

FACILITIES MANAGEMENT SERVICES



Engineering Client Success

Water intrusion events can be costly, not only the cleanup; but, the possible downtime associated with the cleanup, as well as the restoration after the cleanup. At TEC, we propose a proactive, sequenced approach to asset management through programmed building-envelope assessment and maintenance. Developing a timely Facilities Maintenance program can identify and quickly resolve leakage conditions that compromise the structural integrity of a facility and enable the owner to realize the greatest return on investment.

As building envelope consultants, we can assist you by completing a comprehensive Property Condition Assessment (PCA) of your facility, complete with data analysis and recommendations for further studies or repairs.

TEC often acts as the owner's representative in managing the bidding process for repair or replacement projects. We can assist with preparation of all contract documents and technical specifications, evaluate bids, make recommendations and assist in the contractor selection process.

Property Condition Assessments (PCA)

The PCA scope includes a detailed inspection and evaluation of the condition of the property including building structural components and building envelope



including roofing system, mechanical, electrical and plumbing systems as well as site infrastructure including parking lots driveways and side walks.

Roofing Services

Our team of experts and engineers assist in roof planning, design review, and roof construction management. We evaluate roof systems through



roof surveys, provide consulting for new and existing roof systems, and inspect installation

of roof repairs and replacements. Infrared and nuclear density nondestructive testing methods are used to detect moisture in the roof system.

Asbestos Survey and Assessment

Should the possibility of asbestos containing materials be present, our state-certified asbestos management staff works closely with the roofing group to provide expertise and guidance in evaluating roofing materials for asbestos content and for safe removal and abatement procedures.

Wall System Services

The integration of wall, window and building



sealants is often full of compromises. TEC inspects, evaluates, specifies and provides consulting services on a variety of

systems such as curtain wall; brick/metal stud and exterior insulated finishing systems (EIFS).

Services are offered for both new and restoration construction projects.

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Waterproofing Services

The design, installation, and selection of a waterproofing system are critical to its long-term performance and reliability. Consulting services include below-grade construction projects, (i.e., plazas, tunnels, and basements) as well as above-grade waterproofing projects such as parking decks and mechanical roofs.

Waterproofing surveys of new and existing structures evaluate conditions and detect potential problems in the waterproofing systems. Surveys can also delineate the extent of deterioration caused by waterproofing failure.

Indoor Air Quality and Mold Assessment/Management Services

In the event of water intrusion, using modern equipment and advanced survey techniques, TEC can:

- Locate the pathway of water that infiltrates the building envelope.
- Identify building materials that have been water damaged and biologically contaminated.
- Provide realistic recommendations for remediation.
- Assist with contractor selection and provide oversight during the remediation phase.
- Establish and maintain effective communications with involved parties.

Materials Testing and Analysis

Roofing and waterproofing materials are checked for



compliance with product and performance specifications in TEC's in-house construction materials laboratory.

Confirmation and quantification of asbestos and/or mold is also performed by state-certified hygienists.

Don't allow your facilities to deteriorate to the point where costly capital expenditures are required to correct defects in your building envelope. Call TEC to assist you with a Facilities Management Plan.