

Woodland Lakes Condominium

Forensic Analysis, Repair Design & Construction Phase Quality Assurance



68-unit multifamily project consisting of a five, 3-story, wood framed buildings constructed circa 1998. Exterior consists of manufactured stone at the first floor with vinyl siding and wood trim at the upper floors. The building entrances are flanked by multistory projecting bays clad with painted wood trim and inset plywood spandrel panels. The project is located in Bowie, MD.

Challenge: Due to periodic water infiltration at unit interiors in and around the multistory projecting bays that went unaddressed by the original developer and contractor, D&A was engaged to evaluate the source of the infiltration, general scope of concealed damage, then develop a repair scope, budget and details to remediate the damage.

Value Added: D&A's forensic analysis identified deficiencies with the original painting and sealing of the projecting bay cladding along with the omission of weather resistive barriers and flashing resulting in the deterioration of wood cladding, OSB sheathing and framing. Although D&A's initial repair estimate was over \$200,000.00, careful scoping/detailing eliminated unnecessary demolition allowing for the use of moisture-resistant cladding material. Close coordination with a well-qualified general contractor resulted in an actual repair cost of only \$186,000 to an already financially-burdened condominium.

Service performed: Forensic analysis, repair construction documentation, construction cost estimating, and quality assurance during construction.

Client/Developer: Woodland Lakes Condominium
Architect: Davidson & Associates

Contractor: Chesapeake Finishing Inc.
Duration: 2005 - 2011