

# Case Study

## SANTA ROSA JUNIOR COLLEGE: SANTA ROSA, CA

### Quick Facts

**2000**

Original year of construction

**2001**

Year water started to seep into building

**\$3.38 million**

Total cost of repairs

- + **Construction Defect Litigation Support**
- + **Construction Drawings & Specifications**
- + **Construction Contract Administration**

Services Provided

**A.E. Nelson Construction**

Contractor

### Background

Built at a cost of \$10 million and dedicated in 2000, the William B. Race Health Sciences building houses programs that train nurses, dental assistants and medical technicians. After its opening, staff members noticed that water was seeping into the building during storms — particularly when the rain was accompanied by wind. A lawsuit in 2004 against the original contractor, claimed that the leaks were caused by design and construction errors.

### Actions Taken

Hired by the Sonoma County Community College District as plaintiff co-consultant for construction defect litigation, Richard Avelar & Associates (RA&A) was subsequently retained to prepare construction documents, and provide construction administration services.

Specifically, the scope of repairs included:

- + Exterior cladding replacement
- + Steel frame repairs
- + Roof repairs
- + Window re-flashing
- + Mold abatement
- + Interior repairs



### The Result

Because the building housed important clinical and academic programs that could not be disrupted or displaced without significant interruptions, most of the building remained occupied during the duration of the reconstruction project.

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