

# Cowley Engineering, PC

Structural & Forensic Engineering

NY, NJ, CT, PA, MD, GA, TX & FL





Do you like to be certain  
that your i's are dotted  
and your t's are crossed?

Cowley Engineering provides forensic engineering, structural design and expert witness testimony for the restoration and re-purposing of commercial buildings, residential buildings and parking structures.

For over 30 years, Cowley Engineering has provided expert engineering services for owners, investors and developers. We are proud of our ability to help our clients understand the unknowns of their projects, we provide individual attention, we simplify what may appear to be a complex issue, then we deliver a focused, efficient solution that best fits our

clients' needs. From pre-purchase inspections, to change of use, to design development, to execution, Cowley Engineering has the expertise and no nonsense approach that our client's require so they can make timely, informed decisions that provide the best value for their owners and investors.

## Code Consulting

From design, to execution, to preservation, Cowley Engineering provides guidance through the complicated filing and approval processes. At the end of the project Cowley Engineering provides close out services and obtainment of the new C of O.

## Property Condition Assessments

Whether you are a mortgagee, an investor, or an owner, Cowley Engineering provides Property Condition Assessment (PCA) services in accordance with your risk tolerance, budget, and time constraints. No one knows PCAs better than Cowley Engineering; principals of Cowley Engineering utilize ANSI and ASCE approved procedures for Property Condition Assessments. Additionally, Cowley Engineering's staff is familiar with a myriad of waterproofing products and techniques.

## Forensic Engineering

Cowley Engineering's team of forensic specialists will focus on identifying design, or construction defects and related problems, and offer practical solutions, along with costs to remedy. Our reverse engineering services are used routinely to determine the existing capacity of a structure when repurposing or change of use is being considered.

## Design Development

Cowley Engineering will prepare renderings for property face lifts, giving investors the *before and after* look and feel. Once the concept is refined, our team develops full construction documents (CD's) that include a detailed bid form that includes all cost information for the project. These documents, along with the specification book, become the CD's. Cowley Engineering then writes the contract between the owners and the contractor for distribution.

Do you like all of your  
ducks in a row?

30 years of experience  
2000+ projects



A  
reliable,  
trusted  
partner.

## Owner's Representation & Claims

From Owner's representation to on-site Project Management, Cowley Engineering has the experience and the infrastructure to provide up to the minute information and added value at every turn. We monitor the schedule, handle the submittals, provide logistical support to the contractor and issue management reports to keep all parties up to date. Cowley Engineering is

especially adept at performing this service when the building being re-purposed is occupied, and is sensitive to the timely flow of information and managing expectations.

Construction disputes are carefully investigated to determine liability and damages. We evaluate change orders, delay claims and document evaluation. We provide cross examination preparation & expert witness testimony.



## Parking Structures

If you need an expansion to a garage for greater capacity or enhancement and repairs to an existing parking structure, Cowley Engineering has done that too, for more than 50 structures at last count. We have worked on all types of garages: one way decks, two way decks, pre-stressed decks, post tensioned decks, castellated decks and decks composed of structural steel and metal decking. And, we've phased the work with the garages occupied and in use.



## Moisture Control

When it comes to keeping the elements on the right side of the structure, Cowley Engineering has seen it all and fixed it all. In over 90% of the cases with which we have been involved, lack of understanding regarding infiltration and condensation has been a consistent component. Once we diagnose the source, we specify the required repair using the best products for the task. When it comes to infiltration – we fix it and you'll forget it.



## Facades

Since 1985, Cowley Engineering has provided façade consulting services on high rise buildings in Manhattan and the boroughs. From the complex (design and installation of protection over the upper west side Apple Store), to the standard pre-war solid wall exterior, we ride the swing stage rigs, inspect the façade, design the repair and ride the rigs again - to monitor the work for our clients....and we've done it on more than 2000 projects in 4 states.

Buttoning up  
a range of  
our clients'  
projects.



## Cowley Engineering, PC

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