

Building Insight

The Services and Benefits of Working with Lerch Bates



**We are trusted technical experts
for the built environment.**

5,000+

**Number of Projects We are Touching
Worldwide at Any Given Moment**

With expertise and proprietary solutions
you can't access with any other firm,
we are one integrated team delivering
multifaceted results that delight our clients.



75
years

**Of Global
Leadership**



5

**Multidisciplinary
Specialties**

400+

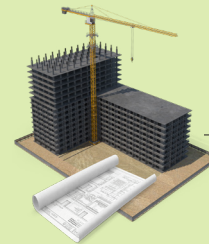
**Employee-Owners
In Our ESOP**

“Lerch Bates brings an
experience level that makes
the team feel confident.

NANCY C.—PORTFOLIO MANAGER

We provide expertise at every stage of your building's lifecycle.

Make strategic decisions for both short and long-term goals with our expertise in the latest technology, systems, materials, failures, repairs and maintenance.



Design

Creative and pragmatic solutions to help you realize your vision



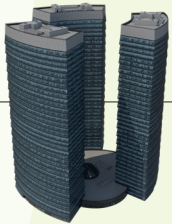
Construct

Cost competitive solutions to help you reduce risk



Manage

Get the best value from your assets with LB Solutions™ insights, tools and expertise



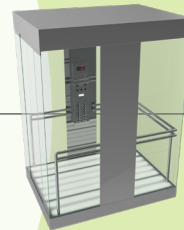
Investigate

Industry leaders in expert witness, property loss and diagnostic testing



Repair

Cost-effective solutions that preserve your building and your budget

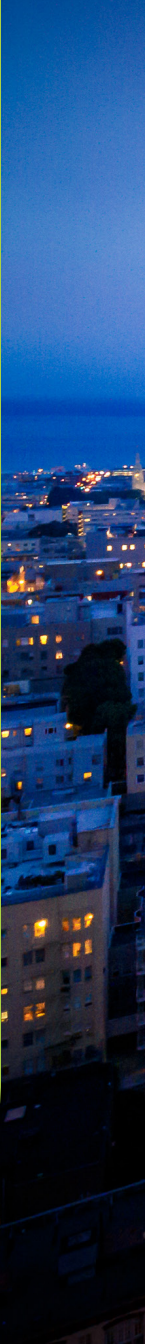


Modernize

Technical solutions that extend the lifespan of your asset

We simplify finding the best technical expertise for your project.

- 1 Enclosures and Structures
- 2 Vertical Transportation
- 3 Logistics
- 4 Forensics
- 5 Facade Access Services

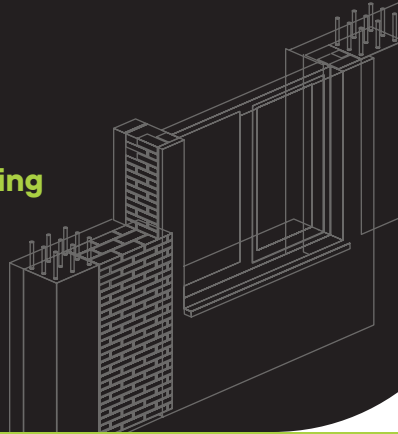




Enclosures & Structures

35
years

**Enclosure Consulting
and Performance
Testing**



2k+

**Completed
Projects**

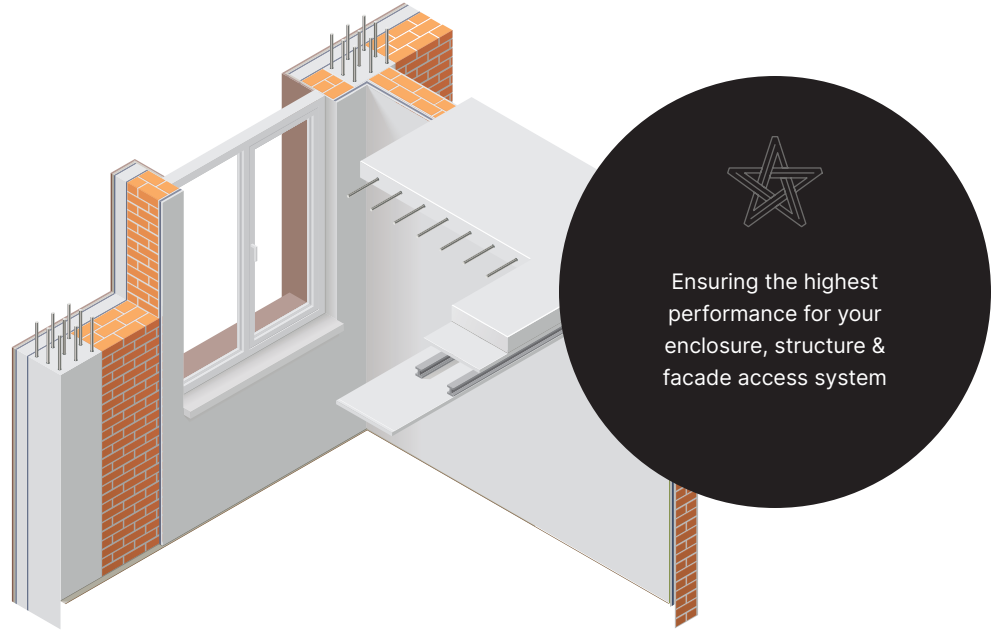
120+

**Professional Engineers
and Consultants**

“Lerch Bates’ enclosures & structures group provided information to get it right, as opposed to merely inspecting what was going in.”

PHIL W.—OWNER

Maximize performance and lower your risk, time and cost with one integrated source for your building's enclosure and structural systems. Our collaborative approach to enclosure design & consultation, facade access and asset preservation will mitigate risk whether you're designing, developing or constructing a new building - or modernizing an existing asset.



Focus Areas

Enclosure Design & Consulting

Expertise in all enclosure systems with 2,000 completed projects in 20 countries.

Facade Access Design

World leadership in facade access design for nearly 40 years.

Asset Preservation

Initial assessments, oversight of structural and enclosure repair and remediation, cladding or roof replacement and much more.

Enclosures & Structures

Service Areas

Design

Technical Peer Reviews

Pre-Design Consultation

Exterior Facades and
Cladding Design

Construct

Building Enclosure Commissioning
(BECx)

Subcontractor Submittals
and Shop Drawing Reviews

Quality Assurance Observations and
Field Performance Testing

Manage

Capital Planning

Performance Monitoring

Condition Assessments
& Due Dilligence

Maximize performance and lower your risk, time and cost with one integrated source for your building's enclosure and structural system.

Investigate

Forensic Engineering

Repair

Forensic Analysis and
Diagnostic Testing

Modernize

Building Enclosure and Structural
Engineer of Record

Expert Witness Support

Building Code Analysis

Bid Phase Assistance

Construction Consulting

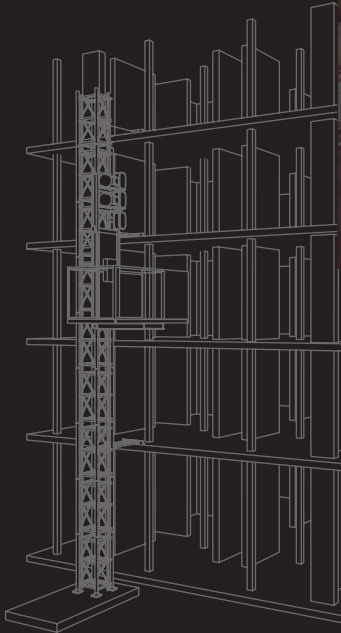
Feasibility Studies

Construction Administration and
Quality Assurance

Vertical Transportation

1947

**Lerch Bates
Establishes the
First Elevator
Consultancy in
the Industry**



\$1.2M

**Client Savings After
One LB Solutions™
Contract Review**

**35
years**

**Senior Staff
Average
Experience**

"Lerch Bates showed me clearly the pros/cons between a \$20k option we were considering and an \$800k renovation so I could make the decision quickly."

MITCHELL S., PORTFOLIO MANAGER

Lerch Bates specializes in elevator and escalator consulting at any point in your building's life, from design and construction through asset management and modernization. From the highest-profile towers to entire campus and hospital systems, our elevator and escalator consulting is backed by unmatched experience and an expert reputation trusted by clients and vendors alike.



Advocacy and guidance designed to reduce your total cost of operation.

Focus Areas

Advocacy

Objective expertise that helps you get the most from your service contracts and agreements.

Spend Control

Fewer surprises and better planning for operating and capital expenditures with our dedicated LB Solutions™ team.

Oversight

Providing clarity to help you understand exactly what you are paying for and where to find savings.

Vertical Transportation

Service Areas

Design

Conceptual and Schematic Design

Construct

Bidding and Negotiations

Manage

Maintenance Management

Design Development

RFI Response and Submittal Review

Contractor Oversight

Construction Documents

Construction Administration

Maintenance Specifications

“When Lerch Bates is in the room, everyone feels confident that we’ve done our due diligence.”

Repair

Requirements Capture and Design

Bid, Negotiation and Award

Construction Administration

Modernize

Performance-Based Technical Specifications

Modernization Installation Oversight

Final Acceptance and Testing

Logistics

40
years **Of Logistics
Planning**



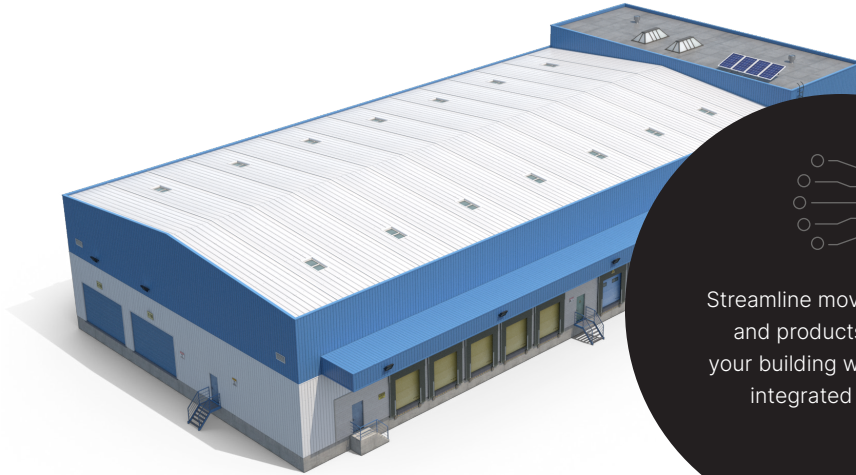
1000+

Hospitals and Mixed-Use Facilities

“Lerch Bates understands the way buildings interact with people and how building systems come together to enhance overall use and effectiveness.”

DAVID OETTINGER, NATIONAL
PRACTICE LEAD

Minimize your costs, maximize productivity and enhance sustainability with a holistic approach to anything that moves in, through and out of your building. We are a single, integrated source for operational assessments, programming and design of supply chain management and back-of-house support services.



Streamline moving material and products through your building with a single, integrated source.

Focus Areas

Recycling and Waste Management

Process evaluations and system improvements, volume estimates, material flow analysis, waste collection planning, ergonomic design and equipment selection.

Materials Handling and Distribution

Automated guided vehicle systems, autonomous mobile robots, gravity and pneumatic chutes, pneumatic tube systems and vertical conveyors.

Supply Chain and Materials Management

Supply chain process improvement, stores, point of use and inventory management.

Loading Docks

Dock bay estimates, vehicle access/maneuverability simulation, ergonomic equipment design and specification.

Logistics

Service Areas

Design

Construct

Master Planning

Bid Assistance

Space and Functional Programming

Construction Services

Conceptual, Schematic,
Design Development

User Training

Smart, fast, and lean logistics solutions increase efficiency,
reduce labor and improve bottom lines.

Manage

Contract Review / Preparation

Equipment Assessment

Performance Reporting

Contractor Oversight

Maintenance Specifications
and Management

Repair + Modernize

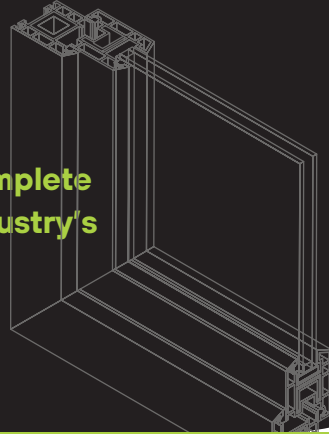
Asset Review

Capital Planning

Acquisition Report

Forensics

Get timely, precise and complete investigations from the industry's top experts.



Lerch Bates was instrumental in handling claims for clients in a way that made a very difficult situation surprisingly manageable.”

JEFF N., INSURANCE ADJUSTOR

35+

**States With
Licensed Engineers**

11

**States With
Licensed Architects**

We go beyond analyzing complex building failures, bringing our experience in new construction enclosure consulting, and repair and modernization to provide a wider range of services than most. This breadth helps us determine realistic repair options that we can design ourselves. See how our forensic engineers, construction consultants and expert witnesses have built a reputation for thorough, impartial and timely investigations.



Investigate with
impartial, industry-
respected experts



Focus Areas

Property Loss

We work with insurance companies and building owners to analyze pre- and post-loss risks, damage and property claims resulting from natural or human-made events.

Expert Witness

Our engineers, architects and consultants provide expert witness services in construction defect disputes, property loss litigation defense and building system failures.

Forensics

Service Areas

Property Loss	
Construction Consulting	Expert Witness
Forensic Engineering	Subrogation Analysis
Roof Consulting	Builder's Risk
Appraisals and Umpiring	Code Analysis
Damage Cost Estimating	Repair Design
Restoration Project Monitoring	Construction Administration
Building Collapses	Construction Defect

Expert Witness

Litigation Consulting

Construction Defect

Expert Testimony

Plaintiff and Defense

Building System Failures

Property Loss Appraisals

“Lerch Bates’ staff was very responsive to our needs following a recent tornado event. They quickly contacted the insureds, scheduled site observations and continually communicated to us the status of their investigations.”

Facade Access Services

35+
years

**Of Facade
Access
Services
Experience**



#1

At Providing Safety at Height

“Property owners and building managers appreciate that we have technicians qualified to work on all types of systems from the industry’s leading manufacturers.”



We prevent costly
and tragic errors and
service nearly every
system available.

Lerch Bates's in-house expertise brings together services for your façade or enclosure and façade maintenance equipment to ensure your enclosure is designed with longevity and safety in mind. Our subsidiary, BMES, provides comprehensive inspections, testing, maintenance, repair and installation of exterior building maintenance equipment with a special focus on safety at heights.



How can Lerch Bates help me?



We guide you to the right decisions.

You have a lot of decisions to make. We have all the experts you need on one team so you can follow one direct path to full optimization of your complex building systems and revel in the satisfaction of true building performance. Trust Lerch Bates' comprehensive suite of services to guide you - at any lifecycle stage, anywhere in the world.



Responsive
Service



Clear
Communication



Personal Level
of Commitment

We stay focused on what matters to you.

- Reduced CAPEX and OPEX Spending
- Minimized Liability
- Responsive Communication
- Planning for Your Building's Future
- Trusted Partnership
- Sustainable Solutions

We are employee-owned and client-driven.

As an ESOP, every one of us is an owner. When you work with us, you gain a partner with an ownership mindset. Expect responsibility, service and performance in everything we do.



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(877) 427-6470

Let's talk about your project.

lerchbates.com



What our clients are saying...

"Lerch Bates brings an experience level that makes the team feel confident.

NANCY C.—PORTFOLIO MANAGER

"Lerch Bates was a valuable envelope commissioning partner to the entire design build team with early integration, nimble response to schedule changes and continuous consulting advice at all phases of the project. They provided confidence."

SHERRY M.—ARCHITECT

"Lerch Bates communicates complicated messages so that everyone can understand the value of doing it right."

PHIL W.—OWNER