

Case Study

PENINSULA LANDING: REDWOOD SHORES, CA

Quick Facts

133

of condominiums

\$2 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 1985, Peninsula Landing is a small, entry-level neighborhood made up of one-, two- and three-bedroom condominiums. Due to settlement issues, half of these homes needed to be re-leveled.

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 who resided on the first level, to be relocated for two months while the repairs were being completed.

In addition to the re-leveling, each building required structural and fire safety repairs including:

- + Pressure grouting
- + Structural repairs
- + Repairs to fire resistive assemblies

The entire project took nearly 2 years to complete.



The Result

Following the re-leveling effort, residents were able to move back into their homes and the condominiums maintained their value.

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