

THE FALCON

G R O U P

ENGINEERS, ARCHITECTS, RESERVE SPECIALISTS



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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.



Clients We Service

- **Condominiums**
- **Homeowners**
- **Hotels**
- **Hospitals**
- **Attorneys**
- **Public Adjusters**
- **Developers**
- **Contractors**

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 competition.

Our Projects



1010 Brickell, Miami
Turnover Study



Southpointe Tower I, Miami
Milestone Inspection Survey



Yacht & Racquet Club of Boca Raton
Structural Integrity Reserve Study



Hickory Harbor, Naples
Storm Damage Assessment



Carillon Hotel, Miami
Storm Damage Assessment



Trump Tower II, Miami
Façade Restoration and Paint



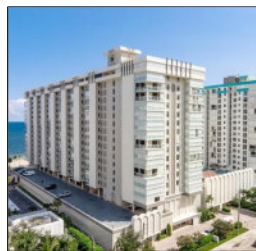
Vivante, Punta Gorda
Storm Damage Assessment



SLS Lux Condominium, Miami
Turnover Study



The Charter Club, Miami
Building Recertification & Deck Repairs



Pompano Atlantis, Pompano
Cooling Tower Replacement



Axis on Brickell, Miami
Façade Restoration and Paint



Residence Club, Key Largo
Capital Reserve & Milestone Survey



TURNOVER REPORTS

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 turnover process.

- Site / Building Plan Review & Analysis
- Resident Surveys
- Detailed Interior & Exterior Evaluation Assessments & Measurements

- Forecast Impact of Construction Defects
- Provide Appropriate, Timely & Cost-effective Solutions
- Expert Testimony Services
- Identify Design Flaws & Code Violations

STRUCTURAL & CIVIL ENGINEERING

The Falcon Group uses classical design methods, along with current software, to analyze existing structures and design new structural elements and systems. We have experience in all types of structural systems, specializing in the evaluation, analysis and design of the repair, rehabilitation and adaptive reuse of existing structures.

STRUCTURAL

- Seawall Investigations
- Recreational Facilities
- Retaining Walls
- Roof Systems
- Building Cladding / Waterproofing
- Curtain Walls
- EIFS / Stucco Remediation
- Parking Garage Design & Renovation
- Foundation Evaluation
- Wind Analysis
- Land Use Planning
- Third Party Review Services
- Structural Design

CIVIL

- Sites & Subdivisions
- Roadway / Parking Improvement Design
- Site Drainage Improvements
- Storm Water Analysis
- Building Foundation Waterproofing
- Site / Building Capital Improvements
- Soils Investigation / Subsurface Disposal
- Third Party Plan Review
- Civil Design





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 Assessments• Storm Damage Assessments• Insurance Claim Assessments• 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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MILESTONE INSPECTIONS: Florida Condominium Requirements

PHASE ONE MILESTONE INSPECTIONS:

- The association taking steps to identify any potential structural defects that may affect the Condominium.
- Hire a licensed Structural Engineer with forensic and structural inspection experience.
- Phase One requires every condominium built before 1992, three stories or taller, your local building department in Florida will be sending you a notice for this new requirement.

PHASE TWO MILESTONE INSPECTIONS:

- The Structural Engineer will provide information if the condominium needs further investigation or additional intensive testing.
- Phase Two further investigates issues found during the initial inspection in Phase One to determine the extent of the issue that your building may be facing. Complete understanding of what the next steps for your condominium will be.

STRUCTURAL INTEGRITY RESERVE STUDY:

- Repairs could be substantial to your condominium, which is why Florida is requiring all condominium associations perform a Structural Integrity Reserve Study to ensure there is finances for these repairs needed.





CAPITAL RESERVE STUDIES AND STRUCTURAL INTEGRITY RESERVE STUDIES (SIRS)

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.

A Structural Integrity Reserve Study must be completed for buildings three (3) stories or higher in height every ten years and completed by December 31, 2024, for associations existing on or before July 1, 2022, which unit owners control

- Sustain / Increase Property Value By Upholding Exterior Appearances Through Timely Repair or Replacement of Common Elements
- Facilitating Project Efficiency & Cost Effectiveness
- Inspection & Testing
- Evaluation for Repair / Replacement

- Develop Realistic Repair/Replacement Plans & Budgets
- Prepare a Comprehensive Report in Accordance with CAI & APRA Standards & Guidelines
- Minimize Disruptions & Inconveniences
- Life Cycle Analysis
- Reduce Member Dissatisfaction Associated with the Passage of Large or Sudden Assessments

FAÇADE EVALUATION & RESTORATION

With years of experience gained from working with a variety of building types and cladding systems, we have developed specialized expertise in investigating and evaluating building façades. The Falcon Group will assist your facility by identifying and preparing scope of work for deteriorated façade inclusive of paint, cladding, and concrete.

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- Project Planning, Budgeting & Management
 - Evaluation of Thermal & Moisture Concerns
 - Non-destructive Test Methods to Identify Concealed Defects
 - Rope Access Inspections
 - Identification of Deteriorated Components & Potentially Unsafe Conditions
 - Development of Repair & Bid Plans
- Facilitate Compliance with Local Building Department Requirements
 - Specifications for Building
 - Repair & Maintenance
 - Construction Administration & Inspection
 - Coordination & Facilitation of Drawings, Plan Filings & Approvals from the Local Building Department
 - Drone Inspections



STORM DAMAGE ASSESSMENT

In the unfortunate but ever so common aftermath of flood, fire, wind, hail, hurricanes or other catastrophic events, The Falcon Group is ready to immediately respond to your needs by mobilizing a team of professionals to perform damage assessments. This team will consist of Professional Engineers, Licensed Architects, Building Code and Construction Experts who are able to expertly document and assess the damage with the proper equipment and personnel.

Falcon has all the resources on hand as a result of our in-house multi-disciplinary civil, structural, mechanical, forensic and design teams, which means we will be involved from evaluation through remediation. We are ready to help you put your homes and buildings back together and assist you through the insurance recovery and rebuilding process. We have successfully worked with multiple insurance adjusters and attorneys in assisting numerous clients in resolving their insurance claims.





LITIGATION SUPPORT

For virtually any type of property or project, Falcon 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 your attorney in assisting with your claim.

- Turnover Chapter 558 of Florida Statute
- Construction Defect Reports & Claims
- Infrared Imaging
- Building Envelope Testing
- Repair Design Forensics
- Storm Damage Assessment & Insurance Claims

- Opinion of Probable Cost
- Invasive Investigations & Documentation
- Material Defect Claims
- Expert Witness / Professional Testimony
- Cause & Origin Reports

MEP / ENERGY SERVICES

Our expert team of licensed and accredited engineers provides 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.

- Energy Audits
 - Mechanical, Electrical, Plumbing Analysis / Design
 - Building Modeling & Simulation Commissioning
 - Sub-metering Analysis / Design
 - Testing, Adjusting & Balancing
 - Renewable Energy
- Feasibility Studies
 - Life Cycle Evaluations
 - Control System Analysis / Design
 - Energy Rebate & Incentive Analysis
 - Solar & Alternative Energy Design
 - Electric Vehicle Charging Stations
 - Benchmarking



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
NFFPA – 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 27 Years!***