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"Our 26th Year!"

Corporate Resume

The following is a sampling of the many and varied projects we have participated in over the last 26 years:

COMMERCIAL PROJECT MANAGEMENT: Owner's representatives and project managers for a \$40,000,000 design-build renovation and addition of a 150,000 square foot Gaming Center. The project involved bringing an existing 40,000 square foot Butler type building into code compliance, construction of a new 110,000 foot pre-cast, two-story addition and 4,000 square foot warehouse, a deep well installation, a domestic and fire-line water supply, a waste water treatment plant, and a propane tank farm. We acted as owner's representatives during the design, scheduling and construction phases, reviewed all construction documents and plans, performed all field inspections of architectural, structural, mechanical, electrical and civil systems. Acted as consultants to the owners regarding design philosophy, material selection, and construction method. Reviewed all contractors requests for payment.

RESIDENTIAL PROJECT MANAGEMENT: Owner's representatives for numerous residential building projects ranging in price from \$200,000 to \$20,000,000. Responsibilities included design review, scheduling and construction phase monitoring, review of all construction documents and plans, field inspections of architectural, structural, mechanical, electrical and civil systems. Acted as consultants to the owners regarding design philosophy, material selection, and construction method. Reviewed contractors' requests for payment.

HOME INSPECTIONS: Over 11,000 residential property inspections performed ranging from 1000 square feet single family homes to 10,000 plus square feet estates.

MULTI-UNIT APARTMENT COMPLEXES: Hundreds of multi-family apartment complexes ranging from duplexes to 300 plus mega-complexes including pools, spas and recreation facilities for investors, lenders, owners and REITs.

HUD FOUNDATION INSPECTIONS: Thousands of manufactured home foundation inspections as to their compliance to HUD "Permanent Foundations Guide for Manufactured Housing, dated September, 1996" for lenders, owners, and buyers.

"Arizona's oldest building inspection engineering firm - Since 1985"

STRUCTURAL INSPECTIONS: Thousands of residential and commercial structural inspections regarding foundation and framing structural integrity for lenders, owners, buyers, and insurance companies.

IN-PHASE INSPECTIONS: Thousands of in-phase construction inspections including plan review, site selection, pre-foundation, soils, foundation, strap and shear, rough framing, drywall nail and lath, roof installation, pre-final and final.

PROPERTY CONDITION ASSESSMENT: For a large real estate investment trust; a 24 story office high rise in central Phoenix, the national headquarters of a major US corporation. The site engineering and building structural systems were evaluated, resulting in a report that detailed material deficiencies and deferred maintenance, and established repair and maintenance costs. Peculiar to the site was a sophisticated vertical transportation system and a three story parking garage. The project was completed in two weeks.

PROPERTY CONDITION ASSESSMENT: For a national real estate investment corporation; a three story office building with 89,000 square feet and an attached two story parking garage. The structural and mechanical systems were evaluated, schedules for mechanical and major HVAC maintenance and repair prepared, as well as a survey of the overall structural condition. The project was completed in two weeks. Additional services included the preparation of a Phase I Environmental Site Assessment and assisting the buyer in evaluating various structural and window repair proposals.

PROPERTY CONDITION ASSESSMENT: For a nationally based REIT; a 200,000 square foot corporate headquarters of a major national airline involving two separate buildings. While the standard mechanical and structural systems were evaluated, special emphasis was placed on the examination of the HVAC, electrical and fire suppression systems due to the presence of sophisticated information processing equipment and systems. This resulted in a report that detailed material deficiencies and deferred maintenance, and established repair and maintenance costs. The project was completed in two weeks.

PROPERTY CONDITION ASSESSMENT: For a large real estate investment trust; a two-story corporate headquarters of a nationally based health insurance provider involving three, two-story buildings in north Phoenix. The site engineering and building structural systems were evaluated, resulting in a report that detailed material deficiencies and deferred maintenance, and established repair and maintenance costs. The project was completed in two weeks.

PROPERTY CONDITION ASSESSMENTS, MULTI-UNIT: For local and national real estate investment firms and individuals; numerous residential apartments from simple 4-unit buildings to 250+ unit complexes with common areas, swimming pools and spas, offices, tennis courts, and other upscale features.

RESERVE STUDY, HOA: For one of the largest homeowner's associations in the State of Arizona involving more than 5,200 homes, three complete recreation areas with pools, spa, tennis courts, picnic pavilions and associated buildings; three man-made ponds; automatic irrigation systems, and common areas.

COMMERCIAL BUILDING INSPECTIONS: Over 1,000 building inspections of small to large retail, office, industrial, and warehouse facilities regarding their structural, mechanical, and electrical condition. These have included office complexes, hospital and medical facilities, schools, churches, large shopping centers, strip malls, funeral homes, warehouses, food processing facilities and factories.

CONSTRUCTION FORENSIC ENGINEERING: Have acted as construction forensic engineers and expert witnesses on 25 plus cases involving construction defects in the Arizona Registrar of Contractors Office and Arizona Superior Court System.

DESIGN AND ANALYSIS: Design and analysis of numerous structures.

ENVIRONMENTAL SITE ASSESSMENTS: Numerous Phase I Environmental Site Assessments (ESA) using ASTM Standards for retail and industrial facilities and large developments including chain of ownership searches, personnel interviews, previous use histories, site examinations and inspections, database and governmental records research.

CONSTRUCTION QUALITY REVIEWS: Thousands of construction quality review inspections for national and local builders.

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