

Case Study

EMERALD BAY: FOSTER CITY

Quick Facts

48 Units

Number of Condo Units

\$2.3 million

Total cost of repairs

- + **Construction Drawings & Specifications**
- + **Budding & Negotiations**
- + **Contract Administration**
- + **Homeowner Representation Services**

Services Provided

Richard Avelar & Associates Reconstruction Services

Contractor

Background

Comprised of three 11-story buildings with garages at the first level, this 48-unit condominium complex was originally built in the early 1990's.

Since there were settlement issues, all 48-units had to be re-leveled during the course of construction, at the garage level.

Actions Taken

RA&A provided construction administration services and acted as the Homeowners Representatives, supervising their partners with Richard Avelar & Associates Reconstruction Services who were hired as the general contractors. Scope of work included:

- + Replacement of wood siding and trim
- + Window and sliding glass door re-flashing
- + Repairs to private balconies and decks
- + Replacement of guard walls and chimney caps
- + Pressure grouting
- + Structural repairs
- + Exterior cladding replacement



The Result

Homeowners and tenants were able to remain in their units during the repairs and the building was revitalized to recapture building value.

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