

## PRESCOTT CONDOMINIUMS

PORTLAND, OREGON

BEFORE



### PROJECT SUMMARY

A 12 unit, 3 story wood-framed condo built over an underground parking garage located near the corner of NW 23rd St. and NW Glisen streets in the trendy, vibrant and bustling 23rd St. district of Portland, Oregon.

### CHALLENGE

Shortly after the Prescott condominiums were occupied, problems with water infiltration into the exterior building envelope were observed. The original windows system installed did not have the City mandated sound rating to minimize the traffic noise from 23rd Ave. The structure was built on the property line limiting areas of drainage from the plaza decks that could not effectively drain.

### SOLUTION

Trinity | ERD worked with the Homeowners' Association (HOA) and their attorney to reach a settlement with the parties involved in the construction of the Prescott condominiums and then went on to develop a scope of repairs.

The Scope of Repair was competitively bid through three local contractors. Porter Construction was the successful contractor. Work began in the atrium of 2005 and was completed in the summer of 2006 within the budgeted time. Work was completed within budget with minimal disruption. Due to the limited space around the structure, a platform was built at the front of the building to use as a staging point. The platform kept construction materials out of the way of unitholders and allowed for a tidy site.

Trinity|ERD identified a window system that would fit in the existing openings in the original configurations and would meet the city-mandated sound rating. A new drainage system was designed to capture water into internal drains and direct it to the storm sewers.