

A photograph of a historic building with a prominent clock tower and a worker on a rope access system. The building features ornate architectural details, including a large clock face with Roman numerals and a worker on a rope access system. The sky is clear blue.

Building Enclosure Consulting for Property & Asset Managers

**Collaborative Expertise.
Proven Performance.
Lasting Confidence.**

SK&A[®]

A faint, stylized wireframe graphic of a building structure, composed of overlapping rectangular lines, positioned in the bottom right corner of the page.

Building Enclosure Consulting for Property & Asset Managers

Protecting What you Manage. Solving Problems Before They Grow.

Leaks, condensation, and premature deterioration are among the most common – and costliest – issues in existing buildings. They create tenant complaints, safety concerns, and escalating maintenance costs.

SK&A's Building Enclosure Consulting team helps property managers and building engineers identify, diagnose, and resolve performance issues before they become capital crises. Our work ensures your buildings remain watertight, durable, and resilient – preserving value and minimizing disruption to operations and tenants.

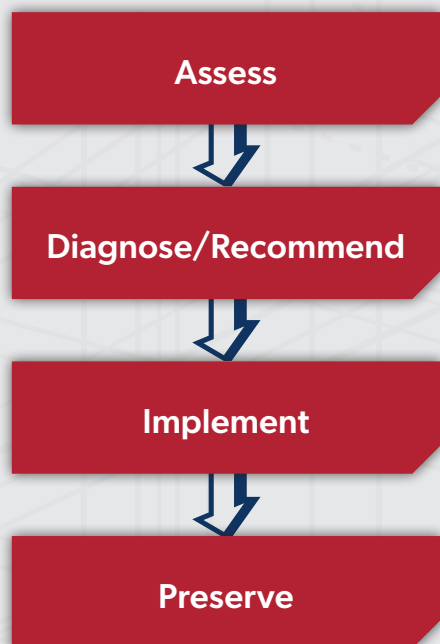
- Reduce unplanned maintenance and emergency repairs.
- Extend the life of your roofs, façades, and waterproofing systems.
- Protect tenants and owners from costly damage.
- Support capital planning and project budgeting with clear data.
- Ensure performance and reliability across your property portfolio.

We make your job easier – by diagnosing issues accurately, prioritizing repairs, and helping you plan confidently for the future.

Reliable Expertise. Practical Solutions.

We know property managers need answers – not reports that sit on a shelf.

SK&A delivers timely, actionable guidance with clear recommendations and realistic budgets. Our engineers understand the urgency of your work, and our communication keeps your owners and contractors aligned from first inspection through project completion.



Comprehensive Building Enclosure Consulting for Existing Buildings.

Condition Assessment & Diagnostics

- Visual inspections, moisture mapping, and infrared scanning.
- Leak investigation and root-causes analysis.
- Façade, roof, plaza, and fenestration system evaluations.
- Documentation for maintenance planning and capital budgeting.

Repair Design & Construction Support

- Preparation of drawings, details, and technical specifications.
- Bid phase assistance and contractor coordination.
- Construction administration and project management.
- Field testing and quality assurance inspections.

Capital Planning & Asset Management

- Multi-year repair prioritization plans and cost forecasting.
- Reserve studies and maintenance strategy development.
- Due diligence surveys.
- Technical advisory services.

Building Enclosure Consulting for Property & Asset Managers

Trusted by Property Managers. Proven Across the Built Environment.

- Specialists in façade, roofing, waterproofing, and plaza systems across all building types.
- Integrated structural and enclosure expertise for total building performance.
- Proven ability to diagnose failures accurately and guide effective long-term repairs.
- Known for practical, clear, and actionable recommendations.
- Decades of experience solving enclosure problems for leading property management and asset portfolios.
- Responsive, solutions-driven communication that minimizes tenant disruption.

“SK&A is the gold standard. Time and again, they’ve proven to be a trusted partner on projects ranging from roof replacements and garage waterproofing to major façade restorations and complex structural challenges. They set the bar for project management, and I’ve often said I wish more companies followed their model of clear communication, responsiveness, and genuine commitment to collaboration. They know the importance of understanding our client’s long-term goals for the property and consistently deliver solutions that align seamlessly with those objectives.”

— Associate Director, Cushman & Wakefield

Protect Your Assets. Resolve Issues. Plan Confidently



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