

Analysis

Facade Maintenance Design, PC



Design



Exterior

Preservation

Rehabilitation

and Restoration

Design Experts

Architecture

Specializing

in Masonry,

Roofing and

Waterproofing

Engineering

Restoration

Rehabilitation

Repair

Administration

Company Overview

Since 1983, Facade Maintenance Design has specialized in the investigation, repair and rehabilitation of building exteriors and facades, restoring architectural beauty, preserving and protecting historical character, extending property life and enhancing property value.

Headquartered in New York City, FMD engineers, architects and restoration specialists are recognized problem-solving experts in exterior rehabilitation and restoration. The FMD Team is characterized by its painstaking professional approach to building facade examination, rehabilitation and regulatory compliance concerns.

Devoted to the faithful restoration of architectural detail as well as cost efficient measures to achieve preservation and integrity of exterior building facades, the FMD Team services additionally include the investigation and repair of water damage, seepage problems via windows and roofs, and preparation of legally required building facade examination reports and filings.

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The FMD Team begins by focusing its multi-disciplined experience on a thorough "needs analysis" of the structure's exterior, providing owners and property managers with an investigative inspection report of the exterior condition, including roof, cornice, facade, windows, foundations and other exterior architectural features. Whether the purpose of examination is restoration, renovation or a required building survey, the FMD Team provides clear, detailed analysis of the current status, recommended restoration or rehabilitation requirements, prioritized solutions, timeline and cost estimates.

Based upon the detailed FMD Team investigative report, property managers and owners have the appropriate documentation to prepare project bid documents, obtain budget approvals, arrange financing or "forward-plan" building improvements from cash flow. FMD documentation further provides for legal filings and, if required, expert witness testimony.

The success of FMD restoration techniques and FMD Team training is evidenced by the many repeat assignments and referrals from existing and former clients/owners, managers and agents for high-rise commercial buildings, revered historical structures, important public institutions and well-known architectural landmarks.

Based on its professional workplace experience, FMD has developed restoration techniques and training programs that stress a multi-disciplinary team approach in project evaluation, investigative assessment and problem solving.

Exterior Examinations and Reports

Careful and thorough examination of the building's exterior allows FMD to provide an analysis of current conditions as well serving as a benchmark for future inspections and work to be performed.

The FMD Team examines all exterior elements from roofs, windows and portico's to facades, plazas, sidewalks and parking facilities. Investigative reports detail existing conditions with respect to deteriorating materials, potential waterproofing problems, recommended cosmetic treatments, routine maintenance recommendations and include any owner/manager specified activities or additional investigations that may be warranted by FMD's initial building survey.

The detailed format of the FMD Investigative Report provides the framework for determining work to be performed and aids in determining costs and in prioritizing activities for the owner/manager.

FMD Investigative Reports serve to:

- Assess needed repairs or restoration activities and estimate cost
- Reveal existing or potential waterproofing/water seepage problems
- Critique the effectiveness of maintenance programs
- Evaluate and prioritize cosmetic treatments or exterior materials upgrades
- Assist owners/managers in the valuation process for tax, sale or estate purposes

FMD investigations and reporting procedures may additionally include historical (legacy) information, appropriate laboratory tests of materials, documentation photography and associated files and data germane to a professional understanding and evaluation of the existing structure at the time of the report.

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Categories of Work

- Exterior Examinations and Reports
- Exterior and Facade Rehabilitation
- Roofing, Windows & Waterproofing
- Restoration of Unique/Historical Structures
- Historic Preservation

Services We Provide

■ Exterior Investigation

Examination

Analysis

Reports and Filings

Expert Testimony

■ Design and Engineering

Construction Drawings and Specifications

■ Construction Administration

Bidding

Scheduling

Construction Management



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