

## RIVERPARK CONDOMINIUMS AND TOWNHOMES

PORTLAND, OREGON



### PROJECT SUMMARY

Riverpark is a condominium complex consisting of a multi-story block and a series of townhouses located under the Sellwood bridge. Soon after construction it was apparent there was water entry through many of the interior envelope components; interiors were not constructed to meet the sound attenuation requirements of the project documents and the windows were being crushed in their openings.

### CHALLENGE

The condominium building was lowered during original construction burying brick below grade. The windows were incorrectly installed in both the wood frame and brick openings and were therefore crushed due to the differential settlement between to two system.

### SOLUTION

After an extensive investigation and less than a year of litigation, the homeowners were awarded with sufficient funds to repair the defects and restore the structures.

Trinity | ERD developed a Scope of Repair which included a total strip and re-clad of the brick and stucco exterior, replacement of the roof and major interior repairs to address mechanical and sound attenuation issues. The remediation contract was awarded to Porter Construction of Portland, who completed the work within the schedule and budget.

Trinity | ERD developed a design to address sections of the building that were never intended to be below grade and redesigned the framing, brick and window systems to match the intended openings. The remediation required move outs of all the condominium unit holders, all of which was coordinated by Trinity | ERD staff including the moving of household goods to storage containers placed on site within the enclosed parking areas.