



LERCH BATES

BUILDING INSIGHT



AT THE FOREFRONT OF INNOVATION

AS OUR "FIRSTS" BECOME INDUSTRY STANDARDS

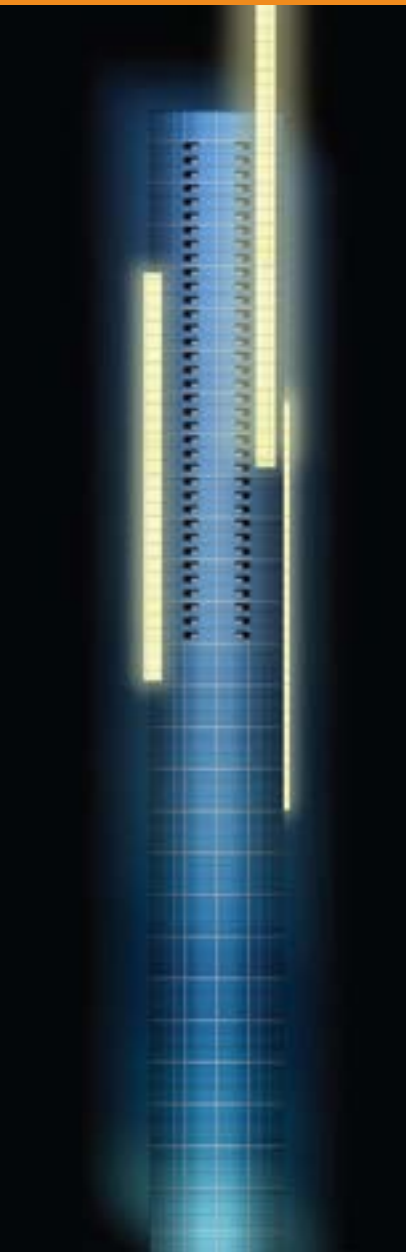


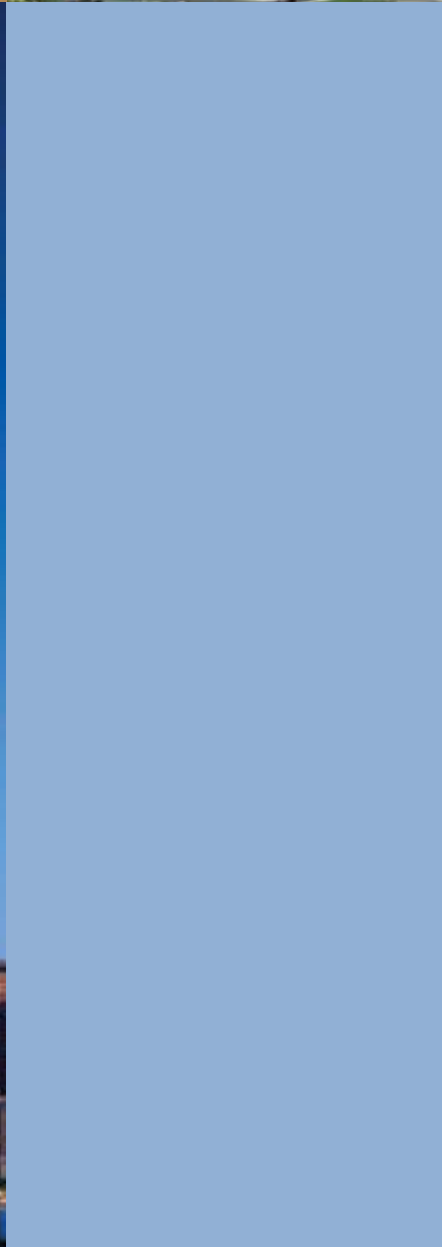
LERCH BATES — BUILDING INSIGHT

LERCH BATES IS A GLOBAL CONSULTING FIRM THAT UNDERSTANDS THE WAY BUILDINGS INTERACT WITH PEOPLE AND HOW ALL OF A BUILDING'S SYSTEMS COME TOGETHER TO ENHANCE ITS OVERALL USE AND EFFECTIVENESS. WE USE THIS INSIGHT TO ADVISE ON ALL FACETS OF VERTICAL AND HORIZONTAL TRANSPORTATION, MATERIALS MANAGEMENT/MATERIALS HANDLING, FAÇADE ACCESS AND MAINTENANCE MANAGEMENT.

DISCIPLINES

LERCH BATES CONSULTS IN THE DISCIPLINES THAT
CONSTITUTE THE ESSENTIAL COMPONENTS OF ANY
BUILDING, IN ANY LOCATION, OR SIZE.







LIFT CONSULTING VISIBLE AND VITAL MOVEMENT

Lifts and escalators are among the most visible and highly utilised assets in a building. Their excellent performance is essential for a building's image and the perceptions of tenants and visitors. For over 60 years, Lerch Bates, the global leader in lift consulting, has made your lifts our highest priority.

We combine expertise in consulting, engineering and technology for the design and management of vertical transportation systems; including comprehensive analysis of plans, structures, equipment and costs. Whether working directly with architects or developers on concepts; consulting with owners or managing agents on a maintenance programme or providing a vertical transportation review for potential buyers, we bring years of international experience in lifts, escalators and moving walkways to our clients' diverse and challenging projects. Our consultants go well beyond technical competence, adding innovation and imagination to the successful movement of people and materials.



FAÇADE ACCESS



MOVING WITH FORM AND FUNCTION



Buildings are architectural statements with sophisticated and intricate envelopes. For these unique structures, façade access plays an increasingly important role in safe and efficient building exterior maintenance.

Our design planning team brings extensive experience and innovation to planning permanent access equipment for exterior and interior maintenance—helping to ensure the highest degree of equipment effectiveness that is compatible with the building’s design, the owners’ investment and cleaning time analysis. Our expertise applies to any type or size of building—from neighborhood office buildings to the world’s tallest structures—and our team is familiar with worldwide codes and standards.



> **MATERIALS MANAGEMENT/MATERIALS HANDLING MOVING WORK FORWARD**

Lerch Bates helps clients implement smarter, faster supply chain/materials management, waste management and materials handling systems to increase the efficiency of their facility, reduce labour costs and deliver an improved bottom line. We assess the need for material transport systems—developing designs, creating equipment plans and preparing specifications for competitive bids and cost-effective operations. Our consultants provide analysis of existing operations, programming and training, and project management. We apply our expertise and today’s technology to controlling costs and providing reliable environments for the efficient storage and movement of materials.



MAINTENANCE MANAGEMENT



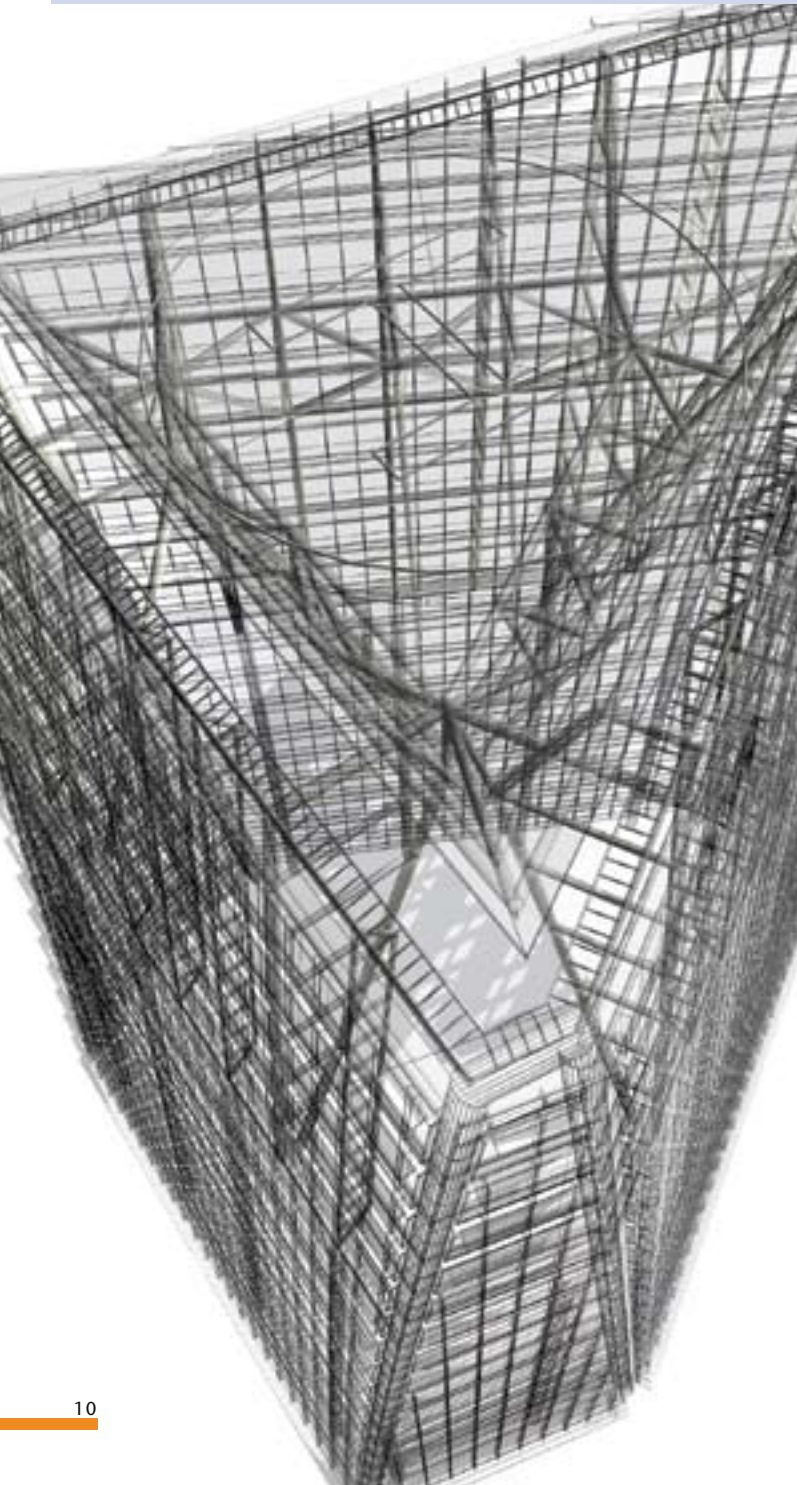
SAFETY AND COMPLIANCE

Lerch Bates ensures the ongoing performance and availability of lifts, escalators and related types of mechanical equipment through a competent and effective Maintenance Management (MM) programme. Our MM programme minimises risk to property owners and managers by applying our knowledge of effective preventive maintenance practices; and ensuring these practices are carried out during regularly scheduled maintenance visits. Our web-based management information system ensures all statutory records and reports are maintained on file and available to all authorised users.

The Lerch Bates performance based maintenance contract, which incorporates measurable key performance indicators, allows competitive tendering of the equipment, resulting in efficiency and cost savings. Asset audits, carried out by Lerch Bates professionals, document the condition of equipment and identify maintenance and code related deficiencies. Our detailed reports allow the maintenance contractor to quickly and efficiently rectify any deficiencies noted.

SERVICES

EACH PROJECT BRINGS TOGETHER THE APPROPRIATE MIX OF DISCIPLINES AND SERVICES TO RESPOND TO OUR CLIENTS' CURRENT REQUIREMENTS. OUR CERTIFIED CONSULTANTS HAVE EXTENSIVE EXPERIENCE IN A WIDE VARIETY OF INDUSTRY SECTORS WITH A THOROUGH UNDERSTANDING OF THE UNIQUE APPLICATIONS FOR VARIOUS ENVIRONMENTS.





NEW CONSTRUCTION

INITIAL VISION, FUNDAMENTAL INSIGHT

Lerch Bates brings Building Insight to your initial vision of a property. With knowledge, innovation and experience, we help achieve the vision of everyone involved in a new building—architect, developer, owner and user.

Our consultants bring a depth and breadth of understanding to make any new construction project planning go smoothly. We consult on planning and design, including CAD drawings; survey and evaluation of systems and equipment; contracting management, development of specifications, bidding assistance and negotiation; project management and administration; commissioning and training. Our multi-disciplined approach assures your project receives comprehensive analysis and precise recommendations—with a focus on the complete project—for a productive, aesthetic and cost efficient result.

MODERNISATION GREATER VALUE, BROADER INSIGHT

There are many reasons to modernise lifts and other building systems—each is reason to involve Lerch Bates. Whether modernisation is due to capital improvements, new ownership, legislation or preparation for sale, with Lerch Bates as part of the process, it is an opportunity to improve your building's value and your financial return.

Our consultants provide complete assessment of the present condition of any and all systems—lifts, materials management/materials handling, façade access and building systems. Clients are thoroughly advised of the work required and the most cost effective options for moving forward. We add further value to your building with our assistance in acquiring LEED® Certification. When retaining, returning or increasing value is important, Lerch Bates Building Insight is essential.





MAINTENANCE

SMOOTH PERFORMANCE, DEPENDABLE INSIGHT

Proper building maintenance is essential for tenant satisfaction and asset preservation. Lerch Bates' attention to cost saving details provides clients with confidence that their buildings will operate at peak performance. For a single location or a portfolio of properties around the world, our conscientious consultants help maximise efficiencies and minimise costs with preventive maintenance reviews; establishment of maintenance standards; contracting and training.

ACQUISITION

SUBSTANTIAL INVESTMENT, TRUSTED INSIGHT

When investors evaluate a property for potential acquisition they need a complete picture. Clients count on Lerch Bates to provide the most comprehensive and trustworthy due diligence services available. Acquisition consulting services, delivered by meticulous consultants, include equipment survey, evaluation of maintenance quality, life expectancy, repair requirements and capital projects planning. Our realistic cost analysis and recommendations for modernisation reflect the latest technological, as well as code and aesthetic considerations.



BUILDING INSIGHT BUILDING RELATIONSHIPS

All images used by permission:

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Project: Burj Dubai, Dubai, UAE
Architect: Skidmore, Owings & Merrill LLP

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(Left) Project: The Gate – Shams, Abu Dhabi, UAE
Lead Consultant: R.W. Armstrong and Associates
Architect: Arquitectonica

(Center) Project: Trump International Hotel & Tower, Chicago, Illinois, USA
Architect: Skidmore, Owings & Merrill LLP

(Right) Project: Aldar Central Market, Abu Dhabi, UAE
Architect: Foster + Partners

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(Top Left) Project: INVERSCO FIELD at Mile High, Denver, Colorado, USA
Design Team: HNTB Architecture Inc.
Architects: Fentress Bradburn Architects, LTD., BAB Associates, P.C. Architects

(Center Left) Project: Walt Disney Concert Hall, Los Angeles, California, USA
Architect: Frank Gehry, Gehry Partners, LLP

(Top Center) Project: Moscow City Tower, Moscow, Russia
Architect: Foster + Partners

(Top Right) Project: North Star at Brigade Gateway, Bangalore India
Architect H.O.K, New York and Venkataramanan Associates, Bangalore, India

(Bottom Left) Project: Freedom Tower, New York, New York, USA
Photo: Courtesy of Silverstein Properties

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(Left) Project: Al Faisaliah Centre, Riyadh, Saudi Arabia
Architect: Foster + Partners

(Top Center) Project: North East Asia Trade Tower, New Songdo City, Korea
Management Company: Gale International
Architect: Kohn Pedersen Fox Associates

(Bottom Center) Project: DFW International Airport Terminal "D", Dallas/Fort Worth, Texas, USA
Architect: HKS, Inc.

(Right) Project: Rondo 1, Warsaw, Poland
Architect: Skidmore, Owings & Merrill LLP

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(Top Left) Project: Moor House, London, UK
Architect: Foster + Partners

(Top Center) Project: Goldman Sachs Tower, Jersey City, New Jersey, USA
Architect: Pelli Clarke Pelli

(Top Right) Project: Bank of China Tower, Hong Kong, China
Architect: I. M. Pei

(Bottom Left) Project: Petronas Towers, Kuala Lumpur, Malaysia
Architect: Cesar Pelli & Associates

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(Left) Project: SoBella Retail, Project CityCenter, Las Vegas, Nevada, USA
Architects: Studio Daniel Libeskind; Adamson Associates

(Center) Project: Ohio State University Medical Center, Columbus, Ohio, USA
Architect: Gonzales Goodale Architects

(Right) Project: John Hopkins Medical Center, Baltimore, Maryland, USA
Architect: Zimmer Gunsul Frasca Partnership / Perkins & Will

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(Left) Project: North East Asia Trade Tower, New Songdo City, Incheon, Korea
Management Company: Gale International
Architect: Kohn Pedersen Fox Associates

(Right) Project: Veer Towers, Project CityCenter, Las Vegas, Nevada, USA
Architects: Murphy Jahn; Adamson Associates

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Project: CCTV Headquarters, Beijing, China
Architect: Office for Metropolitan Architecture, Rotterdam, Netherlands

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(Left) Project: 1600 Glenarm Place, Denver, Colorado, USA
Architect: Davis Partnership Architects
Owner: RedPeak Properties

(Right) Project: TransAmerica Pyramid, San Francisco, California, USA
Architect: William L. Pereira & Associates; Photo: Linnéa Lowden

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(Left) Project: Chang An, Beijing, China
Architect: Gensler

(Right) Project: Prestige Shantiniketan, Bangalore India
Architect: RSP Architects Planners & Engineers Pvt. Ltd., Bangalore, India



For office locations around the globe
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Building Insight

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