

PROPERTY CONDITION ASSESSMENTS

HUGHES ASSOCIATES, INC.

Founded 1980 • More than 35 offices globally

Hughes Associates is a global leader offering engineering and consulting services for fire protection and life safety, code compliance, hazard analysis, risk management, research and testing and physical security. Hughes' experts are committed to technical excellence and provide cost effective and sustainable solutions for our clients.

HEADQUARTERS

3610 Commerce Drive | Suite 817 | Baltimore | Maryland | 21227-1652
410.737.8677 | www.haifire.com

EXPERIENCE SUMMARY

With the rising complexity of building systems, the innovation of building materials, and the constantly evolving building and fire codes and regulations, building owners and managers are faced with many responsibilities to maintain existing buildings. In the specific area of fire protection and life safety, these range from maintaining adequate life safety and fire protection systems to managing operational costs and potential liabilities related to such equipment and building features.

Building managers, owners, insurers, and property investors need to be aware of existing building conditions, intended use and capabilities of building features and systems, expected equipment lifetimes, proper maintenance procedures, outstanding deficiencies, applicable code requirements, and recommended corrective actions with budget estimates. Property Condition Assessments can identify existing deficiencies and forecast financial implications of deferred maintenance items or unrepaired deficiencies.

CLIENT LIST

- CODA Consulting Group, LLC, Fort Worth, TX
- Estee Lauder, Worldwide
- Facility Engineering Associates, PC, Greenville SC / Westborough, MA
- First Properties, LLC, Chicago, IL
- IVI Assessment Services, Inc., White Plains, NY
- GAIATech, Atlanta, GA / Irving, TX
- Marriott International, Washington, DC
- Marx | Okubo Associates, Inc., New York, NY
- Merritt & Harris, Inc., New York, NY
- Pond Robinson & Associates LP, Dallas, TX
- PoolCorp Stores and Warehouses, U.S. and Canada
- Seagate Technologies, Inc, Worldwide
- Smithsonian Museums, Washington, DC
- The Procaccianti Group, Cranston, RI
- Union Pacific Railroad, Nationwide
- Univar USA Warehouse, Morrisville, PA
- University of Chicago, Chicago, IL
- U.S. Department of the Interior, National Park Service, Nationwide
- U.S. Department of State, Overseas Building Operations, Worldwide
- U.S. Department of Transportation, Nationwide



PROPERTY CONDITION ASSESSMENTS

PAGE 2



PROPERTY CONDITION ASSESSMENTS SERVICES

- Detailed site survey
- Review of design, construction or as-built drawings for fire/life safety systems
- Interview building management and engineering staff regarding system operations and concerns
- Evaluation and documentation of fire protection, life safety and egress systems, including:
 - Automatic fire sprinkler systems
 - Carbon monoxide detection systems
 - Emergency power and lighting systems
 - Existing signage and markings
 - Fire alarm and voice communications systems
 - Fire and smoke barrier construction
 - Manual fire suppression systems
 - Means of egress systems and arrangements
 - Opening protectives and fire proofing
 - Smoke control systems
 - Special hazard fire suppression systems
- Identification of recent and anticipated systems upgrades
- Review of requested information from local fire/building departments regarding property inspections
- Report preparation, customized to meet client needs, describing conditions, identifying deficiencies, and recommendations for mitigation with budget estimates

THE HUGHES DIFFERENCE

Hughes has been providing property condition assessments for property portfolio managers, construction consultants, risk managers, and facility asset managers for more than 20 years. Assessments have been provided for:

- Commercial and government office buildings
- Educational campuses
- Industrial complexes
- National Park assets
- Pharmaceutical campuses
- Residential buildings
- Transportation facilities
- Warehouses

Assessment services are provided for commercial, federal, national and international customers with extensive property holdings in diverse geographic locations. Hughes has helped customers develop and implement company-wide fire safety guidelines and standards.

For property owners with multiple facilities in a single location, Hughes provides campus wide fire safety and code compliance surveys. Guidance can be provided for development of fire and life safety programs. Options are presented for facility-wide compliance upgrades to meet applicable code requirements and to enable monitoring of systems from a single command center.

Hughes has successfully completed projects on every continent. Our registered professional engineers have state registrations covering the continental U.S. 48 states and the District of Columbia.

CONTACT US

Alwin A. Kelly, PE, Senior Engineer
410.737.8677 | akelly@haifire.com | www.haifire.com