

# STEVEN JOHNSON

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## OBJECTIVE

**Innovative:** Manage design/build projects by aligning Owner/Developer, Architect, Contractor with modern solutions that drive beautiful design and efficient construction to create competitive advantages

**Design and Build Education:** Unique expertise to produce efficiencies and manage the design and construction phases

**Brand Ambassador:** Passionate and professional, eager to share knowledge, inspire, mentor, and deliver a quality and inspired built environment

## SKILLS

- Effective leadership: managerial, mentoring, collaboration
- Strong communication skills: written, verbal, digital, graphic, social, public speaking
- Thrive on relationship building with architects, engineers, subcontractors, vendors, sales, marketing
- Adept Design/Build and CM @ Risk project delivery: site analysis, conceptual estimating, contract negotiation, scheduling, estimating, contracting
- Strong technical understanding of construction processes: cost reporting, safety, and quality.
- Organized multitasker and deadline driven
- Technology: CAD, Revit, Sketchup, Modumate, Field Wire, Procore, Viewpoint Team, BIMx, Office, iOS, PowerPoint, Adobe

## CREDENTIALS

- Exam qualifier - North Carolina Board of Contractors –“Building” designation. 2011 to present.
- Licensed Architect – North Carolina Board of Architecture. 2008 to present.

## EDUCATION

### Bachelor of Architecture

- Kansas State University. Manhattan, Kansas, 1995 – 2000

## PROFESSIONAL PRACTICE

- Brightspire, DBA The Presbyterian Homes Inc, 2016-2023
  - Director of Design and Construction
- Steven Johnson Architect, PLLC. 2016 to current
  - Principal Architect, Owner, Member/Manager
- A408Studio, Inc. 2013 – 2016
  - Design/Build Principal Architect, Owner, Project Manager
- Other notable Practice:
  - Southern Evergreen Architect LLP, Owner, 2005-2013, Design/Build
  - Dishner Moore Architects (DMA) 2004-2005
  - Calloway Johnson Moore and West (CJMWW) 2000 – 2004

## PROJECT MANAGEMENT

Director of Design and Construction

Brightspire

DBA The Presbyterian Homes Inc

2016-2023

- Hospitality, dining, wellness, and administrative
  - \$25 mm to \$90 mm
  - 4 CM @ Risk w/GMP project delivery
  - 4 communities, 7 years
  - EWP framing, heavy timber framing, light gauge metal framing, exposed steel construction, poured concrete construction
  - Spoken word and video projection theaters with movable seating, modern Audio Visual, green room, and support spaces
  - Wellness centers featuring elevated running/walking tracks, basketball courts, pneumatic and free weigh fitness areas, game rooms, lecture halls and classrooms. Approximately 100,000 sf
  - New and renovated dining rooms featuring modern commercial kitchens; state-of-the art menu, POS, and display technologies; accessibility and staff support areas. Approximately 65,000 sf
  - Purpose-built administrative offices, shared workspaces, conference assembly, executive staff, sales, marketing, and support staff offices
- Multi-family community expansion and repositioning.
  - \$90 mm to \$100mm
  - EWP framing, light gauge metal framing, poured concrete, post-tensioned concrete construction
  - Approximately 350 residential units including market rate independent living apartments, licensed and unlicensed ‘with services’ assisted living apartments, and licensed skilled nursing
  - 3 CM @ Risk w/GMP project delivery, 1 competitive bid, 3 communities, 7 years
- Single family and duplex community expansion and repositioning
  - \$20 mm to \$40 mm
  - Stick framed and EWP frame construction, sprinkled, approximately 60 residential units
  - 2 CM @ Risk w/GMP project delivery, 1 competitive bid, 3 communities, 5 years
- Approximately 282 underground parking spaces.

- \$50 mm to \$75 mm
- 3 CM @ Risk w/GMP project delivery, 3 communities, 7 years.
- Skilled Nursing and Assisted Living facilities
  - \$15 mm to \$75 mm
  - 2 CM @ Risk w/GMP project delivery, 2 communities, 7 years
  - DHSR and governmental regulations
  - Significant renovation, addition, and alterations: convert Nursing Home model to Household Model
- Site development
  - \$45 mm to \$80 mm
  - 3 CM @ Risk w/GMP project delivery, 3 communities, 7 years
  - Site analysis, master planning, rezoning
  - Stormwater BMP: dry ponds, aerated wet ponds, sand filters
  - Vehicular bridges over no-rise flood planes
  - Surface roads and accessible sidewalks
  - Underground private and public utilities
  - Geotechnical surveys, subsurface bedrock and rippable weathered rock, blasting, onsite grinding waste, offsite waste

**DESIGN/BUILD GENERAL  
CONTRACTOR AND  
ARCHITECT**

Owner, GC, and Principal Architect

A408Studio, Inc.  
2013-2016

- Commercial upfit, alterations, change-of-use
  - \$500k to \$1mm
  - Design/Build project delivery
  - EWP framing, stick wood framing, light gauge metal framing
  - Renovation, Addition, Alter
  - Hospitality, Restaurants, Commercial Kitchens
  - Salons, Business/office, Assembly
- Single family construction
  - \$350k to \$2.5 mm
  - Design/Build project delivery