

REAL ESTATE & FACILITIES SERVICES

Are you managing your portfolio for long-term value? Could facilities issues affect asset value, impede a sale, or create unwanted liabilities?

In today's commercial real estate markets, prudence is the watchword. Whether a transaction involves commercial or industrial buildings or undeveloped land, environmental and engineering issues frequently represent unnecessary financial risk.

Since 1993, GaiaTech has specialized in providing environmental and facilities engineering services to commercial real estate owners and operators. We perform due diligence on commercial real estate assets for buyers and lenders involved in real estate and related asset transfers, and provide detailed, cost-effective plans for addressing such risks.

GaiaTech helps commercial real estate owners and operators understand the impact of facilities and related issues on a property's value. Our clients include private investor groups, REITs, commercial developers, property owners, and lenders, as well as investment advisors, attorneys, and other parties to real estate transactions.

REAL ESTATE EVALUATION. A FOCUS ON RISK.

During due diligence, purchasers and lenders face critical questions about the physical assets involved. GaiaTech evaluates environmental and physical issues with commercial and industrial facilities, describing issues in easily understood financial terms and prioritizing risk. We then help manage these risks, providing value-added services to property owners and managers after the transaction close.

Our services include Property Condition Assessments (PCAs), Phase I and Phase II site assessments (ESAs), compliance reviews, and construction loan monitoring. We also perform pre-certification LEED evaluations and energy use evaluations, along with ADA consulting, asbestos consulting, indoor air quality reviews and other facilities services.

GaiaTech upholds the highest technical standards, performing assessments in accordance with ASTM and other industry standards, and can mobilize teams for multi-site, multi-region portfolios where required.

CASE STUDIES



National REIT

GaiaTech was retained by a large national commercial REIT to conduct property condition assessments in preparation for lease termination agreements. Our work, which included PCAs at three substantial commercial properties, provided the basis for the client to recover costs for repair and deferred maintenance from the exiting tenants.

After GaiaTech completed our exit assessments for this property owner and forecasted prospective cost-savings, we projected the client's return on their investment in our services to be several hundred percent.

Hotel & Casino Operator

A large commercial property owner retained GaiaTech to perform a PCA at a Las Vegas hotel and casino before an acquisition. GaiaTech established that the exterior façade system included a poorly installed exterior insulation finish system that was deteriorating prematurely, allowing moisture infiltration at multiple locations.

Repair and reinstallation would run to seven figures. GaiaTech provided an estimate of the scope of repairs, including details on infiltration and methods for remediation and reconstruction. This allowed our client to recoup their prospective cost during negotiations to purchase the property.



GaiaTech's Real Estate & Facilities Services team understands the financial aspects of facilities-related liabilities. We provide business-oriented services in a timely fashion, uniquely qualifying us to perform due diligence assessments for real estate buyers and other financial stakeholders.

CONTACT US

For more information on our **Real Estate & Facilities Services** or any of GaiaTech's capabilities, please contact:

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OUR SERVICES

GaiaTech provides environmental consulting, environmental engineering, and facilities engineering services to investors, industrial clients, and managers of commercial real estate. We specialize in representing parties involved in transactions, helping to assess, quantify, and resolve environmental and facilities-related liabilities. We offer a full range of services, including:

Environmental Due Diligence

- Environmental Site Assessments
- Compliance Reviews
- Divestiture and Transition Planning
- Emerging Trend Evaluations
- Offsite Disposal Liability Reviews
- Corporate Archaeology
- Financial Analysis of Liabilities

Regulatory Compliance

- Compliance Audits and Planning
- Permitting and Reporting
- Environmental Management Systems
- Air, Water and Waste Management
- Process Optimization
- Greenhouse Gas Inventories
- Compliance Outsourcing

Site Investigation and Closure

- Site Investigations
- Site Closure Planning
- Regulatory Negotiations
- Remediation Systems
- Risk Assessments
- Site Monitoring and Reporting
- Closure Certifications
- Insurance Recovery

Facilities Engineering

- Property Condition Assessments
- ADA Assessments
- Seismic Loss Evaluations
- Indoor Air Quality Assessments
- Construction Loan Monitoring
- Asbestos and Mold Surveys
- Energy-Use and LEED Evaluations
- As-Built Drawings

With offices across the US and more than 40 affiliates worldwide, GaiaTech serves clients globally.