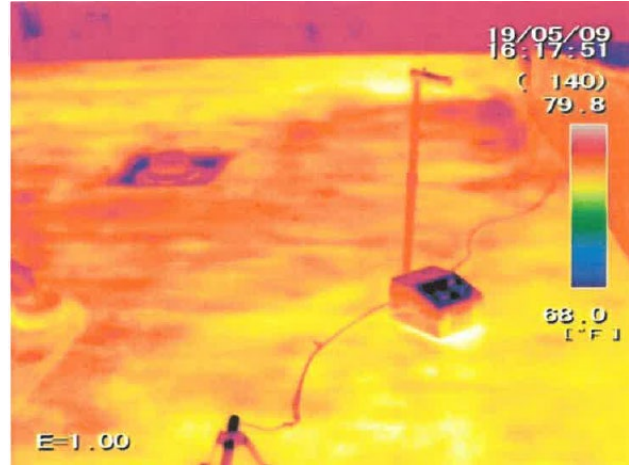


2818 Fallfax Drive

Forensic Analysis & Roof Replacement Design-Construction Phase Services



Fully occupied multistory, warehouse/office building. Roofing consisted of ballasted EPDM membrane, modified bitumen membrane and asphalt shingles in isolated area. The project is located in Falls Church, VA.

Challenge: Owner was experiencing ponding water on the roof, inadequate drainage leading to sheet overflow at low roof edges all resulting in ongoing water intrusion requiring regular repairs and impacting upper floor tenants.

Value Added: Davidson & Associates (D&A) utilized a combination of visual observations, infrared moisture detection and core sampling via subconsultant to identify potential sources of water infiltration through roof system, drainage deficiencies, and areas where wet insulation could be present. Complete roof replacement selected with limited replacement of wet insulation and incorporation of new drains, gutters, downspouts, copings and flashing. Roof replacement design coordinated with limited rooftop equipment replacement conducted under separate contract.

Service performed: Preparation of forensic analysis, repair scope of work including construction documents and technical specifications, bidding and negotiations, and construction phase quality assurance.

Client/Owner: Balmar Development

Contractor: Commercial Roofing & Sheet Metal

Cost: \$420,250.00

Duration: 2018 - 2019