

WILLIAMSBURG CONDOMINIUMS

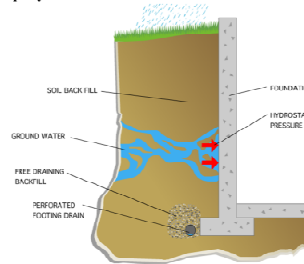
Renton, WA



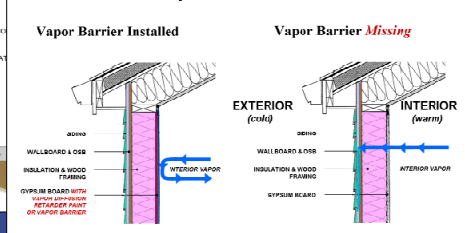
Our team crafted a design that combined the original Williamsburg style with new siding materials and colors.



Improperly Built Foundation Wall



Vapor Drive Process



The Williamsburg complex consists of nine buildings featuring various complicated design elements where water intrusion had occurred. While addressing these issues, the Williamsburg Homeowners' Association elected to improve the look of the complex buildings.

Our **Building Investigation** team conducted several investigations of various building envelope, site drainage and structural floor defects. We coordinated the efforts of many construction professionals and provided litigation support services, including expert testimony and mediation presentations prior to a negotiated settlement.

Our **Construction Management** team performed pre-construction services for the Owner by transitioning the project from litigation into construction. In addition to managing the construction budget, our Construction Management team served as liaison and consultant to the Owner and orchestrated the Architectural Services Division, the Third Party Inspector and the Contractor during construction.

Our **Architectural Services** team generated a full drawing set & project manual, as well as material & color studies for the project. While enhancing the complex visually, several improvements were made to minimize the potential for water intrusion.

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

Our **Graphics** department created several graphics during litigation and the investigation phase to provide the owners and attorneys an understanding of site-wide problems. These graphics clearly depicted complicated issues and were a valuable asset throughout the trial process.

This successful project concluded in the summer of 2007.