
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

The Forum Condominium

Forensic Investigation, Design Repairs & Quality Assurance during Construction



The Forum Condominium is a sixteen-story reinforced concrete structure constructed in the 1960's. The building houses 230 condominium units above a two-level below-grade parking structure, and is located in Rockville, MD. Davidson & Assoc. was engaged to determine the cause of water infiltration at the exterior walls.

- D&A determined that there was deterioration of the masonry wall and the masonry reinforcement.
- A repair protocol was developed to repair the deteriorated masonry as well as repair areas of deteriorated concrete slab edges and columns.
- This included both replacement of concrete as well as epoxy injection repairs. The restoration was phased over several years.

Challenge:

- Investigate the exterior façade to determine the cause and scope of leaks, design repairs, then implement repairs within a fully occupied building.

Value Added:

- Through the use of a non-destructive and destructive testing, D&A was able to develop a repair to eliminate leaks, reinforce the walls and windows. A prototype repair was performed to develop the final repairs for the building.
- During the construction phases, D&A's frequent and detailed observations ensured repairs progressed according to code and restoration standards, while addressing any unique conditions efficiently so as to minimize additional cost.

Service Performed:

- Technical construction document review of plans; quality assurance during construction.

Client: The Forum Condominium, Comsource Management

Client/Contractor: Genco Masonry Construction
American Restoration

Architect: Davidson & Assoc.

Duration: 2015 - 2016
2017 - 2020

Magnitude: \$3.25 M