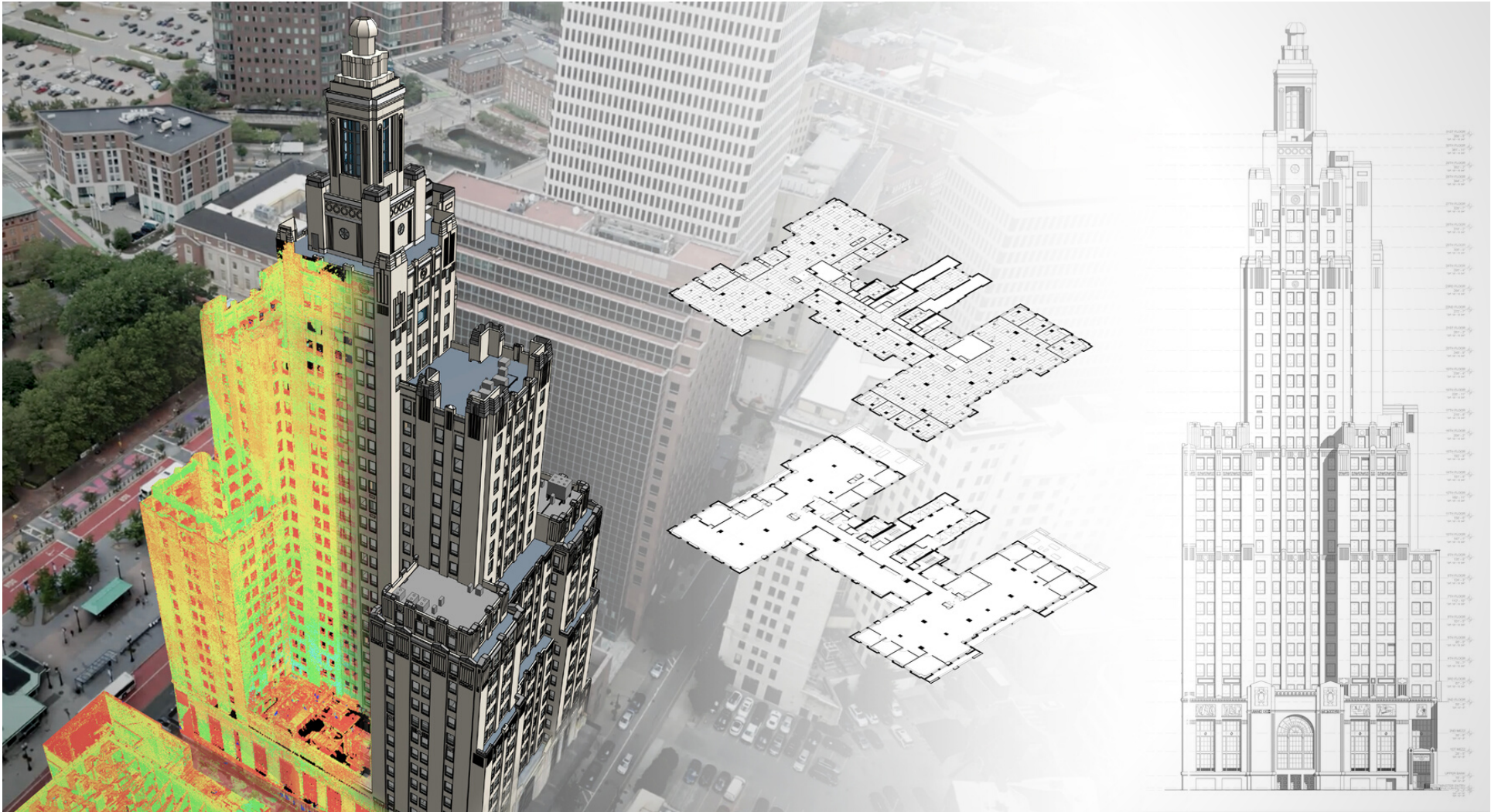


# NOTABLE PROJECTS **PORTFOLIO**



**EXISTING  
CONDITIONS®**

Our team has decades of experience when it comes to delivering accurate building documentation for buildings nationwide. We have worked on some of the most historic and high-profile projects in the United States, and we know what's required to get the job done right.

**VISIT OUR  
PORTFOLIO**

# Introduction

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At Existing Conditions, we provide clients with situational awareness and empower them with the confidence to make smart decisions.

We know how challenging it can be to find the right partner for your needs because for over 25 years we've helped implement cutting-edge solutions to the hardest problems our clients face. Our experienced team upholds the highest standards for project planning and execution. We're dedicated to providing superior building documentation for you – on time and on budget.

In this package, you'll find examples of our past work and case studies from across the United States. We understand the needs and challenges of working on large, complicated projects and have a great deal of experience overcoming those challenges.

Once you've reviewed this package, please feel free to contact me directly with any questions, or if you would like to further refine our discussion.

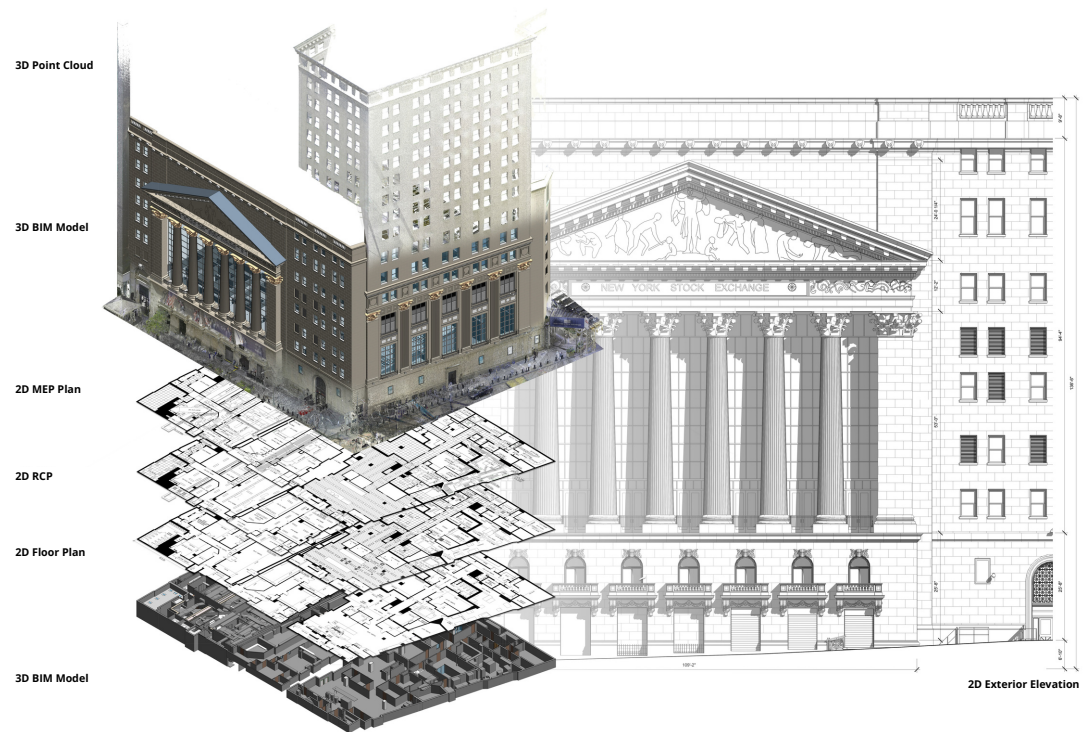
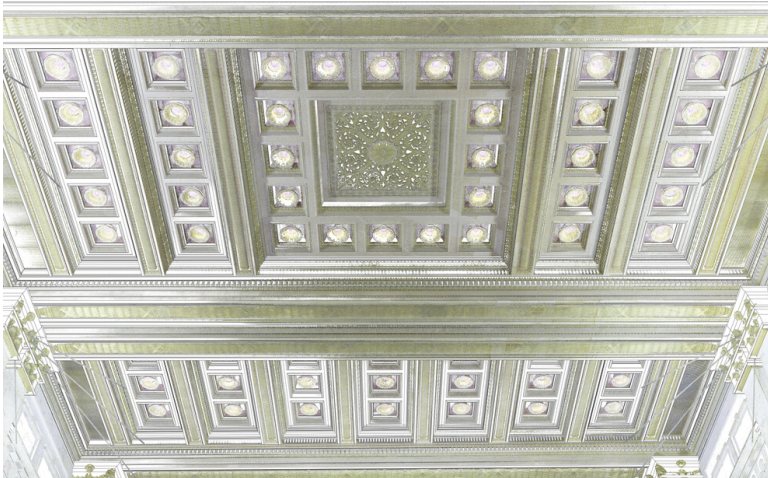
Thanks again,  
The Existing Conditions Team

**EXISTING  
CONDITIONS®**





# New York Stock Exchange



The owner's project management team initially selected Existing Conditions to document the NYSE's executive levels, a project that presented unique challenges due to the intricate nature of the rooms. Existing Conditions has now partnered with the NYSE on seven phases, including providing accurate documentation for the iconic Bell Balcony and Main Trading floor.

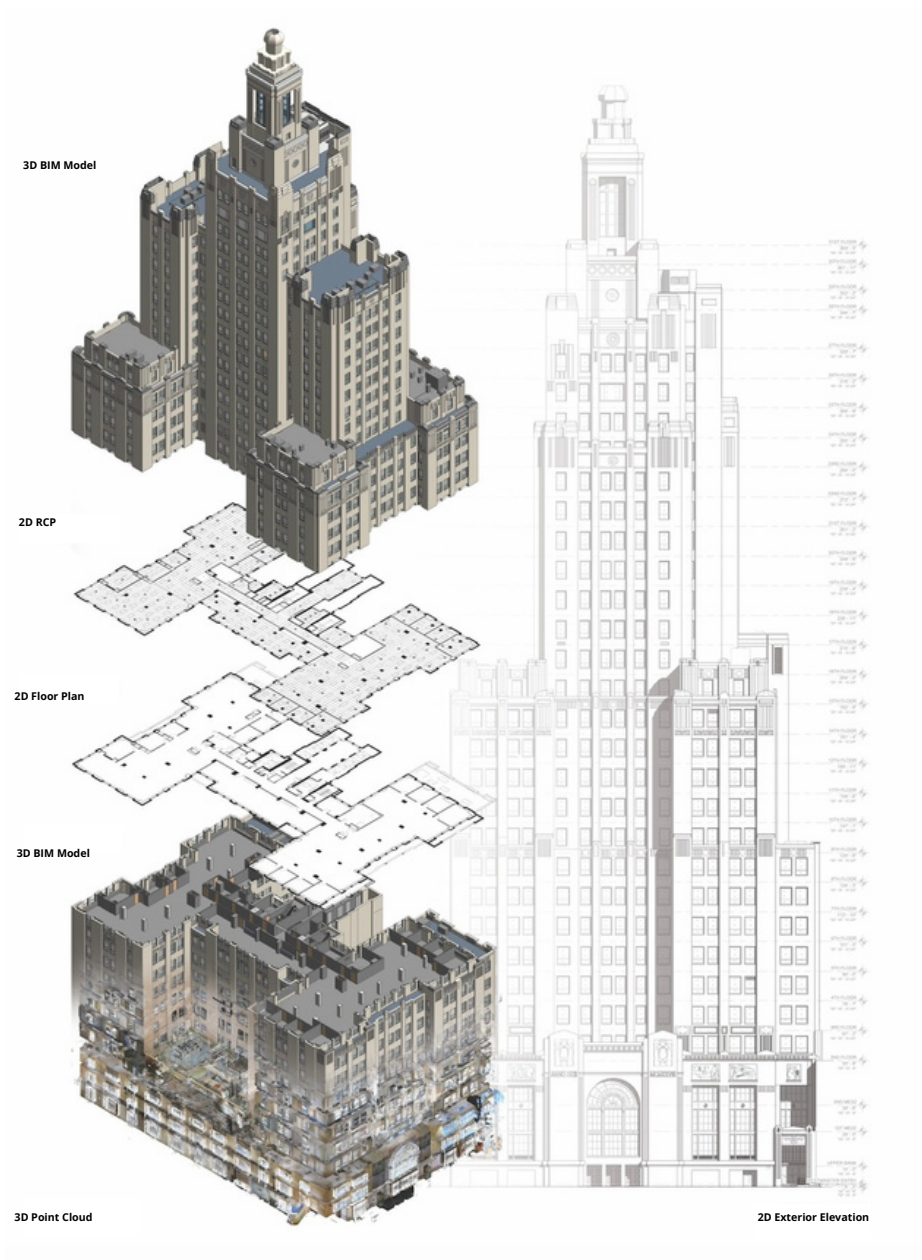
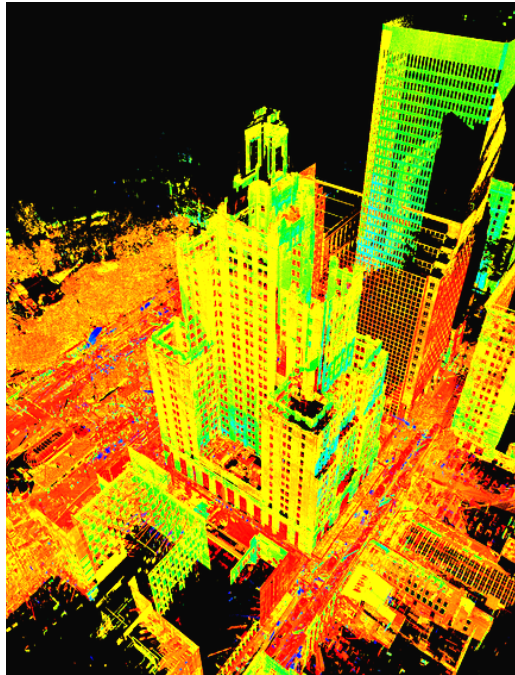
The NYSE project was uniquely challenging, with rigorous security measures and a need for high-quality work that integrated with the exchange's operations. Existing Conditions meticulously followed the NYSE's regulations and security requirements, delivering superior data while allowing the exchange to continue its essential operations.



# Superman Building

Built in 1928, this 26-story building, and the most iconic in the state, was once the headquarters of the Industrial Trust Company and most recently home to Bank of America.

Standing 428 feet tall, 111 Westminister Street, affectionately known as the Superman Building, has been vacant since 2013. To prepare for the restoration of this historic building, Existing Conditions was selected to laser scan and document 450,000 square feet of space.

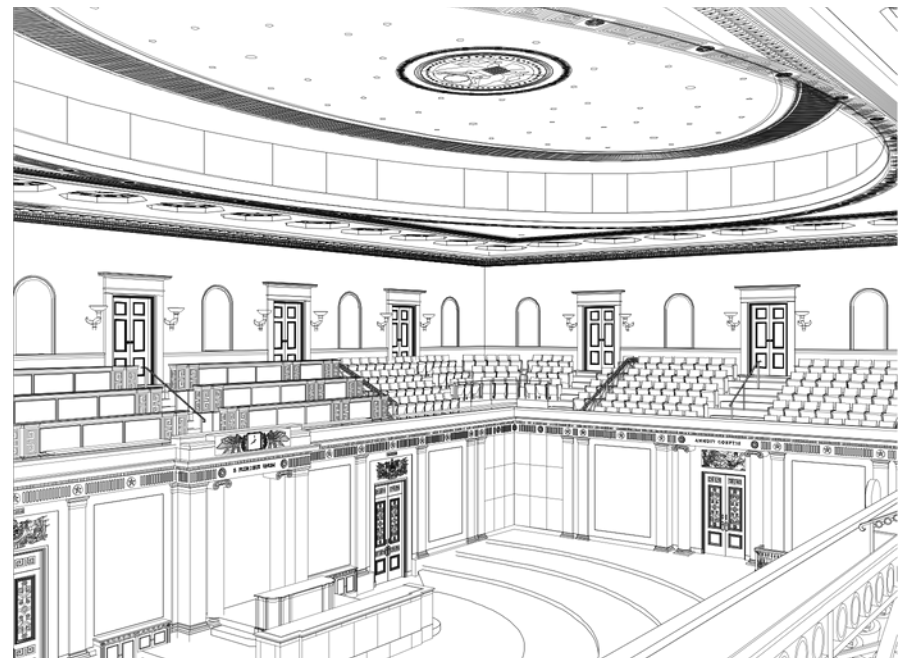
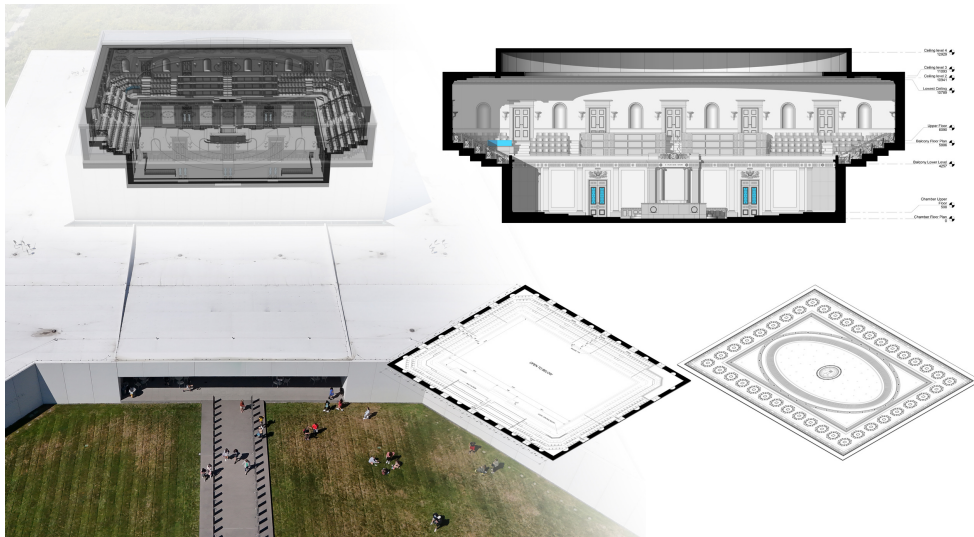




# United States Senate Chamber Reproduction

Rafael Viñoly Architects and the Edward M. Kennedy Institute for the Senate selected Existing Conditions to document this one-of-a-kind space. Existing Conditions was on-site during strict times, navigating stringent security measures while documenting every intricate detail of the Chamber.

The accurate documentation laid the groundwork for its recreation within the Edward M. Kennedy Wing of the Kennedy Museum in Boston, Massachusetts. This recreation not only preserved the Chamber's historical significance but also provided a dynamic and immersive experience, allowing visitors to engage with the essence of American political history tangibly.





# The Little Building

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The Little Building has gone through decades of use and needed a facade renovation by Elkus Manfredi Architects. A land surveyor was brought in to provide architectural drawings of The Little Building, but they recommended that the Existing Conditions team be brought in instead.

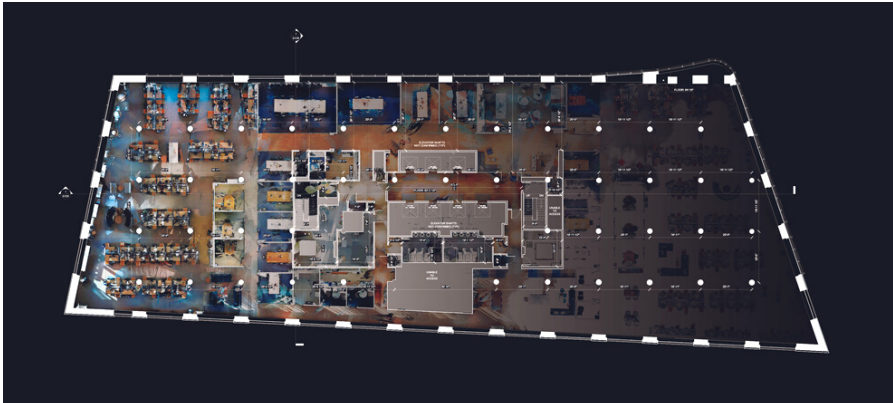


The extensive data that Existing Conditions gathered allowed Elkus Manfredi Architects to collaboratively create a highly accurate digital model of the Little Building façade circa 1917, which was no easy task given the complexity of the highly ornate neo-gothic architecture.





# Independence Wharf

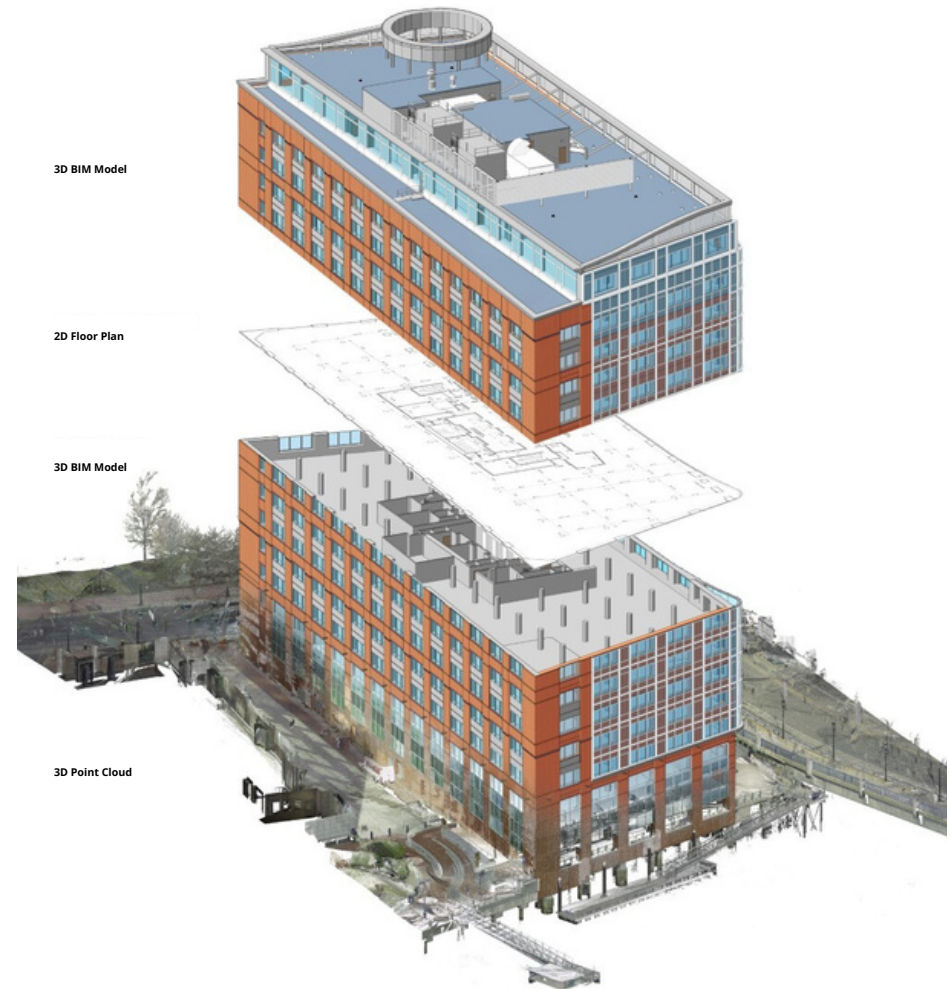


3D BIM Model

2D Floor Plan

3D BIM Model

3D Point Cloud



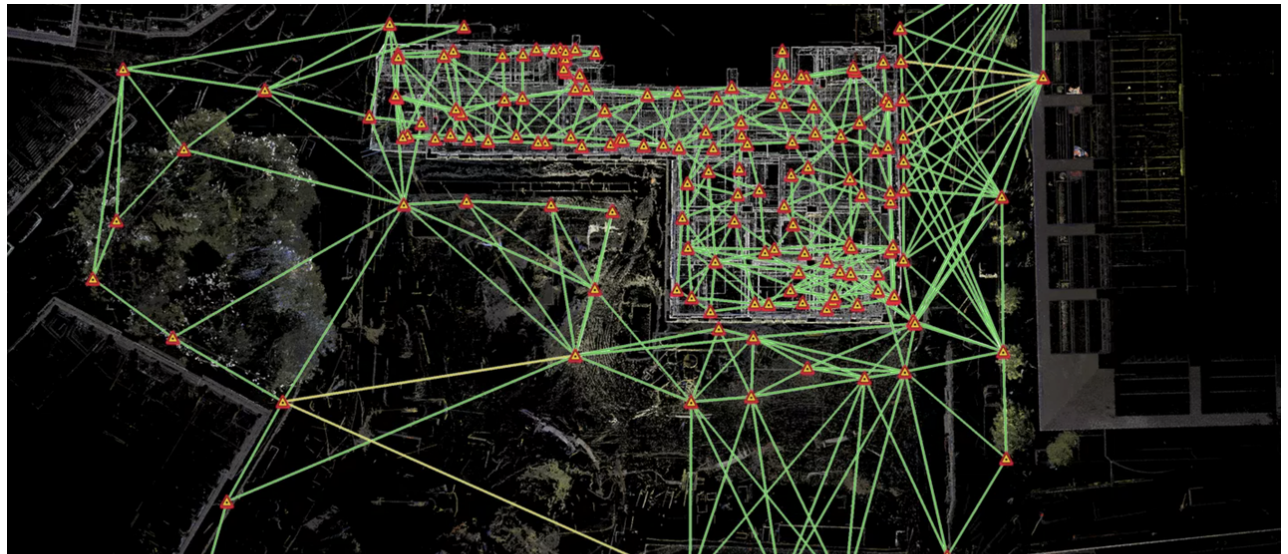
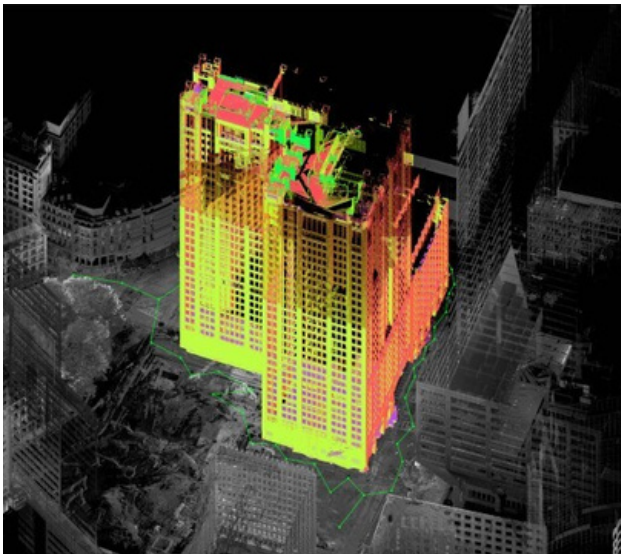
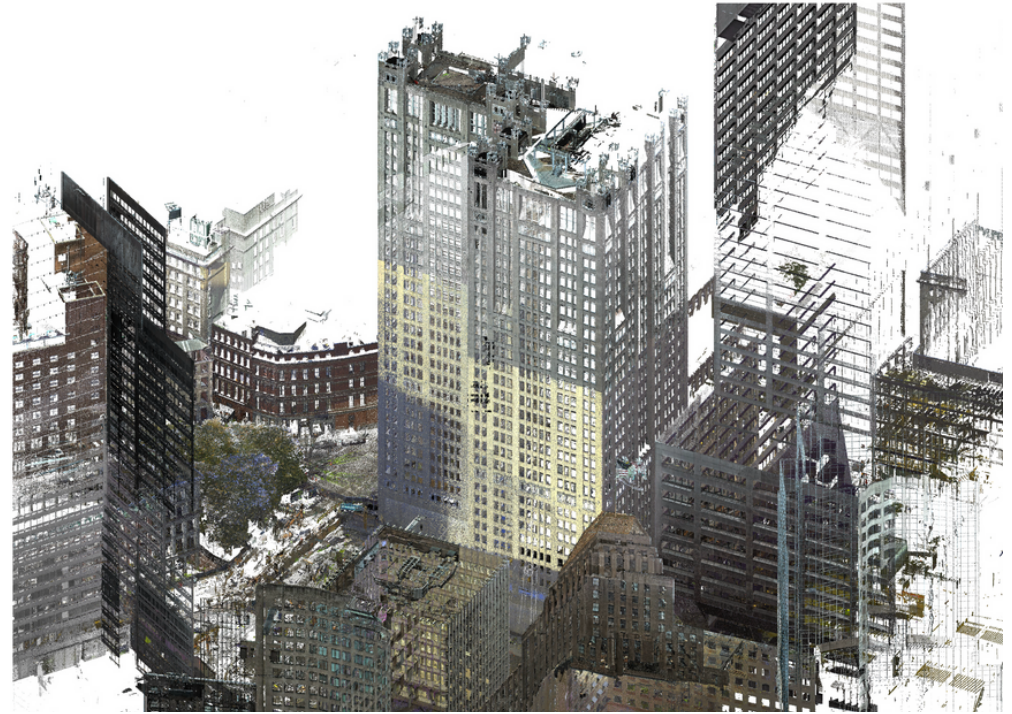
In preparation for renovations, the Architectural Firm SGA selected Existing Conditions to scan Independence Wharf, located at 470 Atlantic Avenue, a bustling mixed-use office building encompassing approximately 335,000 square feet of space. Leveraging a combination of cutting-edge scanning technologies, our expert team efficiently captured the building's details, enabling our clients to begin their renovation endeavors with an accurate foundation.



# 101 Federal Street

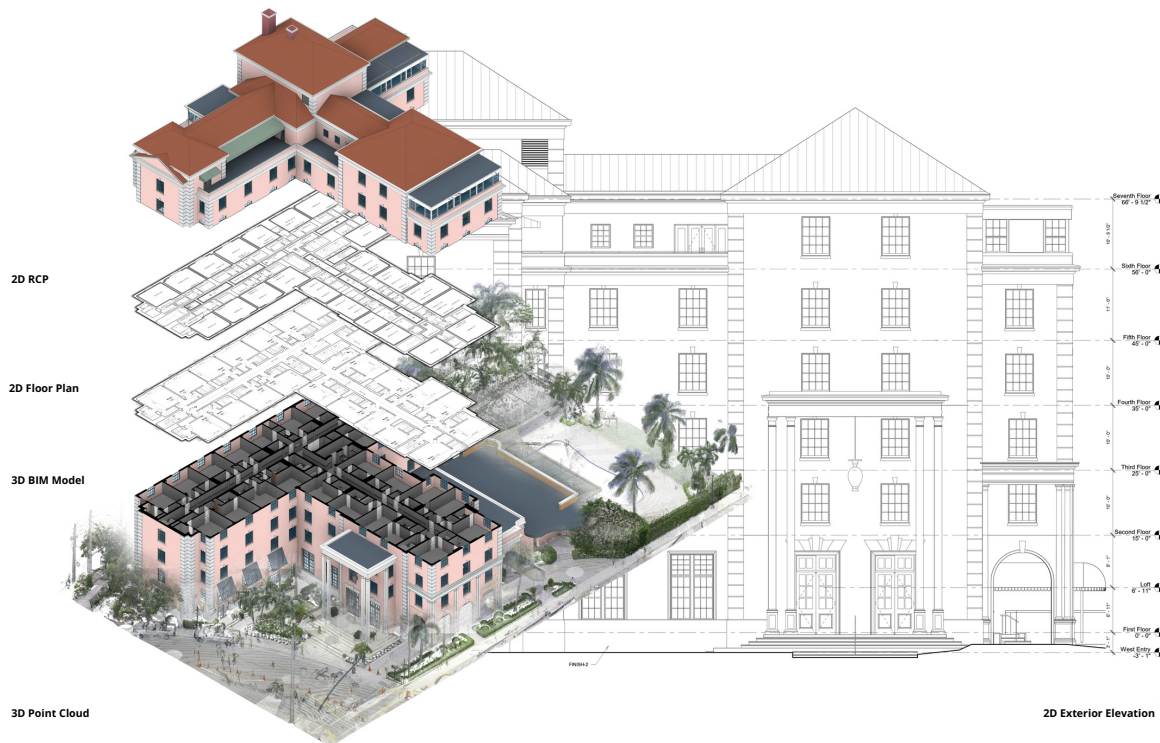
101 Federal Street, a renowned 31-story high-rise designed by Kohn Peterson Fox, features a postmodern design with Indiana Limestone exterior panels. Following the demolition approval of a neighboring parking garage, a national real estate developer planned to construct a new mixed-use tower of similar size located approximately 10 feet from 101 Federal Street.

To mitigate the risk of damage, the building owners selected Existing Conditions to conduct a pre-construction survey, providing crucial situational awareness of their multi-million dollar asset in light of the impending construction project. This allowed our client to understand the building in both a 3D and 4D manner.





# The Colony Hotel



Existing Conditions was selected to survey this captivating hotel, in Palm Beach, Florida. Using the Leica RTC360 scanner, our team successfully scanned 125,000 square feet of space, including 79 guest rooms, each possessing its own distinct and individual character.

With a strong focus on execution and client satisfaction, Existing Conditions exceeded expectations, providing accurate data and accommodating additional requests from the client. The successful completion of this project demonstrated Existing Conditions' commitment to excellence and solidified our reputation as trusted partners in the industry.

# Williams College

Our work with Williams College is one of Existing Conditions' largest projects to date. This collaboration with one of the most prestigious institutions in the United States began in 2015.

After seeing the power of what Existing Conditions could provide for them for a single building, Williams College selected our team to measure the entire campus of over 4 million square feet using the latest 3D laser scanning technology and provide them with accurate drawings of all their spaces.

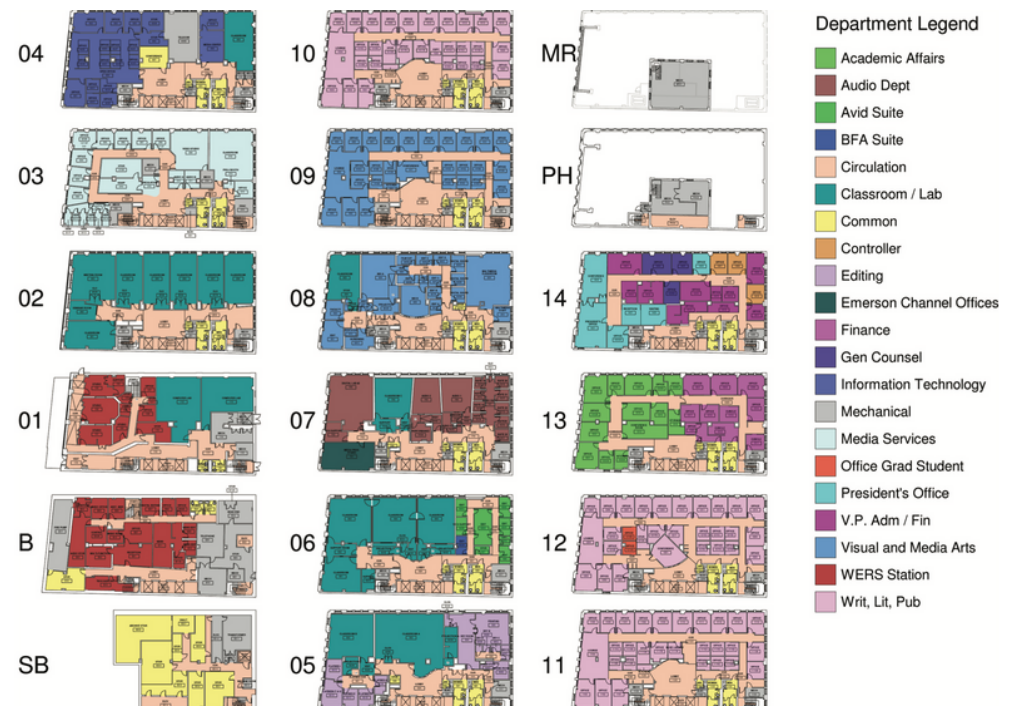




# Emerson College Facility Management



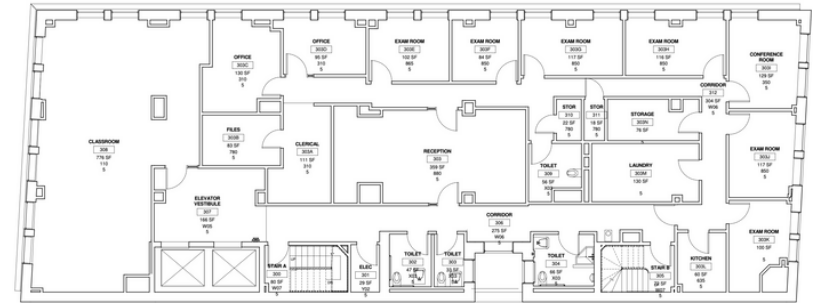
Although Emerson had an organized plan room full of drawings, it was unknown if they accurately depicted the as-built conditions. Further, they wanted to be able to have intelligent floor plans linked to their department database where they could accurately track everything from square footage numbers to equipment maintenance schedules.



Using the latest in 3D scanning technology, we documented the full campus at Emerson College. We captured not only presentation quality 3D models, but full BIM with department schedules, gross square foot calculations, and room assessment plans. We return on a period certain basis to make updates to the model to make sure that Emerson always has accurate, up-to-date information.

# Emerson College Campus Cont.

By having an accurate understanding of their assets, Emerson College staff now have complete situational awareness throughout their entire campus. Facility managers have a powerful database that is directly tied to these models. For example, when needing to proceed with facade restoration work such as brick re-pointing, they can run a report that provides them with accurate wall material takeoffs, allowing their team to better control project costs and timelines.



Wall Material Takeoff	
Material: Name	Material: Area
Concrete - Cast-in-Place Concrete	338 SF
Masonry - Brick	42181 SF
Masonry - Stone	2406 SF
Metal - Aluminum	11953 SF
Metal Panel	1299 SF

Window Schedule			
Family	Count	Width	Height
Win-1	1	4' - 9"	7' - 0"
Win-1	2	5' - 4 1/2"	7' - 0"
Win-1	2	8' - 3"	10' - 0"
Win-2	8	3' - 0"	7' - 1 3/8"
Win-2	1	5' - 4 1/2"	7' - 1 3/8"
Win-3	30	4' - 8 1/2"	7' - 10"
Win-4	6	4' - 8 1/2"	7' - 10"
Win-5	8	3' - 0"	9' - 4 1/8"
Win-6	4	5' - 4 1/2"	20' - 5 1/2"
Win-7	10	9' - 4 1/2"	20' - 5 1/2"
Win-8	2	9' - 4 1/2"	20' - 5 1/2"
Win-9	6	1' - 4 1/2"	7' - 2"
Win-9	2	2' - 2"	7' - 0"
Win-9	2	2' - 4"	7' - 0"
Win-9	2	3' - 1 1/4"	7' - 0"
Win-9	2	4' - 0"	7' - 0"
Win-9	2	4' - 10"	7' - 0"
Win-9	1	5' - 0"	10' - 0"
Win-9	2	5' - 3"	10' - 0"
Win-9	1	11' - 4"	10' - 0"





# Situational Awareness

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Existing Conditions provides professionals with situational awareness and empowers them with the confidence to make smart decisions based on accurate data. Building industry professionals can use our plans for renovations, continuous facility management, and accessibility studies of all buildings documented.





# Why Work With Us?

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One of the reasons our clients appreciate working with us is that we are easy to do business with. Our clients know that they can reach out to us at any time and that we will be a reliable partner for them. We consider ourselves to be an extension of their team, bringing unmatched experience and expertise so they can focus on what they do best.

