

SCHWABACHER HOUSE

Project Details

Project No.	B3217.01
Year of Completion	2010
Location	Seattle, WA
Construction Cost	\$1,700,000

Project Team

Client	Seattle Housing Authority
Other Consultants	GGLO, LLC

RDH Services

- Condition assessment
- Investigation
- Repair recommendations and cost estimating
- Construction documents

RDH Staff

Principal	Michael Aoki-Kramer
Key Staff	Mark Hillman
	John Sabo
	Kyle Silliker

Project Description

- Size: Mid-rise wood frame building
- Floor Area: 37,000 sq ft
- Number of Units: 44
- Use/Occupancy: Seniors' residential
- The SHA retained RDH to assess the condition of concealed elements of the building enclosure by means of destructive investigation. Outward appearances of this well-maintained property belied years of moisture intrusion and resultant framing damage.
- RDH provided cost estimating for repair and restoration based on our database of costs and repair work of many similar projects.
- RDH prepared building enclosure details and specifications.
- RDH provided construction oversight, assisted SHA with contract administration, and conducted water penetration resistance tests of windows and doors to determine compliance with project performance specifications.



Project Profile