

LAKEMONT RIDGE CONDOMINIUMS

Bellevue, WA



Corke Amento formed a successful project team to provide services supporting the remediation and full siding re-clad of all 40 buildings of Lakemont Ridge Condominiums. The Homeowners Association and the Developer retained our services jointly after a prolonged legal dispute.

Our **Building Investigation** team conducted an extensive investigation, provided repair recommendations and repair budgets, and assisted both parties and their attorneys during a negotiated resolution of the claim. After this process, which we completed in five months, we continued to assist the Developer's attorney resolve claims with several of the subcontractors.

Our **Construction Management** team analyzed and prioritized repair recommendations and assisted the Board with it's presentation to the Association, their attorney and the remediation contractor prior to a vote for funding and loan procurement.

Our **Architectural Services** Division modified building details to be waterproof and improved the integrity of the building enclosure. We generated a comprehensive waterproofing drawing set and project manual that accounted for the existing conditions, which included a wide range of building designs and material transitions.

Our role as **Third Party Inspectors** included the inspection of proper installation procedures of new building components. By working together with our Architectural team, we were able to identify areas requiring additional detailing.

We provided **Graphics** services to clarify the complexity of the repair process. Our graphics have been used since the initial investigation phase and then supplemented as construction progressed.

This project was completed in the summer of 2009.



The Team worked closely with the Homeowners' Association and the contractor to complete a successful remediation project.

We used graphics to illustrate to homeowners how reconstructive work would take place.

