

Case Study

Prioritizing Maintenance & Repairs

How to Save Your Community a Million Bucks

The Problem

A 52 unit, 11 building condominium project in the Pacific Northwest had some window and building wall leaks. The project was built in the 1970's as apartments and had been converted to condos 13 years ago. The Owners hired two different building consultants to evaluate the leakage and to make recommendations. Both consultants told the Owners that they needed to remove and replace all of the siding and to re-flash 100% of the windows for a cost of \$1 million. The problem was...they didn't have a million dollars.

The Solution

PFCS collected and analyzed the data from the two previous consultants, mapped all the data, composed an alternative scope of repair and a repair map, composed and tendered a Request for Proposal (RFP), analyzed bids, awarded the work and composed contracts with the appropriate contractual protections for the owners. Finally, PFCS managed the construction and verified the quality of the work. So instead of a million dollars, the Owners paid about \$50,000, including our fees. They didn't get new siding, but they got another 10 years out of the siding they had, and saved a tremendous amount of money.

