

Case Study

THE TERRACES AT EMERY STATION: EMERYVILLE

Quick Facts

101 Units

Number of Condo Units

\$10 million

Total cost of repairs

+ **Forensic Litigation**
+ **Expert Witness Testimony**
+ **Construction Administration**

Services Provided

Saarman Construction

Contractor

Background

Built in 2003, this 8-story, steel framed condo complex was built over a parking garage structure. Retained to provide construction litigation support by the Terraces Homeowners Association, Richard Avelar & Associates (RA&A) provided forensic investigation and expert witness testimony.

After the case settled, RA&A prepared construction drawings and specifications for the reconstruction project.

Actions Taken

RA&A provided construction administration services and acting as the Homeowners Representatives, supervised the scope of repair work which included:

- + Stucco replacement
- + Coordination of window and sliding glass door re-flashing
- + Podium deck water-proofing
- + HVAC repairs
- + Landscaping improvements
- + Informing homeowners about the stucco and podium deck repairs



The Result

Homeowner value was maintained.

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