
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Executive Park I, II & III Exterior Restoration – Design & Construction Phase Services



Commercial office complex consisting of multiple, 4-story, steel frame buildings constructed in the 1990's. Executive Park I, II & III compose the original buildings and have exteriors consisting of glazed CMU or tile veneers, exterior insulation and finish system (EIFS), aluminum-frame ribbon windows and curtain wall system at the building atriums and either ballasted or fully adhered EPDM roofing. The project is located in Mechanicsburg, PA.

Challenge: The owner wished to restore the original building exteriors to compliment the most recently completed construction phase in 2018, Executive Park V, addressing deferred maintenance, water intrusion and roof replacement while coordinating work with separate HVAC upgrades.

Value Added: Davidson & Associates (D&A) prior analyses identified focused repairs to address ongoing water intrusion. D&A's experience with façade restorations and restoration contractors identified cost-effective methods to restore the deteriorated glazed CMU/tile veneers, EIFS and metal finishes while generating competitive bids for the work. Identification of roofing membrane with sacrificial protection layer allowed HVAC replacement (under separate contract) to proceed with minimal impact on new roof at Executive Park III.

Service performed: Preparation of restoration scope of work, construction documents, bidding and contract negotiation, and quality assurance during construction.

Client/Owner: Select Capital Commercial Properties
Cost: \$1,461,956.63

Contractor: Houck Services, Inc.
Duration: 2017-2021