

# SHAUGHNESSY CONDOMINIUMS 2014-2015

247 S. 700 East, Salt Lake City, UT 84102

Rehabilitation



**Project Contact** Property Management Systems, Inc.  
**FBC Personnel** Toby White, Eric Hand, Chad Fackler, Michael Green

## **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

## **DESIGN PHASE**

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 (to begin Spring 2016)**

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



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