



Karl and Stacie Elser
Professional Development Center

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INTRODUCTION

WE ARE DEVOTED CONSULTANTS, CREATING INTEGRATED SOLUTIONS THAT ADDRESS THE NEEDS OF OUR CLIENTS AND MEET THE TECHNICAL AND BUDGETARY REQUIREMENTS OF THEIR PROJECTS. WE HAVE A BROAD AND DIVERSE PORTFOLIO, ALLOWING OUR TEAM TO SUCCESSFULLY MANAGE ASSIGNMENTS OF ALL SIZES.

Why GLHN?

GLHN is guided by the principle that our success comes from helping others succeed. The firm's philosophy on success fosters dedication and long-term client relationships.

Established in 1963, we are an employee-owned firm headquartered in Tucson with an expanding office in Phoenix. GLHN provides integrated, multi-discipline services in architecture as well as electrical, mechanical, and civil engineering.

Our team of architects and engineers is well-qualified to provide facility condition assessments for public and private clients. Our experience includes unique projects such as Biosphere II, employee residences at the Grand Canyon, Steward Observatory, Mazama Village at Crater Lake National Park and facilities at Mt. Rushmore.



CAPABILITIES

GLHN has developed one of the most qualified facility assessment teams in the United States. We believe that more clients would benefit from performing facility assessments of their buildings and maintaining the assessment databases properly as projects are completed.

Assessments provide a useful planning tool for identifying capital, maintenance, and facility impact expenditures. GLHN combines our assessment experience with our expertise in facilities planning and project design.

We've completed comprehensive Facility Condition Assessments for over 80M SF of medical centers, municipal buildings, and university buildings. In addition, we've completed Utility Master Plans for three dozen college and university campuses nationwide, entire municipal districts, county buildings, and a public safety training academy for police and fire departments.

Assessments can include:

- **BUILDING SYSTEM MATERIAL**
- **CONDITION**
- **HAZARDOUS MATERIALS**
- **CODE COMPLIANCE**
- **CAPACITY**
- **AGE**
- **EFFICACY**
- **USEFUL LIFE**
- **COST TO REPLACE**



PARKS ELECTRICAL SAFETY



UTILITY INFRASTRUCTURE



EXTERIOR ENVELOPE



FACILITY ASSESSMENTS

GLHN has developed a comprehensive system for surveying and recording existing building conditions and utility distribution systems. Our assessment data and prioritization of recommended corrective actions assist our clients in obtaining the necessary funding for capital improvement projects. Applying our thorough and detailed assessment methodology of **“around one more corner...behind one more door,”** GLHN examines all architectural and engineering building components. The team rates the existing condition of the facilities, records detailed information relating to deficient systems, and calculates the cost of corrective actions, employing an extensive database of local material and labor costs.

1

On Site Investigation

An initial meeting with facilities personnel to discuss the building's deficiencies.

2

Site Survey

Examination of as-built drawings and assessment of building systems for age and condition, compliance with applicable codes, conformance with current industry practices, deficiencies between as-built and as-used conditions, capacity for future expansion, and obsolescence and significant maintenance issues.

3

Going beyond the Visual

GLHN carries out a hands-on inspection that includes checking crawl spaces and lifting ceiling tiles. Through experience, we have developed a philosophy of always checking **“around one more corner... behind one more door.”**

4

Post Site Investigation and analysis

GLHN inputs the data collected on site and develops cost estimates for each of the corrective actions identified during the field survey.

5

Report production

For each building the report includes a summary page and a system-by-system description of current conditions, recommended actions, remaining useful life, and estimated costs to correct deficiencies.

6

Review Meeting

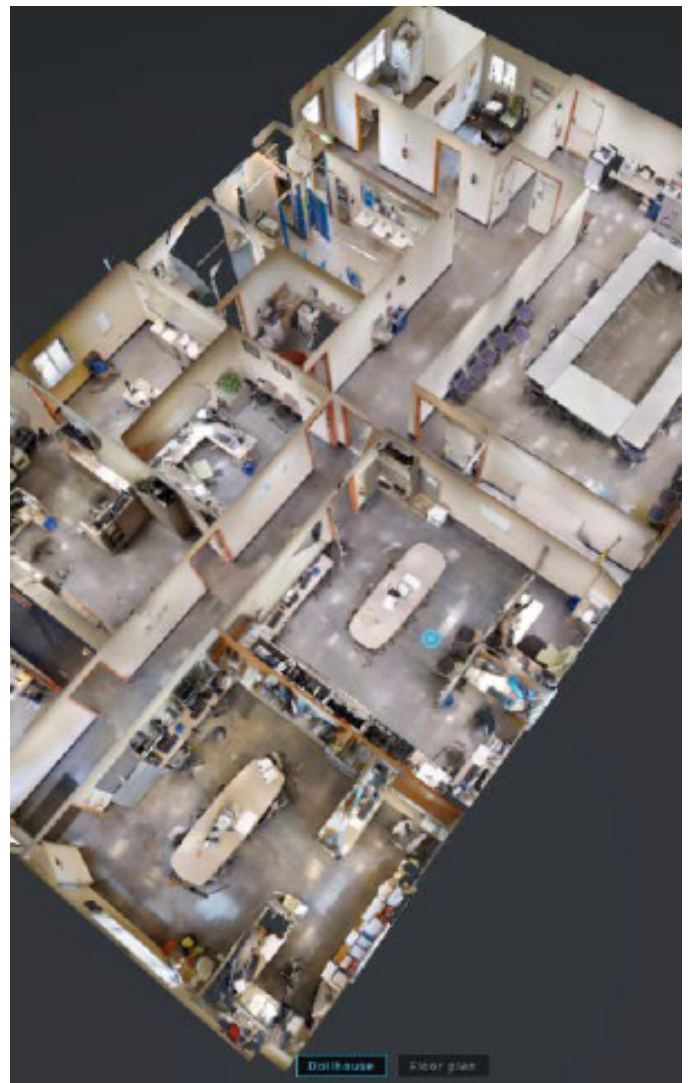
Once the client has had time to evaluate the report, GLHN will organize an interactive meeting to discuss the results.



OUR PROCESS

GLHN is unique in that we are a multi-discipline firm with Architecture, Mechanical, Electrical, and Civil Engineering staff in-house. This gives us the ability to complete most facility site assessments with our own staff - streamlining the process and increasing efficiencies. This translates into less time and less cost to you.

Additionally, we have adopted new technologies that help us complete assessments quickly, with minimal disruption to building occupants. One of these tools is our Matterport - a 360 degree camera. We use this to photograph the space and it serves as a valuable resource when our team returns to the office. For example, if there is a question as to how many power outlets are on the north wall of the break room, instead of returning to the building, we can use these high resolution photographs to find the information. This can save many hours of staff time as well as improve the accuracy of our findings. A sample image from our assessments for the City of Tucson Water Department is included to the right.





PROJECT EXPERIENCE

City of Tucson, Tucson Water Department, Plant #1 Electrical

Assessment: Evaluated multiple building types including office, kitchen, workshop and vehicle bays. Provided on-site survey of electrical distribution equipment and prepared summary report.

Tucson Hospital Assessment: Provided architectural, electrical, mechanical and civil condition assessment for aging medical facility under very compressed schedule.

Pima Community College Utility Infrastructure Analysis: Assessment of three campuses including plant inventory to determine capacity and reliability. Evaluated system for energy saving opportunities.

University of Wyoming Student Union: Building systems condition assessment for 100,000 SF building with construction in several phases beginning in 1938.

University of Wyoming Campus Utility Infrastructure: Engineering and economic analysis of existing utility systems and impact of future buildings.

Arizona State University Armstrong and Ross Blakley Assessment: Condition assessment of the entire exterior envelope of two buildings. Included visual inspection, verification of drainage systems and review of as-built drawings.

Arizona State University Palo Verde East and West Halls: Assessment of engineering systems in two vintage residence halls. Examined MEP systems and provided report of deficiencies and corrective actions.

University of Arizona Veterinary Science Building: Deferred maintenance assessment of 60,000 SF building and developed a prioritized set of recommendations and estimated costs.



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