



LERCH BATES

BUILDING INSIGHT



**DISCIPLINES**

Elevator Consulting  
Façade Access  
Logistics  
Maintenance Management

**SERVICES**

New Construction  
Modernization  
Maintenance  
Acquisition

**SECTORS**

Commercial  
Hotel & Leisure  
Residential  
Healthcare  
Retail  
Education  
Government  
Transportation

AT THE FOREFRONT OF INNOVATION

AS OUR "FIRSTS" BECOME INDUSTRY STANDARDS

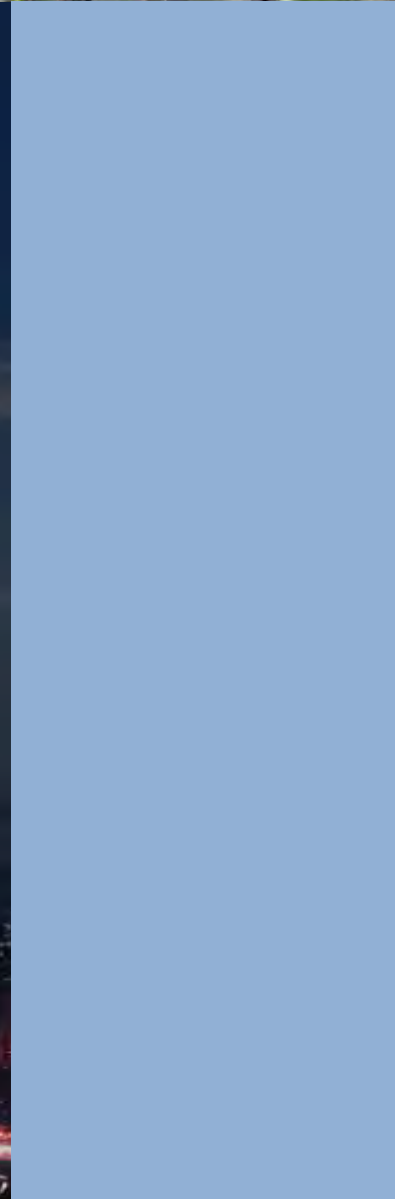
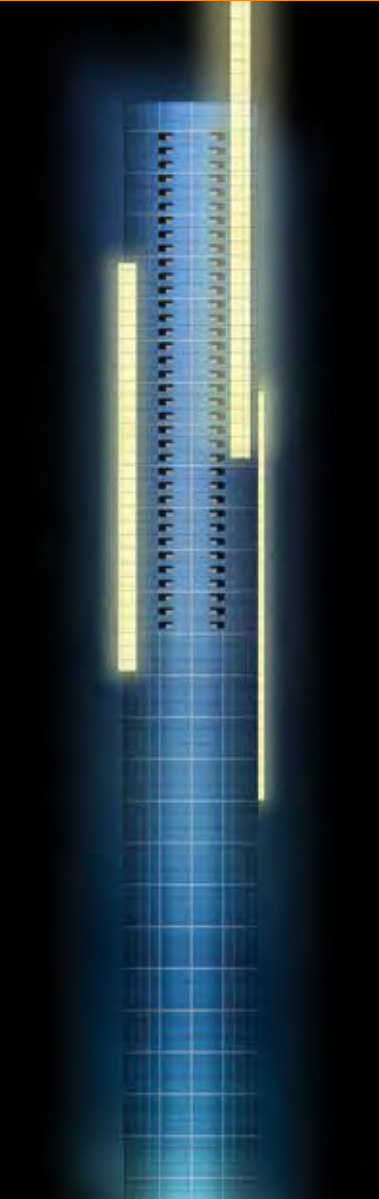
LERCH BATES — BUILDING INSIGHT

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, LOGISTICS, 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.







## ELEVATOR CONSULTING VISIBLE AND VITAL MOVEMENT

Elevators and escalators are among the most visible and highly utilized 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 elevator consulting, has made your elevators 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 program or providing a vertical transportation review for potential buyers, we bring years of international experience in elevators, 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.





## → LOGISTICS 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 labor 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

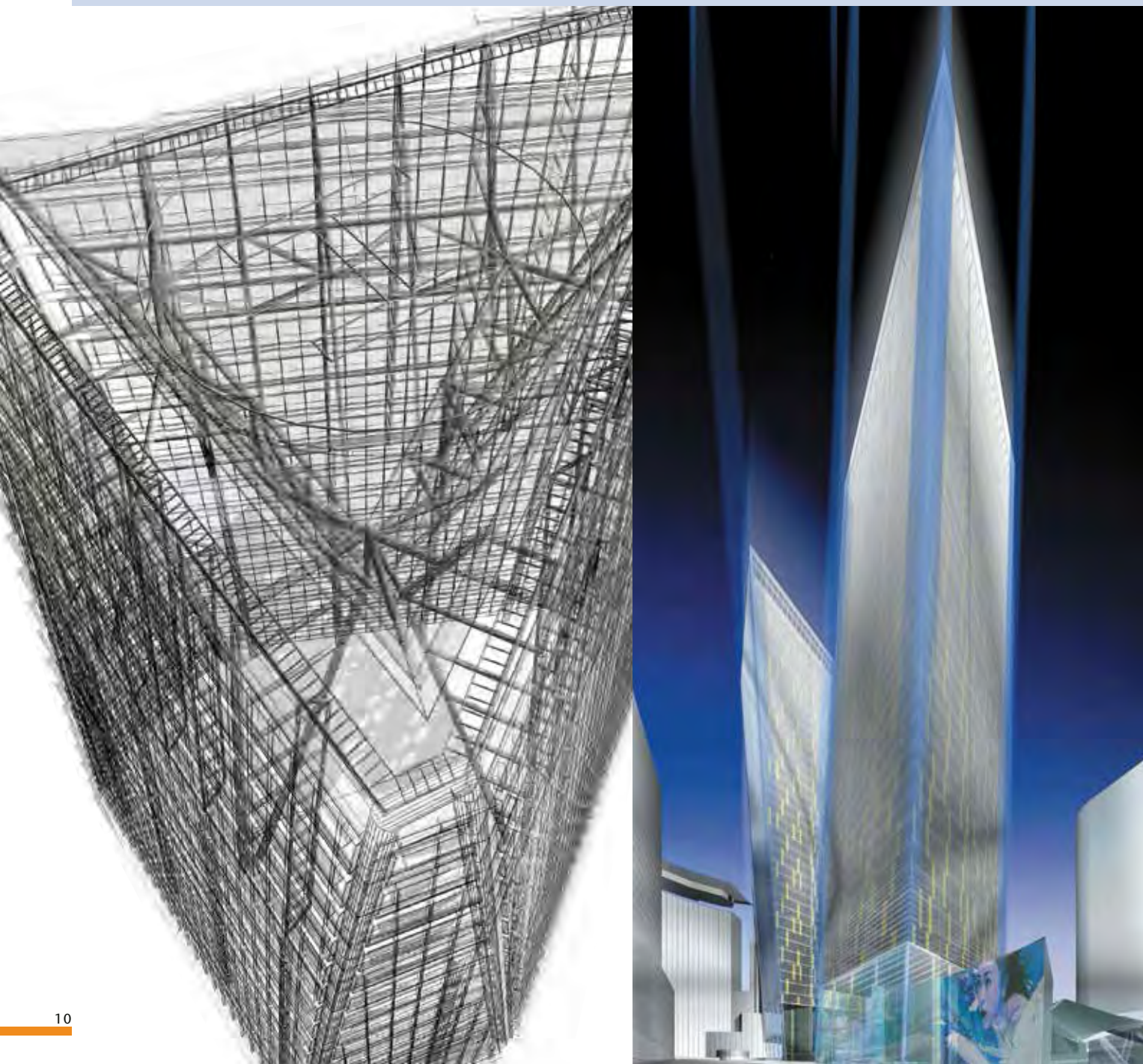
Lerch Bates Inc. ensures the ongoing performance and availability of elevators, escalators and related types of mechanical equipment through a competent and effective Maintenance Management (MM) program. Our MM program minimizes risk to property owners and managers by applying our knowledge of effective 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 authorized users.

Lerch Bates Inc. 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 Inc. 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.



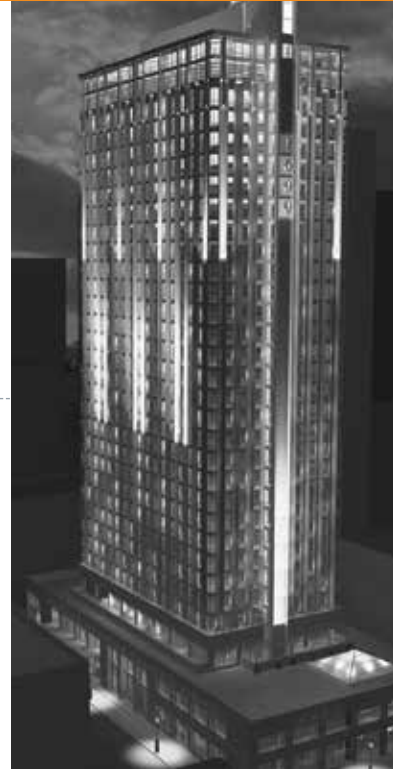
## NEW CONSTRUCTION INITIAL VISION, FUNDAMENTAL INSIGHT

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.



## MODERNIZATION GREATER VALUE, BROADER INSIGHT



There are many reasons to modernize elevators and other building systems—each is reason to involve Lerch Bates. Whether modernization 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—elevators, logistics, 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 maximize efficiencies and minimize costs with preventative 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 modernization reflect the latest technological as well as code and aesthetic considerations.





**All images used by permission:**

Page 2

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

Page 4

(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: Wilshire Grand, Los Angeles, California, USA  
Architect: AC Martin

Page 5

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

(Top Center) Project: China Resources Headquarters, Shenzhen, China  
Architect: Kohn Pedersen Fox Associates

(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

(Bottom Left) Project: Capital Market Authority (CMA) Tower, Riyadh, Saudi Arabia  
Architect: H.O.K., New York

Page 6

(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: Baku Flames Towers, Baku, Azerbaijan  
Architect: HOK

Page 7

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

(Center Left) Project: VTB Arena, Moscow, Russia  
Architect: Manica Architecture

(Center) Project: Duke Energy Center, Charlotte, North Carolina, USA  
Architect: TVS Design

(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

Page 8

(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

Page 10

(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

Page 11

Project: Denver International Airport South Terminal, Denver, Colorado, USA  
Architect: Gensler

Page 12

(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

Page 14

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

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

## BUILDING INSIGHT BUILDING RELATIONSHIPS

While we’ve been helping clients as they build, modernize, maintain and acquire their buildings, we’ve also been building relationships. We very much appreciate our relationships with clients and their loyalty and confidence in Lerch Bates Building Insight. Since 1947, many clients have become our valued friends. Lerch Bates consultants are employee owners who share their expertise and innovation. Our global team takes pride in ensuring we act as an environmentally conscientious corporate citizen—behaving fairly and responsibly and contributing to economic development while improving the quality of life of the workforce, their families, the local community and society at large.

We look forward to new relationships and sharing our Building Insight.



For office locations around the globe and additional information about Lerch Bates Inc. services, please visit [www.lerchbates.com](http://www.lerchbates.com)





**LERCH BATES**

*Building Insight*

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