

Your Partner for Real Estate Due Diligence. Structural & Seismic Evaluations

SEISMIC RISK ANALYSIS
PROFESSIONAL OPINION
CONDITION ASSESSMENT
SEISMIC HUD EVALUATIONS
PROBABLE LOSSES (PML/SUL)
SEISMIC RETROFIT DRAWINGS

STRUCTURAL ENGINEERING CONSULTING

G&G Structures wants to be your partner for real estate due diligence investigations. Our mission is to take complex structural engineering questions and provide simple answers that are clear to understand. We have completed hundreds of HUD seismic evaluations using ASCE 31-03 and Seismic Risk Assessments (PML/SEL) using ASTM E2026. Our evaluation reports are praised for their simplicity, accuracy and reliance.



- RESIDENTIAL
- COMMERCIAL
- HEALTHCARE
- EDUCATIONAL

“ G&G Structures’ is committed to deliver great service. ”
They have an excellent record for meeting our deadlines.

We do evaluations for
HUD & FHA programs:
202, 221 (d) 223(f), 232...

We understand that time is of the essence in real estate transactions and we are in business to meet deadlines. We also know that the success of a transaction is dependent on our ability to report clear and conclusive results. G&G Structures provides structural design and analysis services for a broad range of buildings. Our experience allows us to use good engineering judgment to provide you reliable answers even when not all information for the property is readily available.

Not all engineering yields to the same evaluation. Some engineers may evaluate conservative to protect their risks and liability. We evaluate with precision to safeguard our Client’s investment.

Please call for a free seismic evaluation quote >>>



G&G Structures, Inc.
Structural Engineering

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SERVICES FOR REAL ESTATE PROFESSIONALS:

CONDITION ASSESSMENT & PROFESSIONAL OPINION:

- Schedule a site inspection to evaluate reported structural concerns
- Review and evaluate drawings for the building as they may be available
- Aging concerns may involve cracks in the foundation or on wall finishes
- Maintenance concerns may involve weather exposure (dry-rot) or termites
- Other concerns may arise from seismic, wind or other events
- Evaluate the conditions and discuss the integrity of the structure
- Recommend repair or actions to be taken to remediate condition

PROBABLE & SCENERIO LOSSESS (PML & SUL):

- Schedule a site inspection or review construction documents
- Obtain site seismic hazards for the evaluation (seismic intensity, liquefaction, etc.)
- Determine construction characteristics and structural systems for the building
- Obtain damage loss parametric based on Thiel & Zsutty publication
- Calculate proprietary modifiers based on engineering data and experience.
- Report damage estimate (probable maximum loss) in accordance to ASTM E2026.

SEISMIC RISK ASSESSMENT & EVALUATION (HUD/FHA):

- Schedule a site inspection and review construction documents when available
- Obtain site seismic parameters for the evaluation (seismicity, base shear, etc.)
- Determine construction characteristics and structural systems for the building
- Prepare simplified structural calculations to evaluate for the appropriate standard.
- Prepare report to summarize compliance to the standard (i.e. HUD MAP Guide, etc.)

RETROFIT & REPAIR DESIGN & CONSTRUCTION DRAWINGS:

- Review proposed layouts if any for value engineering (construction cost savings)
- We also prepare basic architectural drawings when non-structural work is limited
- Prepare design structural calculations for proposed structural modifications
- Develop structural drawings for proposed structural modifications
- Provide City submittal package with Engineer's wet stamp & signature
- Respond and update design package in response to City comments

BRING EXPERIENCE TO YOUR PROJECT:

Mr. Lionel Garcia directs all due diligence projects for the company. He is a licensed Structural Engineer with over 17 years of experience and he is recognized by other structural engineers for his strong academic core and a diverse range of practical experience. Mr. Garcia graduated from the University of California at Berkeley with a Master's of Science Degree in Structural Engineering.

Our team stays at the forefront of evolving seismic codes and guidelines, but we also take pride that our knowledge of seismic design methodology dates back to the early 1910's. Expertise that counts!

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