

ASHFORD PARK II CONDOMINIUMS

Redmond, WA



The Ashford Park II condominium complex features 59 townhouse-style units in 19 wood-framed buildings. Due to water intrusion issues, all of the building envelope components required replacement. This presented the Board with an opportunity to modernize the appearance of the complex.

Our **Building Investigation** team conducted an investigation of various problems and wrote an investigation plan. This resulted in legal action between the Association and the Developer. During the proceedings, we provided additional support and detailed repair recommendations, which were used as the basis for damages.

Working with the Board, our **Construction Management** team prioritized these repair recommendations. We then assisted in presenting this information to the Association prior to a vote for funding and loan procurement. As construction manager for the project, we oversaw all aspects of the scope, schedule and budget.

Through effective communication with our project teams during design development, our **Architectural Services** Division prepared cohesive specifications and construction documents. Our Architectural team also devised a more visually interesting color scheme to modernize the complex and simplified the material palette. This strategy reduced construction costs while updating the appearances of the buildings and minimizing complicated detailing.

As **Third Party Inspectors**, we monitored installation procedures of building components such as vinyl siding and roofing material. We also reviewed sequencing issues to ensure construction progressed efficiently. By working together with our Architectural team, we were able to focus on quality conformance and identify areas requiring additional detailing.

This project was successfully completed in the fall of 2009.



Ashford Park as it was in 2007 and as our team envisioned it in a color study for the HOA.



During our investigation, we found that water had gotten behind the vinyl siding, damaging the wall sheathing.

