



MERRITT
ENGINEERING CONSULTANTS, P.C.

*Let Us Restore Your
Building Back to Health*

COMPANY PROFILE



Established in 1986, Merritt Engineering Consultants, P.C. has become a leading Engineering firm specializing in Building Envelope Restoration and Structural Design. For 30 years, we have delivered customized, practical and cost-effective engineering solutions to clients in New York, Florida and various other regions throughout the United States. We have successfully restored and maintained thousands of properties, from commercial and residential buildings to healthcare, educational and public facilities. Today, Merritt continues to build a strong reputation through its commitment to preserving city skylines.

EXPERTISE

Our in-house staff consists of licensed Structural Engineers, Architects and LEED Accredited Professionals. The success of each project is due to the knowledge and experience of our dedicated professionals, who work side-by-side with clients and are always available to address any project challenge.

ENGINEERING SERVICES

- ▶ Investigation & Testing
- ▶ Planning & Report Preparation
- ▶ Estimating
- ▶ Specifications & Drawings
- ▶ Bidding & Bid Analysis
- ▶ Contract Negotiation
- ▶ Project Administration
- ▶ Construction Monitoring

CAPABILITIES

Merritt Engineering is a multi-faceted, full service engineering firm specializing in:

- ▶ **Building Envelope Restoration**
- ▶ **Roofing & Waterproofing Consultation**
- ▶ **Local Law 11 Inspections**
- ▶ **Property Condition Assessments & Feasibility Studies**
- ▶ **Structural Design**
- ▶ **MEP Engineering**

CLIENT TYPES



Residential



Commercial
Office



Industrial



Healthcare



Educational



Government



Retail



Hotel



Banking

CONTACT US

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LEADERSHIP TEAM

The success of each project is due to the knowledge and experience of our dedicated professionals who work side-by-side with clients and are always available to address any project challenge. Because we are a medium-sized firm, we are extremely responsive to any requests that come in from clients and are able to mobilize our staff immediately when needed.

MERRITT ENGINEERING'S LEADERSHIP TEAM



MR. CHARLES A. MERRITT, P.E., Principal

Mr. Merritt is responsible for the contracts with the client and provides overall supervision and monitoring of project activities. Mr. Merritt's career spans 50 years in the New York City area as a Professional Engineer, specializing in structural design, roofing and waterproofing. Mr. Merritt has designed and restored numerous buildings and structures throughout the United States. As founder and principal of Merritt Engineering Consultants, P.C., Mr. Merritt is involved in all projects from inception through completion at each critical phase.



MR. MARIO CIRIGLIANO, Vice President

As Vice President Mr. Cirigliano is responsible for fulfilling contracts, maintaining day-to-day communication with clients and managing internal and external resources. With over 28 years of architectural and engineering experience, he is an expert in building restoration, waterproofing and roofing. Mr. Cirigliano's excellent organization and communication skills are an asset on complex projects, including large scale emergency repair projects. He has the ability to coordinate design and project management teams, oversee multiple construction projects simultaneously, and correspond with numerous property owners, facility managers.

LEADERSHIP TEAM



MS. ANITA KONFEDERAK, Vice President

As a Vice President at Merritt Engineering Consultants, P.C. with 31 years of experience, Ms. Konfederak is an expert in high rise building restoration, historical preservation, roofing and waterproofing. Ms. Konfederak has managed hundreds of projects in the Tri-state area for residential, commercial and institutional clients including hospitals and schools. She has consulted on large scale emergency repairs due to water infiltration, fire and structural collapse. Her reputation for high quality results and on-time delivery in challenging situations is well known in the industry. Ms. Konfederak is a strong leader who consistently meets client expectations.



MR. DOUG SCHULTZE, VP/Senior Project Manager

Mr. Schultze is directly involved in developing proposals and conducting comprehensive engineering surveys for residential, commercial, and landmark-designated buildings. With over 37 years of industry experience, Mr. Schultze specializes in preparing engineering specifications and bidding documents, analyzing submitted bids, preparing AIA contracts, filing permits, conducting on-site construction monitoring services, and conducting meetings with clients and attorneys. As a V.P. Sr. Project Manager at Merritt Engineering, Mr. Schultze reviews work procedures for compliance with best practices, contract specifications, and building code requirements.



MR. CHRISTOPHER KREPCIO, P.E., VP/Senior Project Manager

Mr. Krepcio has more than 17 years of professional experience in civil/structural engineering design, construction and project management for commercial and residential clients. He has successfully coordinated projects from start to finish including conducting initial field surveys, plans and specification development, and extensive onsite construction monitoring. Mr. Krepcio's most valuable asset is his communication skills. Throughout the construction process he diligently works with employees, vendors, and clients to make sure each project runs smoothly. Mr. Krepcio currently oversees various façade, roof and garage restoration projects, ensuring each one is completed on time and within budget.

LEADERSHIP TEAM



MR. MARIO MOUZOURIS, Senior Project Manager

Mr. Mouzouris has over 18 years of experience in conducting and overseeing façade investigations and restorations, window and roofing replacement projects as well as mechanical alteration projects.

As a Sr. Project Manager at Merritt Engineering, he is responsible for the initial pre-proposal client meeting, establishing scopes of work, preliminary budgets, proposal writing, bidding analysis, preparation of construction documents, client meetings, coordinating expediting of City of New York Landmarks Preservation Commission approvals and Department of Buildings Work Permits.



MR. RAFAEL RAMIREZ, P.E., Senior Project Manager

As Sr. Project Manager and a Project Engineer for Merritt Engineering Consultants, P. C., Mr. Ramirez is involved with conducting engineering inspections of building exterior walls and façades, as well as construction administration for various façade restoration projects.

As a licensed PE, with over 21 years of experience, his expertise is in the preparation of contract documents including plans and specifications for building restoration projects, as well as providing structural engineering assistance and review of calculations for several projects.



MS. JENNIFER MERRITT, Director of Operations

As Director of Operations and Development, Jennifer provides strategic direction and oversight for the business operations, client development, marketing, sales, HR and finances at Merritt Engineering. Jennifer works closely with the executive team to ensure that project goals are met and clients are satisfied. Her primary goal is to ensure a quality service is provided to clients and internal processes are streamlined, promoting an environment where her team members can thrive and the company can continue to grow.

CLIENTELE LIST

COMMERCIAL & RETAIL

CLK/HP
Colliers International
Con Edison
JC Penny
Kimco
MetLife
National Grid
Verizon

MANAGEMENT COMPANIES

AKAM Associates
CB Richard Ellis
Charles H. Greenthal
Cushman and Wakefield
Douglas Elliman
FS Residential
Halstead Management Company, LLC
Hines
Jones Lang LaSalle
Metro Management Development, Inc.
Orsid Realty Corp.
PM Realty Group
Pride Management
Rose Associates
Stillman Property Management
Thor Equities
Tishman Interiors Corp.

EDUCATIONAL

Fordham University
New York City School Construction Authority
NYU Langone Medical Center
The Town School
Weill Cornell Medical College

HEALTHCARE

Beth Israel Hospital
Mt. Sinai/Continuum Health Partners, Inc.
Hospital for Special Surgery
Lenox Hill Hospital
Manhattan Eye, Ear and Throat Hospital
North Shore LIJ

FINANCIAL INSTITUTIONS

Astoria Federal Savings Bank
CIBC
Citibank
First Niagara Bank
Flushing Savings Bank
HSBC Bank
JP Morgan Chase
Morgan Stanley Capital
M&T Bank
New York Community Bank
Ponce De Leon Federal Bank
Signature Bank
TD Bank
UBS

GOVERNMENT AGENCIES

DASNY
DHCR
NYC HDFC
HUD
HPD
MITCHELL-LAMA
NYCHA
NYCSCA

ROOFING & WATERPROOFING

REPAIR & REPLACEMENTS

Merritt Engineering stands well in the forefront of roofing and waterproofing technology, having developed the most effective designs for hundreds of roof replacement and roof restoration projects.

INFRARED SCANS

With the use of Infrared Thermographic Technology and non-destructive techniques, our team can easily identify problem areas during roof and leak investigations. This enables us to efficiently and accurately solve the problem before water and moisture cause extensive damage to the building's structure.

Proficient in all types of roofing and waterproofing systems, Merritt Engineering has successfully provided hundreds of extensive studies, data analysis, and application of:

- ▶ Liquid Membrane Roofs
- ▶ Modified Bitumen Roofing
- ▶ Build-Up Roof (BUR)
- ▶ Single Ply Roof Systems
- ▶ Inverted Roof Membrane Assembly (IRMA)
- ▶ Metal, Tile & Shingle Roofing
- ▶ Green Roofs



BUILDING ENVELOPE

RESTORATION DESIGN & MONITORING



From investigation and analysis through design implementation, sound engineering principles and practical solutions are the focus of every restoration project. Our extensive knowledge of various construction materials and manufacturers' installation procedures enables us to recommend the most appropriate and sustainable rehabilitation systems.

Our professional design services encompass a wide range of exterior elements, including:

- ▶ Facades
- ▶ Balconies
- ▶ Terraces
- ▶ Plazas
- ▶ Railings
- ▶ Building Cornices and Projections
- ▶ Canopies / Sidewalks
- ▶ Steel Lintels and Supports
- ▶ Curtain Wall Components
- ▶ Cladding and Fascias
- ▶ Windows and Wall Openings

PROJECT ADMINISTRATION & CONSTRUCTION MONITORING

Clients respect our philosophy of “staying ahead” of the project, where a concerted effort is made to anticipate and solve problems before they occur. During the construction phase of a project, Project Managers perform frequent on-site observations of the work in progress to ensure complete adherence to design and contract requirements.

STRUCTURAL ENGINEERING

ANALYSIS & DESIGN

External factors, such as weather, oxidation and the natural deterioration of materials over time, can all exact a heavy toll on building structures. It is critical for Owners & Managers to incorporate proactive measures, such as preventative maintenance and planning programs, which will ensure that the structural integrity of the building is protected. Merritt Engineering have extensive experience inspecting a wide range of structures and is routinely called upon to conduct thorough structural evaluations in order to determine the extent of deterioration. Based upon our findings, we prepare a detailed report outlining our professional recommendations and design a comprehensive repair program. Our team also conducts structural peer and apartment alteration reviews, which offer constructive suggestions to the Owner, Manager and/or Board.

Merritt's Structural Engineering team analyzes structural building components, including concrete, steel and masonry elements, and designs the necessary repairs required for restoration or replacement. Our structural engineering services include:

▶ **Evaluation**

Visual inspection of the building's structural elements, including the foundation, exteriors and interior walls, floors, columns, beams, joists, etc.

▶ **Review**

Review existing drawings, reports and other pertinent data relating to the existing structure.

▶ **Testing**

Observe probes and test results to better determine underlying conditions.

▶ **Specifications & Drawings**

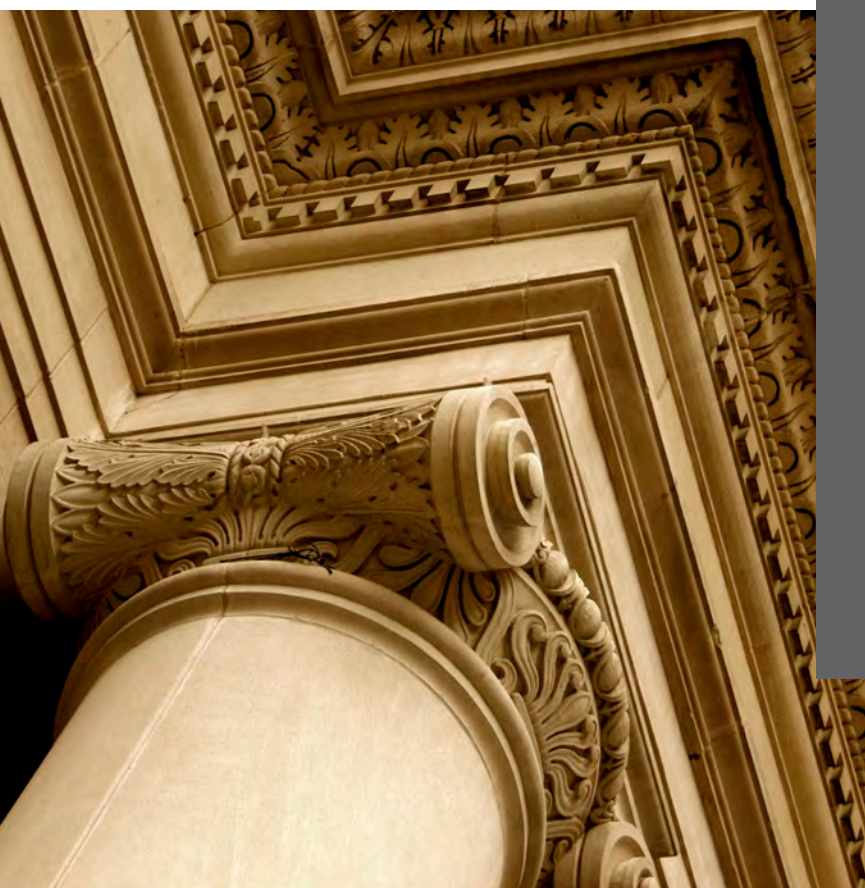
Production of structural construction drawings and specifications for the systems and components designed.

▶ **Construction Administration & Construction Monitoring**

Provide Construction Administration services which include: bidding, review of shop drawings and contractor submittals, conduct periodic site visits during the construction phase with accompanying field reports, attend meetings and update the Owner.

▶ **Peer Reviews & Apartment Alteration Reviews**

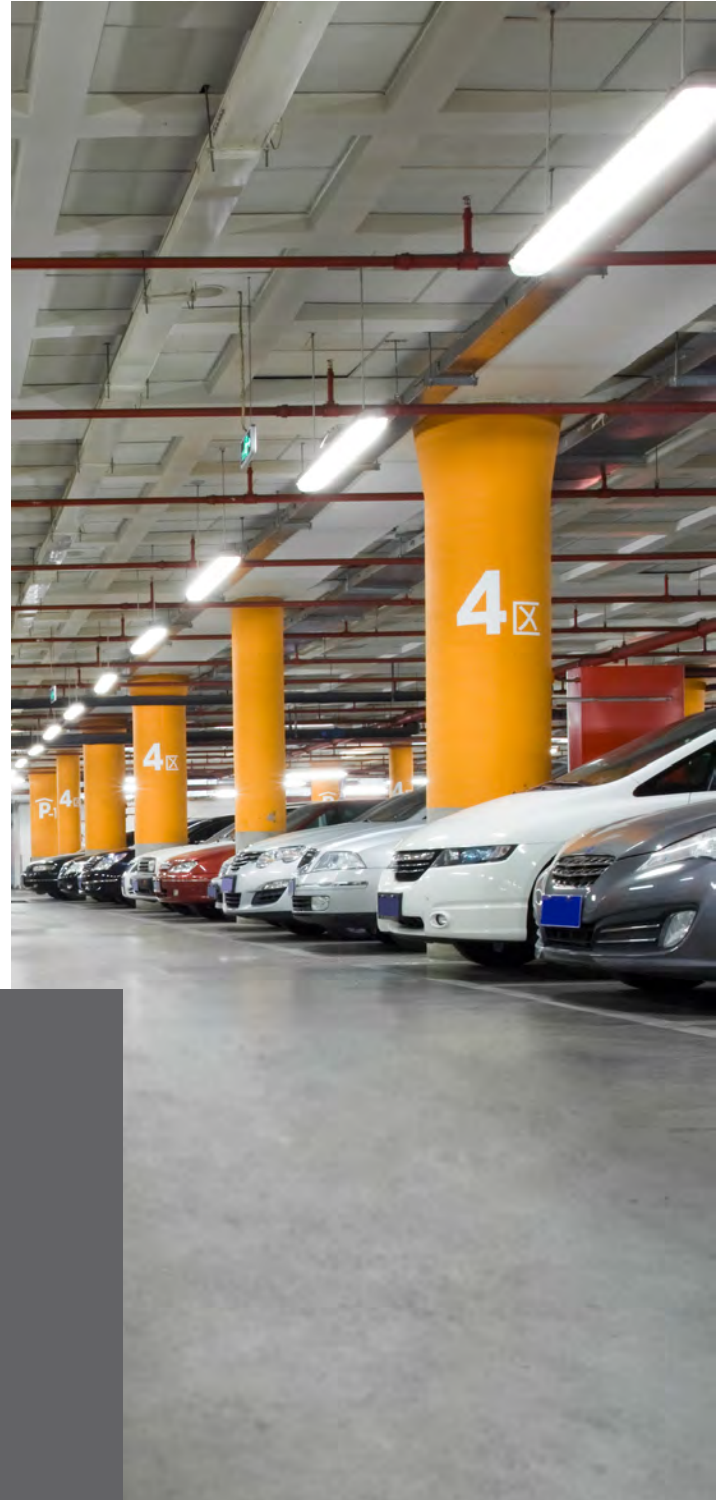
Provide independent verification that the structural design is in general conformance with the requirements of all applicable building and structural codes.



EXTERIOR COMPONENTS

PARKING STRUCTURES, SIDEWALKS & PLAZAS

Durability and functionality are the key elements of successful parking structure restoration. Our engineering and architectural professionals identify unique design requirements and recommend material applications to ensure maximum performance life for each parking facility. Our comprehensive drawings and coordination during construction guarantee timely project completion, within the owner's budget.



PARKING LOTS, SIDEWALKS & PLAZAS

Merritt Engineering addresses all aspects of parking lot, sidewalk and plaza restorations, from installing new waterproofing systems to correcting sidewalk trip hazards. We first assess the conditions of the existing substrate, examining the paver system, concrete slabs, waterproofing membranes and overall drainage systems in place. We then specify the most appropriate solutions to ensure safety, durability, feasibility, functionality and the overall aesthetic appearance.

PRESERVATION

HISTORIC & LANDMARK BUILDINGS



Merritt Engineering is uniquely qualified to respond to the technical and aesthetic needs of historic and landmark structures. We exercise a prudent approach to the repair and preservation of various building materials, such as cast iron, copper, slate, terra cotta, limestone and brick.

The latest scientific techniques allow Merritt Engineering to diagnose problems and develop innovative, non-intrusive and cost-effective solutions for sensitive repairs. In addition, we ensure each restoration design complies with all Landmark Preservation Commission mandates regarding the documentation and preservation of historic buildings.

Merritt Engineering has received wide professional acclaim for its excellence in historic and landmark preservation.

140 West Street

Verizon Corporate Headquarters
NYC Landmark

Restoration Project of the Year

New York Construction

Historical Building of the Year

Building Owners & Managers Association

LOCAL LAW 11/98 (FISP)

COMPLIANCE INSPECTIONS

Local Law 11/98, now referred to as the Façade Inspection Safety Program (FISP), requires that all exterior facades over 6 stories be inspected every 5 years by a Qualified Exterior Wall Inspector (QEWI), typically a registered P.E. or R.A. Merritt Engineering Consultants, P.C. has assisted hundreds of Building Owners throughout New York City in fulfilling the critical responsibility of maintaining their building's façade in "safe" condition under Local Law 11/98.

Our team begins with a hands-on, non-destructive inspection to determine the existing conditions of all exterior walls and identify potential safety hazards. We then prepare and file a written report with the New York City Department of Buildings (DOB), detailing any necessary repair strategies.

Our reports and repair programs not only comply with DOB requirements, but are also useful tools for planning and budgeting purposes by allowing Building Owners to prioritize the required repairs and avoid costly emergency restorations down the line.

Filing windows for 9th Cycle Reports

Sub-Cycle	Last Digit of Bldg Block #	9th Cycle Filing Window
A	4, 5, 6, 9	Feb 21, 2020 – Feb 21, 2022
B	0, 7, 8	Feb 21, 2021 – Feb 21, 2023
C	1, 2, 3	Feb 21, 2022 – Feb 21, 2024



AS YOUR LOCAL LAW EXPERTS, WE WILL ASSIST YOU TO:

- ▶ Identify the current status of your façade
- ▶ Coordinate filings with the DOB
- ▶ Develop an appropriate repair strategy
- ▶ Implement the required repair program
- ▶ Avoid costly violations and emergency repairs



CONDITION ASSESSMENTS

BUILDING STUDIES & PHYSICAL SURVEYS

Physical Surveys provided by Merritt Engineering are highly valued among Building Owners & Managers of all facility types. During our on-site investigation, we assess the overall integrity of the existing structure.

Our comprehensive reports present a thorough analysis of the existing conditions as well as recommendations for cost-effective, long-term repair solutions extending the serviceability and property life of the structure.

In addition to Physical Surveys, we offer 5, 10, 12 and 15-year Building Studies / Capital Reserve Studies to assist clients in determining the most appropriate maintenance program for their building.



DUE DILIGENCE

PROPERTY CONDITION ASSESSMENTS AND PLAN & COST REVIEWS

Merritt's Property Condition Assessments (PCA's) & Physical Needs Assessments (PNA's) are utilized by many top lending institutions in the tri-state area.

Our PCA/PNA reports provide a thorough assessment of key components affecting the overall value of the property, such as:

- ▶ Structural Conditions
- ▶ Exterior Components
- ▶ Roofing Systems
- ▶ Parking Lots
- ▶ Electrical Systems
- ▶ Plumbing Systems
- ▶ Heating Systems

Our report format can be designed to meet the requirements of rating agencies, such as Fannie Mae & Freddie Mac, to include capital reserve schedules anticipating future upgrades to a property.

In addition to providing timeframes and cost estimates for immediate repairs, our staff will also make recommendations regarding work that is required to preserve and protect the facility for the future.



PLAN & COST REVIEWS

To ensure proper budgeting and phase planning on a project, lending institutions retain Merritt Engineering for Plan & Cost Reviews. We review budgets and pertinent documents submitted by the borrower including plans and specifications, permits, hard and soft cost budgets, and timelines to determine if the project appears feasible for the cost and time frame provided.

In addition, we provide periodic site visits to verify completion of work and approve contractors request for payment. Each site visit report is accompanied by photos, AIA G702 and G703 documents, request for payment application and signed partial waver of lien from the contractors and sub-contractors.

MEP ENGINEERING

MECHANICAL, ELECTRICAL & PLUMBING SERVICES

Mechanical, Electrical and Plumbing Equipment require extreme care during the inspection, design and construction phases of a project. Merritt ensures that each phase is strategically and intelligently planned, meets codes and regulations, and does not disturb critical day-to-day operations.

We have experienced MEP Engineers on staff, who are ready to assist with your projects, including:

MECHANICAL SERVICES

- ▶ Heating Systems
- ▶ Ventilation Systems
- ▶ Air Conditioning Systems
- ▶ Boiler Room Upgrades
- ▶ Mechanical Room Waterproofing

ELECTRICAL SERVICES

- ▶ Lighting Design
- ▶ Lighting Protection
- ▶ Motor Controls
- ▶ Emergency Power Generation (EPG) Systems

PLUMBING SERVICES

- ▶ Storm Drainage Systems
- ▶ Sanitary and Waste Systems
- ▶ Backflow Prevention Systems
- ▶ Water Treatment and Filtration Systems



OWNER'S REPRESENTATIVE SERVICES

CONTRACT MANAGEMENT

For over 30 years, Merritt Engineering has provided project administration and construction management services on various restoration projects throughout New York City and the Tri-State area ranging from \$50,000 to \$50 Million.

We understand that Owning or Managing a property can be challenging and time consuming, As the Owner's Representative, we act as the liaison between all outside parties and the Owner, assisting in the coordination of all project tasks, meetings and financials, while providing our expertise and industry knowledge in order to free up more valuable time for our clients.

We ensure the Owner's interest is top priority by setting upfront requirements for planning and budgeting prior to project commencement. Throughout the duration of the project, our team manages all aspects including Design and Bidding Documents, RFPs/RFIs, Schedules, Building Department Documents & Permits, Progress Reports, Vendor Invoices and Final Payments. Merritt's presence on-site prior to, during and post-construction ensures optimal coordination and project efficiency.



OUR TEAM HAS EXTENSIVE EXPERIENCE WITH:

- ▶ Planning & Scheduling
- ▶ Budgeting
- ▶ Project Record Maintenance
- ▶ Design Document Review
- ▶ Bidding & Value Engineering
- ▶ Project Administration & Construction Monitoring
- ▶ Accounting / Cost Control Services
- ▶ Project Close Out