

FIRM PROFILE



Founded in 1996, O&S Associates, Inc. is a full-service architectural and engineering consulting and design firm specializing in parking structure restoration and design. O&S is a Professional Corporation with more than 40 professional and technical personnel operating out of our eight offices located in NJ, NY, PA, IL, OH, DC, FL, and Mumbai, India. O&S is a Minority Business Enterprise (MBE).

In addition to being a national specialist in the design and rehabilitation of parking facilities, plazas and building envelopes, our restoration services include façade law inspections, roofing, window and public spaces. O&S also provides MEP services including HVAC assessments, design and restoration, fire protection, fire alarm and sprinkler systems, lighting, elevators, back-up power system, security and access controls, waterproofing, energy studies and retro-commissioning, paving and site civil restoration.

The firm's principals and key consultants have over 25 years of specialized experience serving as expert witnesses, preparing property condition and facade/exterior assessment reports, conducting energy management audits, oversight of construction bidding, construction management and document preparation.

We pride ourselves on delivering dependable project planning, no matter what the task. Our firm is made of seasoned professionals who advocate on behalf of our clients with their best interests in mind. Our professionals all have experience with condition assessments, design and restoration services and all of them have demonstrated the ability to meet strict deadlines and produce high-quality deliverables. As a result, O&S enjoys a record of delivering our projects within budget and on schedule.

O&S has provided assessment and restoration services on more than 1,200 parking projects. Over the past 5 years, we have provided construction support services in the volume of more than \$80M per year.

O&S's commitment to excellence is magnified through our management approach to projects. Independent peer reviews are performed by the Principal-in-Charge to ensure efficiency, economy and durability in meeting with the various program requirements. He safeguards the necessary manpower for the efficient, cost effective and successful completion of the various projects. The Principal-in-Charge also reviews all draft and final documents, reports, drawings and recommendations before they are delivered to the client. Some of our clients include municipal, state and federal government agencies; schools, universities, industrial and institutional clients; parking authorities, healthcare, developers, office properties and attorneys.

EEO Employer

PARKING STRUCTURE DESIGN

- Prime Design
- Architecture
- Structural Engineering
- Electrical/Mechanical Engineering

CONSULTING

- Parking Alternatives Analysis
- Site Analysis
- Traffic Engineering
- Wayfinding/Pedestrian Travel
- Financial Analysis
- Parking Access & Revenue Control
- Functional Design

RESTORATION

- Structural Investigations
- Seismic Retrofit
- Conditional Appraisals
- Due Diligence
- Construction Documents
- Upgrades
- Roofing
- Windows
- Facades

STRUCTURAL ENGINEERING/ ARCHITECTURE

- New Construction
- Renovations
- Schools
- Apartment Transition
- Parks

ELECTRICAL/MECHANICAL ENGINEERING

- HVAC
- Energy Audits
- Lighting Design
- Fire Alarm & Sprinkler
- Elevator Consulting
- Sub-metering
- Co-generation
- Benchmarking
- Oil/Gas Conversions
- Retrocommissioning
- Daylighting
- Water Distribution
- Softening & Hot Water
- Security & Access Controls
- Solar Energy
- Back-Up Power

INTERIOR DESIGN

- Lobbies
- Mailrooms