



THE FALCON GROUP

ENGINEERS, ARCHITECTS, RESERVE SPECIALISTS

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CT D.C. DE FL MD NJ NY PA VA

Who We Are

Our team of experts at The Falcon Group have come together to provide full-service engineering, architectural, and capital reserve study consulting services along with forensic testing and litigation support. Falcon's primary focus is on evaluating and restoring existing facilities; including site, building envelope and energy improvements.

Here at Falcon, we are committed to forming meaningful connections and partnerships. We value our diverse workforce and as a result, are a blended family of skilled, educated professionals committed to innovation. Just within our 150+ employees, we have over 20 languages spoken.

Falcon takes pride in our work to ensure that our client expectations are exceeded every single time. We look forward to partnering with you on your next project. No matter the complexity, our team of experts will ensure a successful project completion.



The Falcon Difference

BUSINESS FOCUS & EFFICIENT PROJECT MANAGEMENT

Our project management and financial overview process allows us to consistently deliver projects on schedule and within your budget. We are able to minimize our clients' expenditures while maximizing savings and return on investment.

SUPERIOR RESULTS

Our staff holds the highest level of skillsets and certifications in the industry, which in turn yields a higher-level of craftsmanship.

CREATIVITY, FLEXIBILITY & INGENUITY

Having a seasoned, diverse staff with many different backgrounds allows us to customize solutions for specific situations; creatively and effectively solving problems as they arise.

ACTIVELY ENGAGED SENIOR MANAGEMENT

Our Principals maintain a visible role on projects to ensure that relevant issues will be anticipated and resolved in a timely fashion.

ACCESSIBLE STAFF & UNPARALLELED PERSONAL ATTENTION

Our clients have peace of mind knowing we are "always on the job" 24 hours a day, 7 days a week. We are personally available to address any issues or emergencies that may arise while monitoring your project's progress.

RESPONSIVE, PROACTIVE & TIMELY COMMUNICATION

We are diligent about keeping clients informed regarding the status of all projects. Our commitment to clear, effective and timely communication truly sets us apart from our c

TRANSITION ENGINEERING EVALUATIONS

Our experience with existing multi-family and single-family developments provides us with a wealth of insight, and foresight, regarding potential construction problems and deficiencies. We are well-equipped to support Associations at every phase of the transition process.

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| <ul style="list-style-type: none">• Site / Building Plan Review & Analysis• Detailed Interior & Exterior Inspections & Measurements• Anticipate & Identify Design Flaws & Code Violations | <ul style="list-style-type: none">• Resident Surveys• Forecast Impact of Construction Defects• Provide Appropriate, Timely & Cost-effective Solutions• Expert Testimony & Mediation Services |
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CAPITAL RESERVE STUDIES

The primary purpose of a Capital Reserve Study is to offer recommendations as to the amount of money a community, building or other organization should set aside on a yearly basis for the future replacement or major refurbishment of their commonly owned elements. A properly funded reserve program is essential to keeping a community's physical assets in prime condition. We recommend updating your Capital Reserve Study every three (3) years.

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| <ul style="list-style-type: none">• Sustain / Increase Property Value By Upholding Exterior Appearances Through Timely Repair or Replacement of Common Elements• Facilitating Project Efficiency & Cost Effectiveness• Reduce Member Dissatisfaction Associated with the Passage of Large or Sudden Assessments | <ul style="list-style-type: none">• Inspection• Evaluation for Repair / Replacement• Develop Realistic Repair / Replacement Plans & Budgets• Prepare a Comprehensive Report in Accordance with CAI & APRA Standards & Guidelines• Minimize Disruptions & Inconveniences |
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LAND SURVEYING

The Falcon Group uses the latest technology to provide for a wide variety of surveys for a diverse range of clients. Through the use of sophisticated computer software, such as digitizing and CAD equipment, we consistently produce accurate and timely surveys.

- Topographic
- Photogrammetric
- Boundary-single / Multi-family Lots
- Triangulation
- Construction-layout / Stakeout
- Control & Geodetic
- Commercial & Residential Subdivisions
- Flood Certificate / FEMA
- Deeds
- Bank Transactions
- Utility Location Compilation
- Boroscope
- Electrical
- Thermographic

CIVIL ENGINEERING

The Falcon Group's civil engineers have extensive training and the professional expertise to provide unmatched services. As your partner, we supply planning, design, and supervise the construction tailored to your specific needs.

- Wind & Seismic Analysis
- Land Use Planning / Surveying / GPS
- Site & Subdivision Design
- 3rd Party Review Services
- Municipal Engineering
- Landscape / Lighting Plans
- Recreational Facility Designs
- Roadway / Parking Improvement Design
- Stormwater Management Analysis
- Drainage Analysis / Design
- Retaining Wall Design
- Basement Water / Foundation Repair Design
- Construction Stake-Out / Observation



MEP / ENERGY SERVICES

Our expert team of licensed and accredited engineers and architects provide the most comprehensive services in our industry for assessment, design services and project administration. We offer full-service mechanical, electrical and plumbing (MEP) designs and specifications, inspections, troubleshooting, building commissioning and energy studies.

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| <ul style="list-style-type: none">• Energy Audits• Mechanical, Electrical, Plumbing Analysis / Design• Building Modeling & Simulation Commissioning• Sub-metering Analysis / Design• Testing, Adjusting & Balancing• Renewable Energy | <ul style="list-style-type: none">• Feasibility Studies• Life Cycle Evaluations• Control System Analysis / Design• Energy Rebate & Incentive Analysis• Solar & Alternative Energy Design• Electric Vehicle Charging Stations• Benchmarking |
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STRUCTURAL INSPECTIONS

Our team of Structural Engineers are available to assist our clients with any structural needs, including, but not limited to, performing routine structural inspections as required by local laws/ordinances, investigating localized structural failures such as water/weather related damages, storm damage as well as vehicle impact damage. As a full service engineering firm, we work with our clients through all aspects of a project, including performing the initial evaluations to determine the cause of structural failure, developing a structural repair program, repair plans and specifications, and then assisting our clients throughout the bidding and construction process as the work is being performed. As the majority of this work are repairs and restoration projects, we are accustomed to working in occupied buildings, so the projects must take into consideration the safety of building occupants and keeping them safe throughout the entire process.

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| <ul style="list-style-type: none">• Structural Condition Assessments<ul style="list-style-type: none">◦ Rope Access Inspections◦ Suspended/Supported Scaffolding Inspections◦ Drone Inspections• Local Law/Ordinance Assessments & Report Filing• Parking Garage Assessments including Structural and Waterproofing Repair Design & Restoration• Storm Damage Assessments• Emergency Repair Design Services – Fire, Vehicle Impact, Etc.• Fire & Flood Reconstruction Plans & Design Specifications | <ul style="list-style-type: none">• Non-destructive Test Methods to Identify Concealed Defects• Identification of Deteriorated Components & Potentially Unsafe Conditions• Construction Defect Reports & Claim Support• Expert Witness Reports/Professional Testimony• Construction Project Management• Concrete Design, Waterproofing & Repairs• Fire & Flood Reconstruction Plans & Design Specifications• Building & Foundation Settlement Assessments |
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ARCHITECTURE

From conception to creation, we provide inspired architectural services. Our well-conceived designs are strategically sculpted for function but aesthetically shaped for beauty. We specialize in blending new with the old and our clients receive customized services and personalized attention from a licensed architect ensuring a high-quality design tailored to their needs.

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| <ul style="list-style-type: none">• New Construction• Residential & Commercial Renovations• Tenant Fit Out• ADA Analysis & Compliance Renovations• Design Development• Building Code Review• Fire & Water Damage Reconstruction• Parking Garage Design & Renovation | <ul style="list-style-type: none">• Residential Renovations• Office & Retail• Site Design• Single or Multi-family Residential• Zoning Analysis• Interior Design |
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FAÇADE & BUILDING ENVELOPE INSPECTION

With over 26 years of experience gained from working with a variety of building types and cladding systems, we have developed specialized expertise in investigating and evaluating aging building façades, designing appropriate, long-lasting economical repairs and providing the necessary oversight to ensure proper construction techniques and materials are utilized.

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| <ul style="list-style-type: none">• Façade & Roof Condition Assessments<ul style="list-style-type: none">◦ Rope Access Inspections◦ Suspended/Supported Scaffolding Inspections◦ Drone Inspections• Local Law/Ordinance Assessments & Report Filing• Project Planning, Budgeting & Management• Evaluation of Thermal & Moisture Concerns• Construction Administration & Observation Services• Tenant Separation Analysis for Fire Protection / Sound Analysis• Floor Settlement Investigations & Repair• Balcony, Deck & Stair Assessments & Repair / Replacement Services | <ul style="list-style-type: none">• Development of Repair Plans, Specifications & Bid Documents<ul style="list-style-type: none">◦ Siding Replacement◦ EIFS (Synthetic Stucco) / Stucco Repairs and Replacement◦ Adhered Masonry Stone Veneer◦ Brick Repair/Repointing/Restoration◦ Steep Slope & Low Slope Roof Replacement• Coordination & Facilitation of Drawings, Plan Filings & Approvals from the Local Building Department |
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ROOF CONSULTING

Our multi-disciplinary in-house staff is unique in the roof consulting field. We are able to look beyond just the roof to understand the entire envelope, structure and mechanical systems of a building, allowing us to better identify the most appropriate roofing repair and replacement, strategies.

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| <ul style="list-style-type: none">• Roof Inspections• Storm Damage Inspections• Insurance Claim Inspections• Moisture Surveys• Expert Testimony / Expert Witness• Drone Inspections | <ul style="list-style-type: none">• Plans & Specifications for Roof Replacement & Repair• Project Management• Preventive Maintenance• Cool Roof & Green Roof Designs• Solar Roof Design |
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DESIGN PLANS & SPECIFICATIONS

Clients receive customized, well-conceived design plans and specifications for initial, as well as remedial, site and building-related construction projects. We take great pride in ensuring that all our recommendations are practical, economically feasible and efficient.

- Building Cladding / Waterproofing
- EIFS / Stucco Remediation
- Curtain Walls
- Roof Systems
- Building Foundation Waterproofing
- Fire Reconstruction
- Parking Garage Restoration
- Recreational Facilities
- Retaining Walls
- Sidewalk Vaults

- Site / Building Capital Improvements
- Asphalt Roadway / Driveway / Parking Area Improvements
- Site Drainage Improvements
- Stormwater Analysis
- Soils Investigation / Subsurface Disposal
- Mechanical, Electrical & Plumbing Design
- Water Distribution & Plumbing Systems
- HVAC (Boilers, Chillers, Cooling Towers)
- Sites & Subdivisions
- Commercial Architecture





CONSTRUCTION OBSERVATIONS & ADMINISTRATION

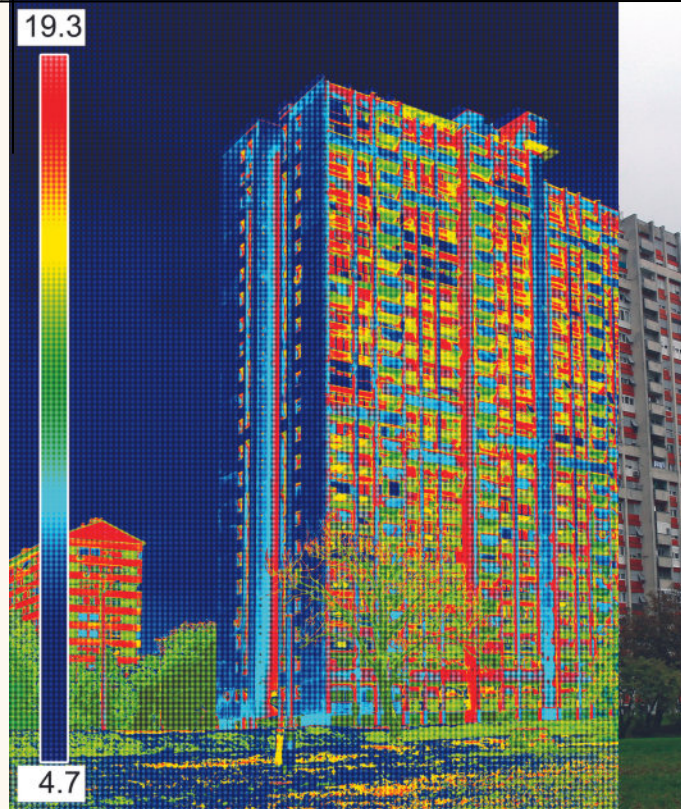
Effective administration and observations can reduce costs. Our years of experience allow us to anticipate and avoid mistakes or omissions, which may materially alter a project's schedule, cost, outcome or benefit for our clients.

- Preparation of Construction Documents
- Cost Estimate Preparation / Review
- Bid Specification Development
- Bid Administration Process
- Building Conditions Assessment
- Pre-construction Advisory / Meetings with Contractors, Owners & Managers
- Comprehensive Construction & Work Observations
- Punchlist Preparation, Quantity / Invoice Verification & Payment Authorization

CONSTRUCTION & MATERIAL TESTING

Sites, buildings and their systems require ongoing monitoring and maintenance to ensure that they fulfill their designed purpose. Weather, age, natural disaster, poor construction, and substandard materials all contribute to deterioration. We offer a complete range of testing services to anticipate and diagnose potential and current problems.

- Pavement Coring
- Concrete Coring & Testing
- Mold Testing
- EIFS / Stucco Moisture Testing
- Lighting Analysis
- Temperature
- Water Pressure Evaluation
- Sound Transmission
- Roofing Moisture Surveys
- Structural Movement Monitoring
- Window, Siding, Roofing, Insulation Destructive & Non-destructive Testing & Analysis
- HVAC Systems / Piping Condition





LITIGATION SUPPORT

For virtually any type of property or project, Falcon's Litigation Department provides a variety of analytic and related services to assist clients in obtaining successful litigation outcomes with a proven track record of recoveries exceeding \$500 million for our clients. Our expert engineering and architecture staff is on hand to partner with our litigators.

- Developer Transition / Turnover
- Construction Defect Reports & Claims
- Infrared Imaging
- Storm Damage Assessment & Insurance Claims
- Cost to Cure Estimate
- Light & Air Studies
- Material Defect Claims
- Expert Witness / Professional Testimony
- Mediation / Arbitration Services
- Cause & Origin Reports

DRONES

Aerial photo, videography and imaging services elevates projects to new heights, ensuring inspection and analysis happen faster. Our industrial-grade drones deliver the newest, most innovative aerial imaging solutions. As pioneers in Drone inspection, our expert engineers operating the drones know what information to capture and where to focus.

- Inspect Roofs, Façades & Vegetation
- Scanning for Timely Construction Updates
- Promotion & Website Enhancement
- Disaster Recovery Surveying for Insurance Claims
- Supporting Data for Forensic Engineering
- New Construction & Renovation Progress
- Monitoring & Documentation



Staff Credentials

AIA - American Institute of Architects
APRA – Certified Professional Reserve Analysts
AHERA Asbestos Inspector
BETC -Certified Building Envelope Consultant
Certified Building Commissioning Professional
Certified Energy Manager
Commercial Building/Residential Building Contractor
CPSI – Certified Playground Safety Inspector
EIFS Inspector
FBRSE - Florida Board Recognized Structural Engineer
General Contractor
HHS – High-Rise / Hazardous Specialists, Building & Fire Inspectors
IBEC - Integrated Bureau for Engineering & Consultations
ICC – International Code Council Certified Building & Mechanical Inspectors
Lead Renovation, Repair and Painting (RRP)
LEVEL I & II– Certified Infrared Thermographers
LEVEL I & II Unbonded PT Inspector
LEED AP – Leadership in Energy and Environmental Design Accredited Professionals
LEED AP+BD+C - (Leadership in Energy & Environmental Design Accredited Professionals Building Design & Construction)
LEED GA - Leadership in Energy & Environmental Design Green Associate
LLS – Licensed Land Surveyor
ME – Licensed Mechanical Engineers in NJ, NY, PA
Montgomery County MD Benchmarking Ambassador
NCARB – National Council of Architectural Registration Boards
NFPA – Fire Prevention Inspector
New Jersey Special Inspectors Certification for EIFS (Exterior Insulation & Finish System) & Concrete
NJ Building Inspector (RCS and ICS)
NJ Certified Benchmarkers
NJ Division of Codes - Inspector Licenses
NJSAT - Society of Asphalt Technologists of New Jersey
NYC – Class 2 Special Inspection Agency
PE – Licensed Professional Engineers (CT, DC, DE, FL, GA, MD, MI, NJ, NY, PA, VA, VT, WV)
PMP - Project Management Professional
Post-Disaster Safety Assessment Evaluators (Architecture & Engineering)
PRA - Professional Reserve Analyst
QEWI (Qualified Exterior Wall Inspector (NYC))
QPSI (Qualified Parking Structure Inspector)
QRWI (Qualified Retaining Wall Inspector) NYC Department of Buildings
RA – Registered Architect, DE, FL, MD, NJ, NY, PA, WDC, VA, FL
RCS – Licensed Residential Construction Specialists / Building Inspectors
RRC – Registered Roof Consultants with the Roof Consultants Institute
RRO – Registered Roof Observer
RS – Community Associations Institute Certified Reserve Specialists
SAP Evaluator – Safety Assessment Program
SHRM Certified Professional
SPRAT Level 1 Rope Access Technician



***Providing Engineering Solutions for
over 25 Years!***