

Building Insight

The Services and Benefits of Working with Lerch Bates



We are trusted technical experts for the built environment.

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.

5,000+

Number of Projects We are Touching Worldwide at Any Given Moment

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.



We simplify finding the best technical expertise for your project.

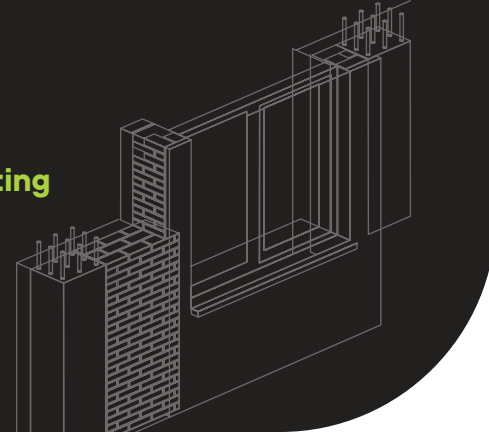
- 1 Enclosures and Structures
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- 3 Building Logistics
- 4 Forensics
- 5 Facade Access



Enclosures & Structures

35
years

**Enclosure Consulting
and Performance
Testing**



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

PHIL W.—OWNER

2k+

**Completed
Projects**

120+

**Professional Engineers
and Consultants**

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

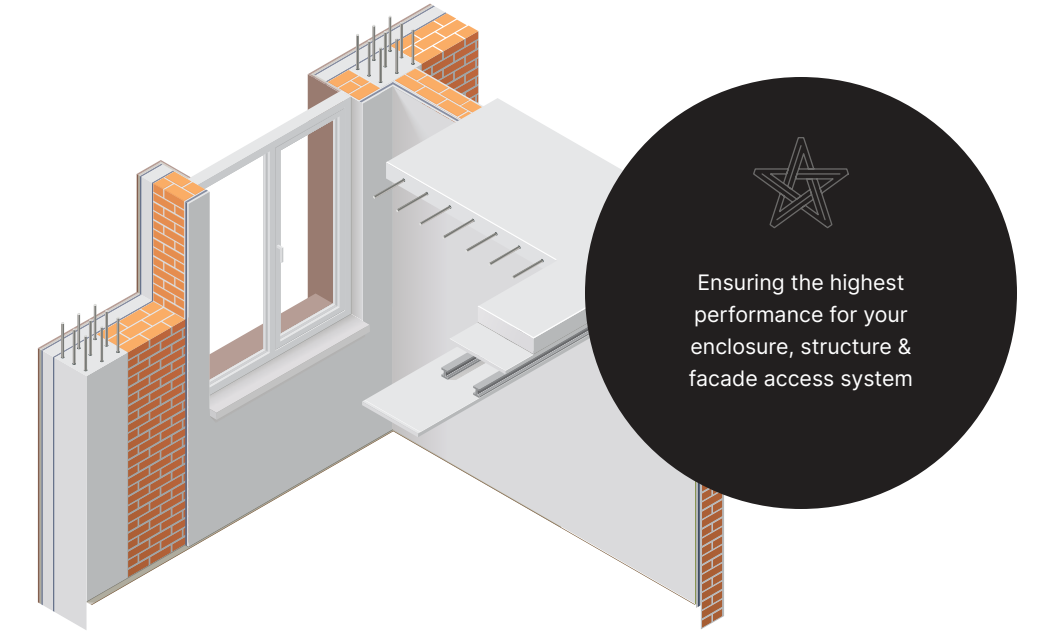
Expertise in all enclosure systems with 2,000 completed projects in 20 countries.

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

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

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

Investigate

Forensic Engineering

Expert Witness Support

Construction Consulting

Repair

Forensic Analysis and Diagnostic Testing

Building Code Analysis

Feasibility Studies

Modernize

Building Enclosure and Structural Engineer of Record

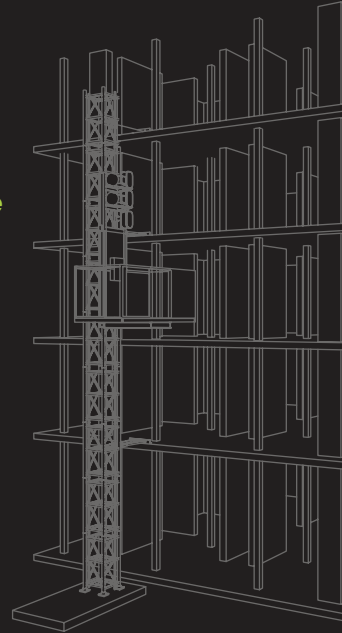
Bid Phase Assistance

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

Design Development

Construction Documents

Construct

Bidding and Negotiations

RFI Response and Submittal Review

Construction Administration

Manage

Maintenance Management

Contractor Oversight

Maintenance Specifications

Repair

Requirements Capture and Design

Bid, Negotiation and Award

Construction Administration

Modernize

Performance-Based Technical Specifications

Modernization Installation Oversight

Final Acceptance and Testing

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

Building Logistics

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.



“Lerch Bates was a great design partner with in-depth understanding of building operations. They were able to quickly calculate various scenarios and layouts as the client adjusted the parameters of the building through the design process. Lerch Bates comes highly recommended for teams needing a dedicated design partner on the project.”

OLIVER C.
VICE PRESIDENT

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 Dock Planning & Design

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

40 years
Of Logistics
Planning



1000+
Hospitals and Mixed-Use Facilities

Logistics

Service Areas

Design

Master Planning

Space and Functional Programming

Conceptual, Schematic,
Design Development

Construct

Bid Assistance

Construction Services

User Training

Manage

Contract Review / Preparation

Equipment Assessment

Performance Reporting

Contractor Oversight

Maintenance Specifications
and Management

Repair + Modernize

Asset Review

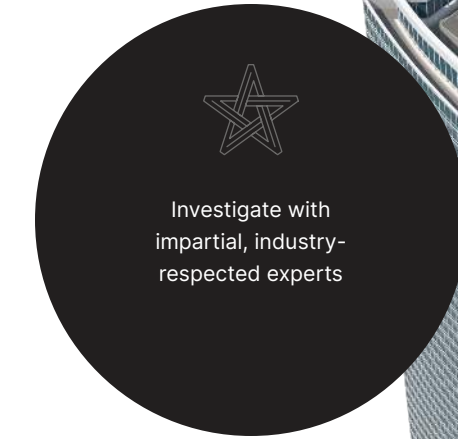
Capital Planning

Acquisition Report

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

Forensics

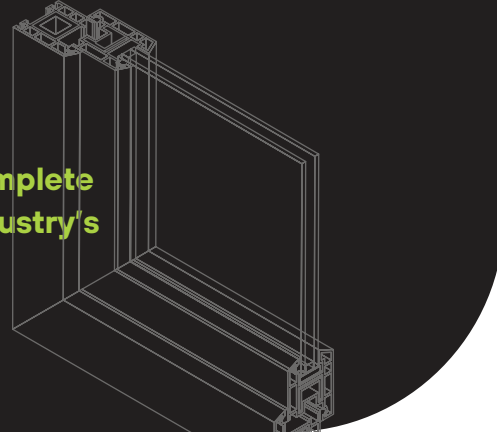
We go beyond analyzing complex building failures, bringing our experience in new construction enclosure consulting, and repair and modernization to provide a wider range of services than most. This breadth helps us determine realistic repair options that we can design ourselves. See how our forensic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



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

JEFF N., INSURANCE ADJUSTOR

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



35+
States With
Licensed Engineers

11+
States With
Licensed Architects

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

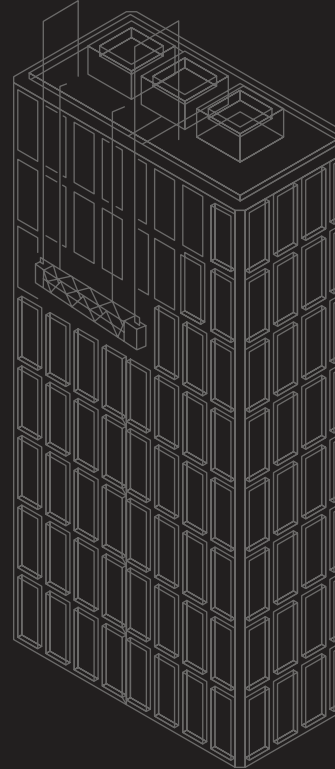
Property Loss Appraisals

“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’ in-house expertise brings together services for your facade 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.



Headquarters
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Suite 450
Englewood, CO 80112
(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