

SEATTLE HOUSING AUTHORITY SENIOR HOUSING PORTFOLIO

Project Details

Project No.	B3217.00
Year of Completion	2008
Location	Seattle, WA
Construction Cost	\$19,800,000

Project Team

Client	Seattle Housing Authority
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RDH Services

- Condition assessment
- Investigation
- Design
- Field review

RDH Staff

Principal	Michael Aoki-Kramer
Key Staff	Mark Hillman
	Kyle Silliker
	David Fox

Project Description

- Size: 26 wood frame buildings, in various locations
- Floor Area: 1,000,000 sq ft
- Number of Units: 1000
- Number of Stories: 2–4
- Use/Occupancy: Low-income senior housing
- Constructed in the mid-1980s, these buildings primarily have face-sealed stucco wall assemblies with aluminum horizontal sliding windows (*see photos*). Both siding and window assemblies have reached the end of their useful service life and require renewal due to failures resulting in damage.
- RDH was retained by SHA to determine the extent and nature of moisture damage.
- RDH completed condition assessments including moisture probe surveys and exploratory openings, rough order of magnitude repair cost estimates, and recommended project priorities.
- RDH provided reports for each building including observations, photos, and recommendations for remedial repair, maintenance, and rehabilitation.
- SHA was able to use the condition assessment process to gauge the level of repair needs at each building and prioritized upcoming budgets. Rehabilitation is proceeding on a phased basis.

