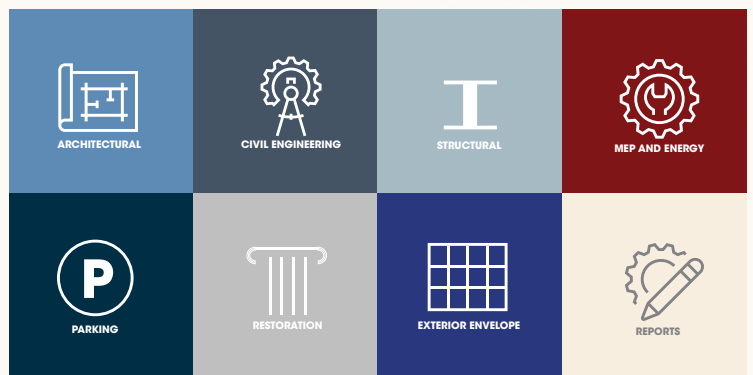


**Professional Engineers.  
Registered Architects.  
Client Advocates.**





**O&S Engineers & Architects is a full-service, multidisciplinary engineering and architectural firm that provides a unique approach in the assessment, study, design, and restoration of buildings and infrastructure.**







# O&S: not your typical firm

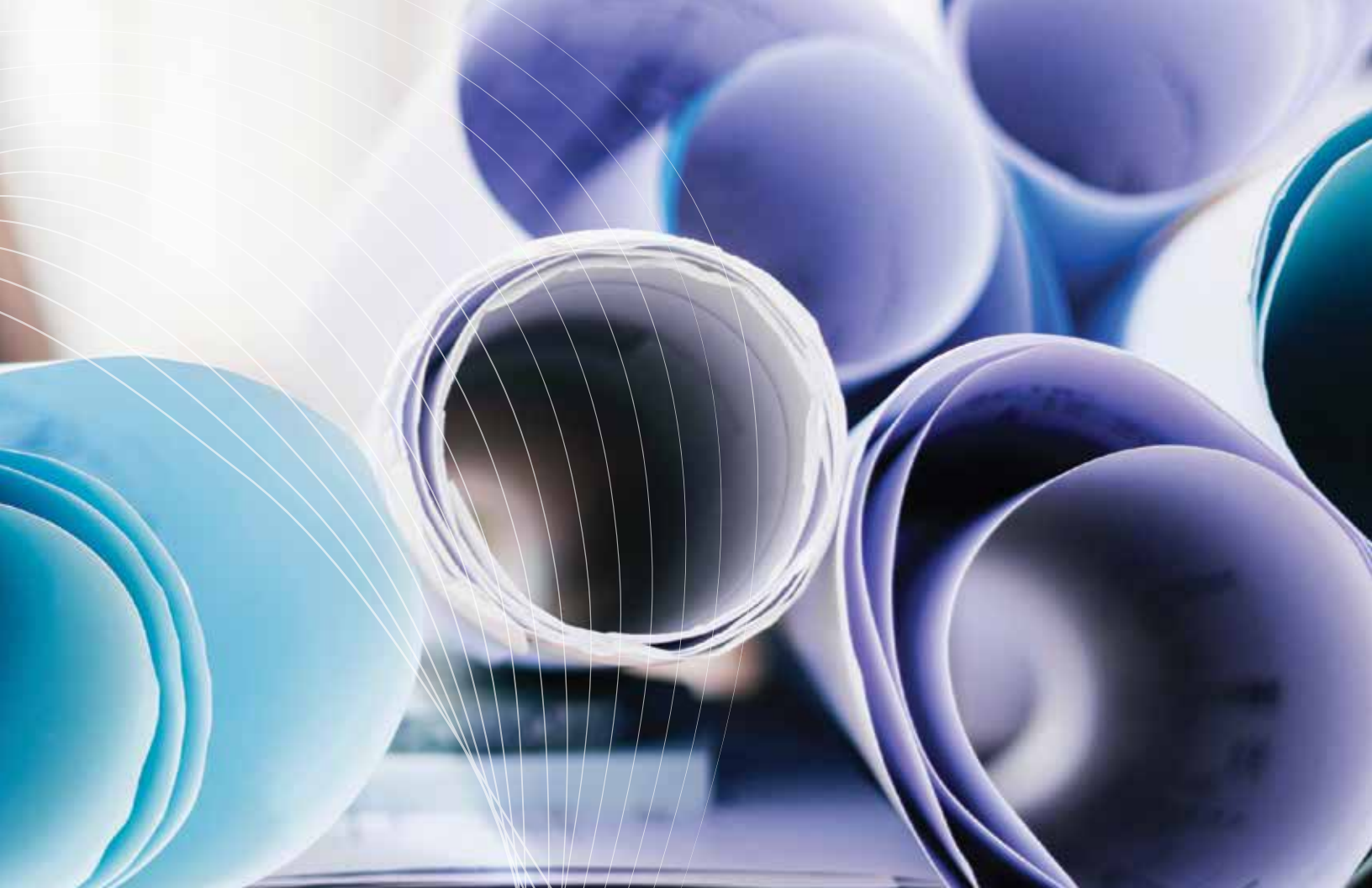
What sets us apart is our approach. We concentrate on the building as a whole system to provide flexible options with fiscal and technical transparency to provide options regarding scope and budget.

O&S is also an experienced construction manager. We are therefore prepared to assist with projects from design to project closeout.

Since 1996, our staff of licensed professionals have consistently and successfully produced positive results on numerous projects ranging from small properties to large developments. Principal involvement, accurate project scope and cost estimate, and our staff of experienced professionals directly contribute to the success of every project.

We have successfully completed projects within several different industries including:

- Residential
- Commercial
- Healthcare
- Retail
- Educational
- Industrial
- Military
- Municipal, State & Federal
- Transportation Hubs  
(airports, railroads, and other mass transit)



# Architecture

## Designing the world around us.



Our design process for ground up construction, redevelopment, renovation, and restoration is specific to each project. We guide our clients through all phases from conceptual design and cost estimation, to development of contract documents, and through construction close-out. O&S provides the following design services:

- New Building Design
- Renewal & Renovation
- Restoration
- Exterior Envelope
- Plaza & Roof Deck
- Pool & Recreation Areas
- Lobby & Common Areas
- Interior Design
- Lighting Design
- Hurricane Resiliency Upgrades
- Accessibility Compliance Upgrades
- Code Compliance Review



# Civil Engineering



**Our meticulous attention to detail and depth of experience allows us to avoid unnecessary problems which can result in high expenditures and delays.**

We realize that otherwise well-conceived projects are too often delayed or even canceled before they even get started. Subsurface and environmental problems such as soils containing PCB's, lead and other hazardous materials, unstable foundation conditions and adverse hydrological and hydrogeological patterns and features, coupled with poor planning and design, often result in a failure to successfully integrate the clients' needs and conflicting site conditions into a cohesive unit.

## **O&S provides design and assistance for:**

- Landscape & Hardscape
- Roadway & Paving Design & Oversight
- Retaining Walls
- Drainage
- Storm Water
- Environmental Studies
- Surveying



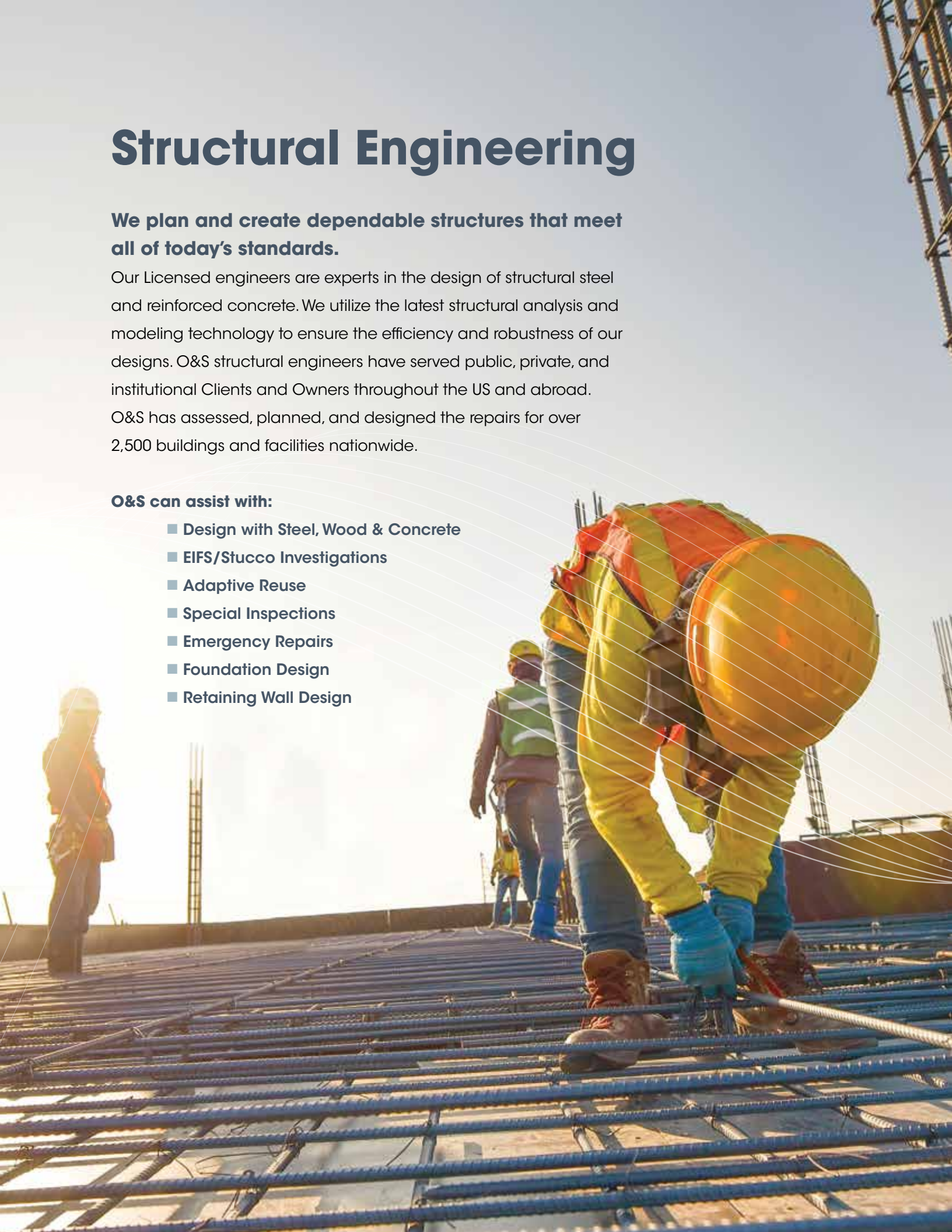
# Structural Engineering

**We plan and create dependable structures that meet all of today's standards.**

Our Licensed engineers are experts in the design of structural steel and reinforced concrete. We utilize the latest structural analysis and modeling technology to ensure the efficiency and robustness of our designs. O&S structural engineers have served public, private, and institutional Clients and Owners throughout the US and abroad. O&S has assessed, planned, and designed the repairs for over 2,500 buildings and facilities nationwide.

## **O&S can assist with:**

- Design with Steel, Wood & Concrete
- EIFS/Stucco Investigations
- Adaptive Reuse
- Special Inspections
- Emergency Repairs
- Foundation Design
- Retaining Wall Design







# MEP & Energy

## Improving the Efficiency and Reliability of your Building

Our experts study and analyze existing building systems to identify areas of improvement for energy consumption and reliability to help your building run more efficiently; saving you money and protecting your infrastructure in the long run.

Our engineers and designers provide intelligent equipment selections with energy-saving features and advanced controls and monitoring that are designed for convenient access and ease of maintenance during their operational life.

### O&S can provide:

- HVAC
- Electrical Power & Distribution
- Plumbing
- Fire Protection
- Controls
- Security & Alarms
- Energy Code Compliance
- Energy Modeling & Audits



# Parking

**O&S is a nationally-recognized leader in parking design, restoration, and consulting.**

Our team of in-house parking professionals is well-versed in current and upcoming parking trends including:

- PARCS
- Traffic Planning
- Pedestrian Safety
- Car Counting
- Bicycle Storage
- EV Charging
- Mobile Payments
- Green Design

We have designed standalone and integrated parking facilities for residential, commercial, municipal, healthcare, mass transit, and mixed-use developments.

Our parking restoration group has successfully rehabilitated over 1,500 parking facilities of all structural types. We have tackled some of the most challenging parking cases such as remediating construction defects, partial collapses, and condemned structures.



# Restoration

## **Improving performance, aesthetic and useful life of your building.**

Restoration of facilities is a unique process requiring knowledge of historical and modern construction methods and material properties in order to accurately diagnose building conditions and develop cost-effective repair options, not only restore the building but also improve its performance and extend its useful life.

Our vast experience has taught us how to work within an owner's budget and how to phase repair programs to maintain safety while minimizing the disruption to the building's occupants.

O&S can help correct existing deficiencies, resolve safety or code issues, adapt or upgrade the structure, improve the reliability and durability of building systems and restore historical or landmark structures to their original condition.



# Exterior Envelope

## **Keeping the elements out of your building and money in your pocket.**

O&S can identify and resolve weather-tightness and energy loss by assessing and repairing your building's façade, roof, glazing, fenestrations, and foundation. We provide expert analysis and design of all exterior envelope systems for all types of low-rise to high-rise buildings.

Our team performs closeup façade surveys from swing stage scaffolding, boom lifts, and industrial rope access to examine exterior envelope components. We use specialized Non-Destructive Testing such as infrared thermography and borescope examination as well as traditional exploratory openings to identify deficiencies in order to develop a comprehensive and successful repair program.

O&S performs Façade Law Inspections in multiple municipalities including New York City, Chicago, Philadelphia, Columbus, and others.







# Reports & Studies

**Our studies are reliable tools for planning and budgeting.**

Our engineering studies are performed by design professionals with relevant project experience. O&S can provide studies for project programming, long-term capital planning, and compliance with municipal ordinances.

**O&S provides all types of engineering studies including:**

- Property Condition Assessments
- Due Diligence Assessments
- Capital Needs & Reserve Studies
- Transition & Turnover Reports
- Integrated Physical Needs Assessment (IPNA)
- NYC Local Law Compliance Reports
- Florida 40-year Recertification
- New York State Parking Inspection Reports

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