

Christopher McMahan

ARCHITECT

Christopher McMahan is a principal architect for real estate development with over twenty years experience in New England and New York City. Based in Providence, his experience has ranged from the planning and design of large-scale commercial development sites to numerous buildings for universities, religious, and arts organizations. He has provided numerous Building Assessment Survey and Evaluation reports on the existing conditions of a variety of building types.

Building Assessment Survey and Evaluation

Purpose

- QUANTIFY physical deficiencies and liabilities
- OUTLINE work required to comply with code and accessibility standards
- RECOMMEND repairs to exterior building shell + base building
- RECOMMEND system updates and/or replacements

Executive Summary of Subject Property

- General Assessment of Existing Conditions
- Notable Outstanding Features
- Site Condition Summary
- Building Systems and Asset Protection Summary
- Order of Magnitude Potential Improvement Costs

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Building Assessment Survey and Evaluation

Assess Base Building Conditions and Systems:

- Code Condition of Walls, Columns, Use Separations, Egress
- Structural System Topical Observations
- Verify Inspections by the Authority Having Jurisdiction
- Confirm Variances Issued on The Property
- Zoning Limits and Existing Conformity
- Site Assessment for Parking, Utilities, and Surface Water Management
- Verify Conformity with ADA Accessibility + Conveyance Systems
- Fire Alarm System
- HVAC System and Main Equipment
- Main Electric Service
- Fire Alarm and Sprinkler Life Safety Systems
- Existing Roof Condition
- Window System and Building Envelope Condition

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Building Assessment Survey and Evaluation

Architectural considerations:

- Assess existing use group efficiencies
- Assess common area conditions
- Assess potential capacity for structural additions
- BOMA Standard Method for Measuring Office Space

Governing Standards Based on Four Categories:

- State Building Code
- NFPA Fire and Life Safety Codes
- Accessibility Code
- Asset Protection

Recommendations:

- Code upgrades
- System improvements, repairs or replacement

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Building Assessment Survey and Evaluation

Basic Requirements:

- As-Built Documents: Drawings and Specifications
- Building Management File: Logs, Certificates and Work Orders
- Municipal Building Department Inspection + Variance File

Supplemental Services by Others May be Required:

- Property Value Market Appraisal
- ANSI or ISO Standards References
- Civil Survey or Property Line Verification
- In-depth Engineering or Code Analysis
- Measured Drawing Existing Conditions Documentation
- Hazardous Material or Environmental Testing

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