



THOMAS DOWNEY, LTD.

CONSULTING ENGINEERS

THE COMPANY

Thomas Downey, Ltd. is a specialty consulting engineering firm that assesses existing buildings and structures, identifies and evaluates defects, develops repair and restoration plans, performs forensic investigations and assists property owners in planning and capital budgeting.

Established in 1979, the firm has become one of the most trusted resources for researching and analyzing building conditions and resolving related performance problems in the Metropolitan Washington, DC area and the Baltimore to Richmond corridor. The full range of building community stakeholders relies extensively on the TDL engineering team. The firm's engineers are registered to practice in Maryland, the District of Columbia, Virginia, Pennsylvania, Kentucky and North Carolina.

EXPERTISE

Thomas Downey, Ltd.'s expertise corresponds to the building performance concerns of those responsible for the maintenance, repair and alteration of existing buildings:

- Building Structures
- Roofing & Waterproofing
- Façades & Balconies
- Parking Garages
- Windows & Curtain Walls
- Foundations
- Historic Buildings
- Concrete Construction
- Masonry & Stone Construction
- Wood Construction
- Post-Tensioned Concrete Structures
- Building Demolition
- Building Code Compliance
- Construction Cost Estimating

SERVICES

Thomas Downey, Ltd. provides a comprehensive menu of services tailored to the needs of each of its client groups:

- Building Investigation & Condition Assessment
- Failure Investigation
- Repair & Alteration Design
- Construction Administration
- Reserve & Warranty (Transition) Studies for Community Associations
- Capital Budget Studies
- Dispute Resolution & Litigation
- Technical Support
- Insurance Claim Assistance
- Teaching & Public Speaking



CLIENTS

Thomas Downey, Ltd. is the engineering first choice of many in the Washington-Baltimore-Richmond building community.

TDL's client groups include:

Community Associations

Commercial & Institutional Property
Owners & Managers

Real Estate Managers

Law Firms & Insurance Firms

Developers

Contractors

STAFF

Principal – Stephen A. Dlugos, P.E.

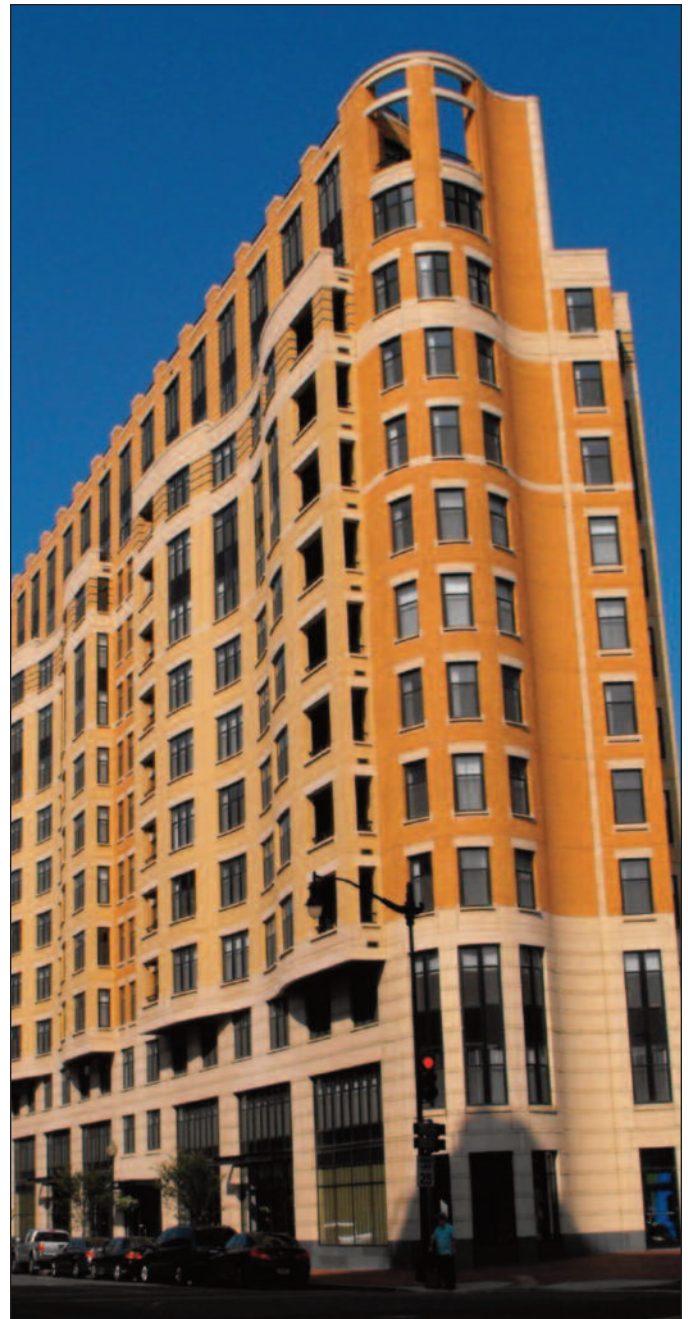
Principal – Stephen A. Johnston, Ph.D.

Office Manager – Christina C. Kelley

Engineering Associate & Historic Preservation
Specialist – Christopher J. Kelley, LEED Green Assoc.

Senior Engineer - John C. Simon, P.E.

Principal – G. Douglas White, P.E.



CONTACT

Thomas Downey, Ltd.
301 N. Fairfax Street, Suite 108
Alexandria, VA 22314

Office 703-548-3403

www.TDEngineers.com
info@TDEngineers.com

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