The logo consists of the letters 'O', '&', and 'S' in a stylized, blue, sans-serif font. The 'O' is a simple circle, the '&' is a thick, interconnected symbol, and the 'S' is a bold, blocky letter. The logo is centered within a white square that has a blue border. The background of the entire image is a photograph of a tall, modern high-rise apartment building with many balconies, situated on a beachfront. There are several palm trees in the foreground and a blue sky with scattered white clouds. A decorative graphic of thin, white, curved lines is overlaid on the right side of the image.

O&S

ENGINEERS &
ARCHITECTS

**Elevating Condos & Coops:
Engineering Excellence for
Your Community**



O&S possesses decades of experience providing engineering and architectural services that are specifically designed to meet the demands of condominium communities in Florida. Our staff makes sure your property is secure, durable, and long-lasting, whether it's an inland development or a coastal high-rise.

Site development, parking garage restoration, and façade and structural inspections are among our structural and civil engineering services. We also offer forensic analysis, reserve studies, and transition studies, which are crucial resources for long-term budgeting and planning.

O&S provides architectural solutions whether you're modernizing, remodeling, or growing. Our staff guarantees adherence to regional building and zoning regulations while improving the property's usability and aesthetic appeal. Energy efficiency and safety are key considerations in the design of our mechanical, electrical, plumbing, and fire protection (MEP/FP) services.



Multi-Disciplinary

Structural, Architectural, Mechanical, Electrical, Plumbing, HVAC & Civil



Satisfied Clients

Serviced Over 1,200 Clients of Both Private and Public Sectors



Industry Leading Execution

Performs A/E Services on Over 200 Projects Per Year with Construction Value Over \$300 million



Specialized Experience

Unparalleled residential design and restoration services since our founding in 1996



Environmentally Friendly

Green solutions for a sustainable future. O&S leads the way in eco-friendly innovation



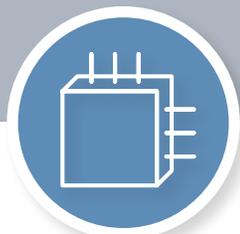
Proven Reputation

"Their diligence, energy, and consistency as our project engineer also made them a standout, so we recommend them very highly."



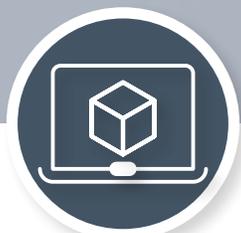


OUR SERVICES



Structural

- Parking Structure Design & Restoration
- Structural Condition Assessments
- Façade/Structural Inspections
- Transition Studies
- Reserve Studies
- Construction Cost Estimating
- Vertical Expansion
- Seismic Retrofit
- Forensic Analysis



Architectural

- New Building Design
- Parking Structure Design
- Interior Design
- Curtain, Window Wall & Window Replacement
- Zoning Analysis
- Expansion/Additions
- Owner's Agent
- Peer Review
- Lighting Design
- Wayfinding Signage



Civil

- Paving & Parking Lot Design & Rehabilitation
- Stormwater Quality & Quantity Analysis & Management Design
- Hydrology, Hydraulic Studies & Modeling
- Drainage Improvements
- Site Development, Code Analysis & Permitting
- Soil Erosion and Sediment Control Design & Permitting



Electrical

- Solar (Photovoltaic Cell) Design
- Security & Intrusion Alarm Systems
- AC & DC Motors and Motor Control Centers
- Voice & Data Communications Systems
- ASHRAE Lighting Design
- Computer Rooms & UPS Systems
- Emergency Generators
- Lightning Protection and Grounding



HVAC

- Automatic Temperature Controls (DDC)
- Energy Conservation
- Pneumatic Temperature Control
- Cooling Tower
- Air Conditioning
- Refrigeration
- Noise and Vibration
- Heating Systems (Steam & Hydronic)
- Steam Pressure Reducing Valve System



Plumbing/FP

- Sanitary, Vent & Storm Piping
- Compressed Air
- Clean Rooms
- Laboratory Piping
- Gas Fuel Design
- Sump Pumps
- Specialized Fire Suppression Systems
- Wet & Dry Sprinkler Systems
- Pumps, Standpipes & Hydrants



O&S has an **In-House** team of **SPRAT** (Society of Rope Access Technicians) **Certified Engineers.**

Rope access provides our team with close-up visual observations of the exterior wall every 60 feet over a public right of way. Based on the size of the building, we can complete multiple drops in a day at a fraction of the cost of using swing scaffolding or aerial lifts for high- and mid-rise buildings.

Rope access allows for greater flexibility in accessing the façade in more locations than traditional access, which are limited and time consuming to install scaffolding drops or where a reach can fit on the ground. It is also a great solution for buildings with roofs where access is difficult to install or buildings that have a limited surrounding site.

If there are points to tie-off on the roof, Rope Access is a great option.



Cost-Effective Solution for Façade Inspections

Rope access offers a highly affordable alternative to traditional scaffolding, helping to significantly reduce the overall cost of façade inspections while maintaining high safety standards.



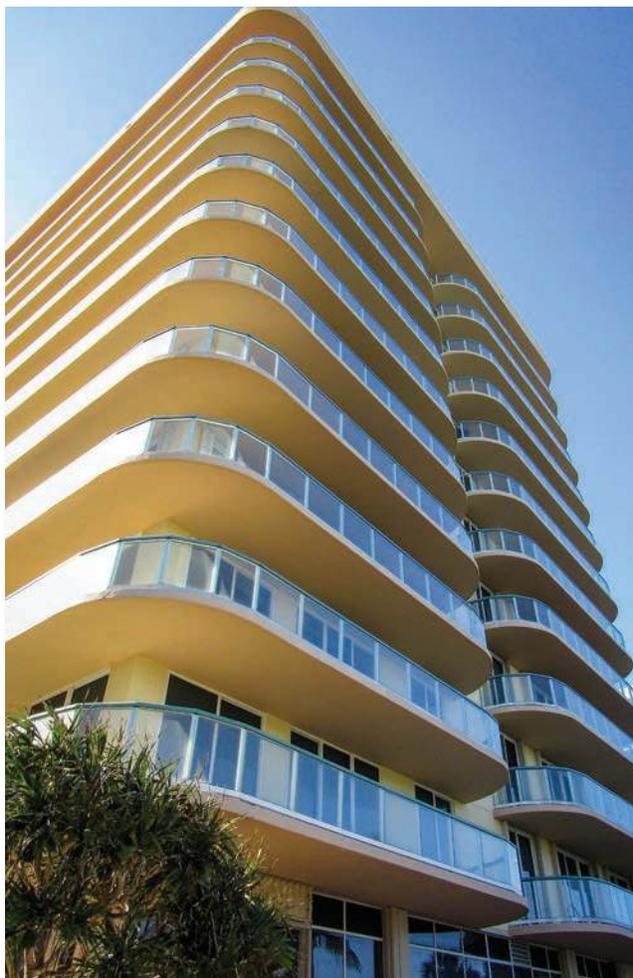
Access to Challenging and Hard-to-Reach Locations

Rope access allows inspectors to safely and quickly reach areas that may otherwise be difficult or impossible to access, such as tall buildings, overhangs, or complex architectural features.



Efficient, Safe, and Minimally Disruptive

Rope access enables quick, efficient inspections with minimal disruption to occupants and surrounding areas. Our skilled technicians use advanced methods to stay secure and reduce risk.



Ocean 88 Condominium

Ocean 88 Condominium, formerly known as Champlain Towers East, is a 12-story concrete framed building with stucco cladding and cantilevered concrete balconies on all four façades. Each floor of the building has 9 units, and there are 11 supported floors of units for a total of 99 balconies.

The Board retained O&S to perform a structural inspection of the building and develop a material testing program to determine if the building is structurally sound, and built per specifications. The concrete framing and other structural elements were found to be in sound condition, however O&S recommended a community plan which included plaza waterproofing, parking level perimeter wall stucco repair/replacement, and a building repair and maintenance program.

Structural Inspection



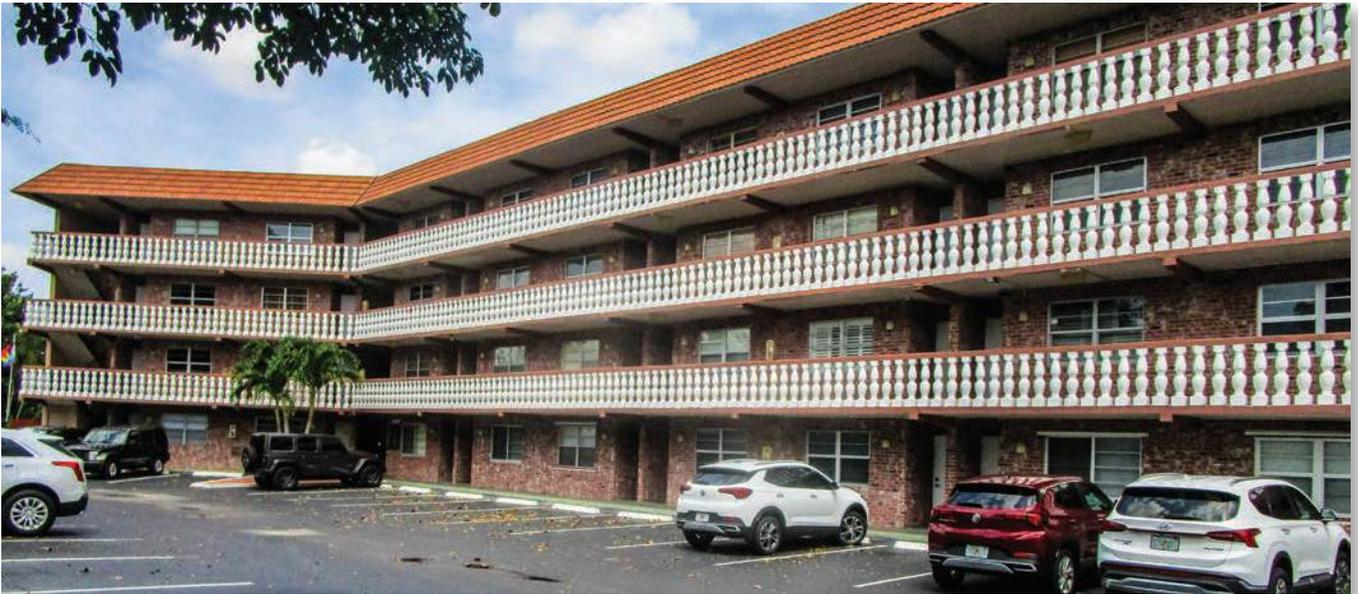
Parking Garage MEP
System Analysis



Plaza Planter/Paver
Waterproofing



Balcony & Guardrail
Repair



Camelot Shores Condominium

Camelot Shores Condominium Association is a four-story, 44-unit condominium built in 1982. Camelot Shores Condominium Association reached out to O&S to generate repair documents and perform bidding and construction management services to address the deficiencies noted in the 40-year structural recertification reports and our supplemental report. We performed restoration of the exterior walls, roof, site, railings, and electrical components of the building, including the electrical room, pool room, and roof.

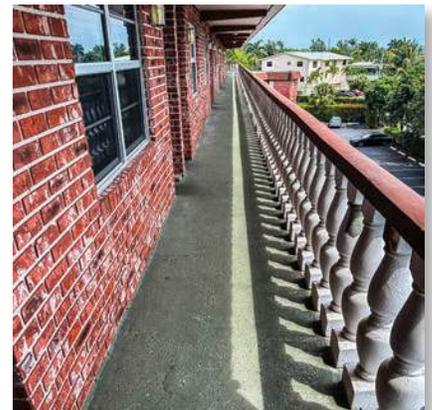
40-Year Structural Recertification



44-Unit
Condominium



Railing Restoration



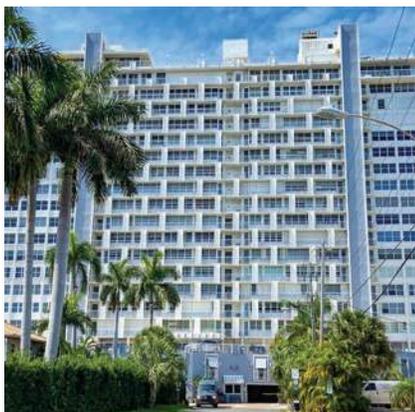
Catwalk
Waterproofing



Sunrise East Condominium

Sunrise East Condominium sought O&S to provide a detailed façade condition assessment over concerns of water infiltration reported during an intense rainfall event. We performed a close visual assessment of the building exterior wall and windows to determine the nature of and quantify the extent of the exterior wall and window repairs. Moisture infiltration was reported at the Southeast corner of stack A and the Northeast corner of stack F, adjacent to the window units. O&S completed the hands-on inspection via Industrial Rope Access (IRA) with our level 2 SPRAT certified technician who is also a senior project manager for the company. We provided design drawings, bidding services and construction management to complete the repair program.

Water Infiltration Inspection



SPRAT Inspection



Window Repairs



Moisture Infiltration



Wisteria Court Condominiums

Wisteria Court Condominiums sought O&S to generate repair documents and perform bidding and construction management services to address the deficiencies noted in the 40-year structural recertification report. The community also desired architectural and landscape design of paver courtyard and rear patio area, and architectural and waterproofing design of catwalks. Wisteria Court Condominiums community was concerned with the existing drainage conditions at their property and desired a stormwater assessment. A topographic survey was performed as part of the stormwater study.

40-Year Structural Recertification



Paver Courtyard Design



Topographic Survey



Typical & Non-Typical Conditions



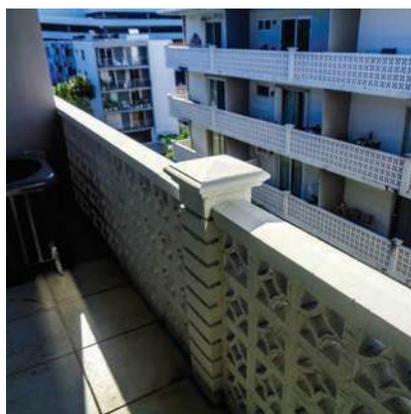
Twin Towers Condominium

O&S provided roofing system replacement and later a structural condition assessment of Twin Towers Condominium. The condominium is a 6-story building built in 1965 which includes two main roof areas, two stair tower roofs, two electrical room roofs, and other ancillary roof areas that required a complete roof replacement. We provided the following phases to restore the roof: Design Development & Scope of Work, Bidding Services, and Construction Services. Later in the same year, Twin Towers Condominium asked us to provide a structural condition assessment of the exterior walls, balconies, and parapets.

Roof Replacement & Condition Assessment



Exterior Wall Assessment



Balcony Assessment



Parapet Assessment



Galt Towers Condominium

Galt Towers Condominium is a 15-story building constructed in 1967 of steel reinforced concrete, concrete block, and poured concrete flooring. The community includes parking, a car wash area, swimming pool, recreation room, BBQ and picnic areas, exercise room, and laundry facilities on each floor.

The Association desired an engineering firm to assist the community with repairs of the pool concrete structure and repairs and waterproofing of the elevated parking deck and pool plaza. The community received bids from contractors to replace the waterproofing of the elevated parking deck.

Structural Repairs & Waterproofing



Pool Plaza Waterproofing



Parking Deck Waterproofing



Pool Concrete Structure



Golden Cache Condominiums

Golden Cache is an 11 unit, 2-story condominium community. The building is concrete and masonry framed, with a cement tile hip roof and stucco cladding. The building includes exterior catwalks at the 2nd floor and a pool patio area on grade.

Golden Cache Condominiums reached out to O&S to complete a 40-year inspection program in advance of performing a building restoration program. Additionally, the community desired a general assessment of the property to note deficiencies or concerns that were not included in the 40-year inspection.

40-Year Structural Recertification



Pool Refurbishment



Ground Level Pavers



Catwalk & Guardrail Replacement



Country Lake Drive Condominiums

O&S provided engineering services for the Country Lake Homeowners Association. Country Lake is a town home community in Delray Beach Florida comprised of 250 town homes in 42 buildings. The roofs are sloped asphalt shingles and appeared to be close to 20 years old. O&S first performed a condition assessment of the existing asphalt shingle roofs and determined that sufficient deterioration was present to recommend full replacement of the existing roofs. Next, construction documents were created to describe the scope of the work. O&S provided in depth review of the various shingle manufacturers and worked closely with the HOA. The chosen product was incorporated into the construction documents. The construction documents were used for bidding and permitting purposes.

Roof Replacement



250 Town Homes



Sloped Asphalt Shingle Roofs



Condition Assessment