

# STONEWATER AT ORENCO STATION 2008-2011

NE Cherry Drive, Hillsboro, OR 97124  
Rehabilitation



Project Contact Stonewater at Orenco Station Homeowners' Association  
FBC Personnel Toby White

## INVESTIGATION & DIAGNOSTIC PHASE

Investigate exterior siding and cladding components, including windows and doors, flashings, and building envelope penetrations  
Perform inspection openings on building envelope materials and assess the underlying conditions  
Generate a Building Envelope Conditions Assessment Report and Scope of Repair  
Provide review for architectural detail, preliminary plans and product specifications

## EXPERT WITNESS PHASE

Assist plaintiff or defendant, as well as their attorney, in resolving construction defect matters as they relate to Building Envelope assemblies  
Identify construction defects, applicable building code and industry standards, and provide options for repair  
Prepare trial presentations and exhibits, including construction mock-ups  
Attend and testify at administrative hearings, expert meetings, mediation, arbitration, and trial

## DESIGN PHASE

Conduct client meetings  
Prepare Project Manual including design details and specifications for rehabilitation of the building envelope  
Peer review including written specifications, schematic design, development, and construction documents  
Pre-construction meetings and supplemental details as needed

## BIDDING PHASE

Establish prospective contractors  
Critical bidding events including document distribution, on-site walk, inquiry response, bid confirmation, conformance, and analysis  
Bidder outcome notification and follow up

## CONSTRUCTION PHASE

Installation mockups  
Regular site visits to ensure progress and quality of observable work completed  
Site visit reports summarizing observations and nonconforming conditions  
Quality assurance in regard to building codes, manufacturer's instructions, industry association standards, and sound weather proofing principles  
Review substitution requests, RFI reviews  
Certificate of Substantial Completion



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