

Pre-Lease/Pre-Purchase Investigations

Degenkolb conducts pre-purchase and pre-lease assessments of facilities to determine the impact of seismic risk on the feasibility of acquisitions and disposal of properties. The service provides long-term costs related to risk mitigation and conducts comparison studies considering alternative acquisitions.

Relevant Experience

Typical Scope of Work

Review original structural and architectural plans, geotechnical report and any other available structural reports. Documents are provided by the client.

Conduct a site visit involving a walk-through of each building to confirm that the structural systems match that shown in the original plans. Nonstructural bracing will also be observed. Conditions will be viewed without disturbance of existing finishes. Material testing is not planned. Client to provide escorted access to the building.

Complete ASCE 31 Tier 1 assessment of building. Provide written report including building description, Tier 1 checklists and conclusions, including ratings in terms of life safety and business continuity. Any seismic deficiencies will be noted, but cost estimates for upgrade will not be included. If needed, this could be provided based on a more detailed follow-up study.

- Agilent Technologies
- Hewlett-Packard, Worldwide
- Intel, Worldwide
- Kaiser Foundation Hospitals, Various
- Marx Okubo, Various
- Bank of America Real Estate Investment Company
- Bank of America Seismic Risk Assessments
- Metro Building, Washington, DC
- Chekhov Street Office Building, Yuzhno-Sakhalinsk, Russia
- Letterman Digital Arts Center, San Francisco CA
- St. Joseph's Professional Center, Oakland CA
- Cannery Row, San Francisco CA
- Ophthalmology Office for R.E. Neger, San Francisco CA
- 9 Peter Yorke Way, San Francisco CA
- The Raffles, San Francisco CA
- Westin Hotels, Various California
- Embassy Suites. Various CA
- 1650 Hotel Circle Drive, San Diego CA
- Berkeley Inn, Berkeley CA
- International Towers, San Francisco CA

