

News Release

Integrity is everything.

Greenville-Based Warren and Associates Design-Build Selected to Construct New Southern Division Headquarters for Olympic Steel in Winder, Georgia

December 22, 2008

Greenville, South Carolina—Warren and Associates Design-Build was selected to construct Olympic Steel Inc.'s new Southern Division headquarters facility in Winder, Georgia. Under a design-build contract, Warren and Associates has single-source responsibility for the project, which broke ground in September 2008. Olympic is scheduled to take occupancy in February 2009.

Olympic's new 9,600-square-foot office facility represents the first building in northeast Georgia's Barrow County designed to achieve LEED® certification—earned by meeting stringent criteria of the nationally accepted Leadership in Energy and Environmental Design (LEED) green building rating system developed by the U.S. Green Building Council.

In keeping with Olympic's objectives for developing an environmentally friendly facility with minimal impact on the environment, Warren and Associates Design-Build is recycling more than 80% of the construction debris generated at the project site.

Greenville-based Warren and Associates Design-Build, which focuses primarily on design-build project delivery for industrial, commercial and church-related facilities, operates throughout the Carolinas and Georgia.

Sustainable Design—Project Details

Highlights of Olympic Steel's Southern Division headquarters include a large conference room and a training room, both with state-of-the-art audio-visual equipment, as well as executive offices and a sizable employee workspace area. The latter is designed with acoustical ceiling "clouds" to create an open office feel. Interior finish materials with recycled content include carpet, ceiling tile, hard tile, and aluminum storefront. These materials contain minimum amounts of chemicals to reduce the effects of "new building smell."

Cost-saving design features include energy-efficient lighting, heating and cooling systems. A sophisticated daylighting control system monitors the amount of light coming through the large exterior windows strategically positioned on all sides of the building, and subsequently increases/decreases the amount of light put out by the interior lighting fixtures. If a room is left vacant for more than 15 minutes, all lights in the room turn off automatically; when reoccupied, the lighting turns back on.

The wood-framed structure will be clad in brick veneer with metal panel sheathing at the parapet. Landscape design incorporates native plants that require a minimum amount of irrigation, which will be pump-fed from an underground well.

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At the heart of Olympic's Winder site is a 285,000-square-foot manufacturing facility, which produces a full range of flat-rolled steel products. Cleveland (Ohio)-based Olympic Steel is a leading U.S. steel service center reporting record profits in recent years. The company operates 16 facilities.

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About Warren and Associates Design-Build, LLC

Greenville (SC)-based Warren and Associates Design-Build, LLC, was established in 2006 by Donald G. Warren, a 30-year veteran of the construction industry. Prior to starting Warren and Associates Design-Build, Warren served as President and Chief Executive Officer of Suitt Construction Company, Inc. Warren is one of only a few practicing Designated Design-Build Professionals™ in North and South Carolina. A founding member of the Design-Build Institute of America (DBIA), he has been actively involved with that national organization since its inception in 1993. The Design-Build method of project delivery embraces architecture/engineering and construction services under a single contract, thereby re-integrating the roles of designer and constructor.

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