

Case Study

LIGHTHOUSE COVE: REDWOOD SHORES, CA

Quick Facts

124

of townhomes

\$3.5 million

Total cost of repairs

- + **Construction Drawings & Specifications**
- + **Bidding & Negotiations**
- + **Construction Contract Administration**

Services Provided

Saarman Construction

Contractor

Background

Set in one of Redwood Shores' busiest districts, Lighthouse Cove is a real estate development that includes four single-family home subdivisions and two multi-unit developments. Built in 1989, the Regatta consists of 2- and 3-bedroom luxury townhomes set on the waterfront. Faced with settlement issues due to soil-related moisture, this 124-unit complex needed to be re-leveled in order to prevent further damage.

Actions Taken

In order to relevel, the existing frame for each townhome needed to be unbolted from the foundation and lifted. This required the homeowners and tenants to be relocated for two months while the buildings were being repaired.

In addition to the re-leveling, each building had structural and fire safety repairs, and every roof needed to be replaced. The scope of work also included:

- + Pressure grouting
- + Structural repairs
- + Window and door re-flashing
- + Private deck repairs
- + Repairs to fire resistive assemblies



The Result

Following the re-leveling effort, residents were able to re-occupy, and their townhomes were able to maintain their value.

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