxA reviewed all documentation which included the commissioning plan, commissioning report, pre-functional tests and functional tests.



**Terracon Consulting Engineers and Scientists
North Charleston, SC**

CEMS provided mechanical and electrical design services for this 35,000 SF office building, which was originally the base post office (circa 1942) for the Charleston Navy Base. The building scored high energy credits due to energy efficient lighting and HVAC systems. A geothermal heat pump system was utilized for heating and cooling, which allowed a reduction in energy consumption by 22 percent. The building received a LEED Gold rating.



**Verizon Wireless Headquarters
North Charleston, SC**

Provided complete engineering design of the regional headquarters, operations, and call center facility for Verizon Wireless Company. Project included a new four story, 150,000 SF steel frame structure with 50,000 SF of parking beneath. Facility was designed for coastal hurricane wind loads and seismic design considerations in accordance with the 2003 International Building Code. Redundancy was built into the structure to preclude progressive collapse. Emphasis was given to systems economy and sustainable design.

