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# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

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## Skyline Tower Apartments Exterior Restoration – Design & Construction Phase Services



Eight story art deco style apartment building constructed in the 1930's. Exterior consists of multi-colored brick veneer in a variety of bond patterns with structural clay (speed) tile backup supported on concrete frame. New, aluminum frame, thermal break windows installed in 2004 bridging the original steel frame window heads, jambs and sills. Roofing system consisting of modified bitumen membrane over rigid insulation and protected by stone ballast replaced circa 1985. The project is located in Washington, DC.

**Challenge:** The owner tasked Davidson & Associates (D&A) to mitigate ongoing water intrusion through the building exterior while maintaining the original aesthetic of the building with minimum disruption to the operation of a fully occupied building.

**Value Added:** D&A's prior forensic analysis identified causes of and proposed repairs for addressing ongoing water intrusion. D&A's façade restoration experience identified cost-effective methods to re-establish water resistance and structural integrity of deteriorated masonry including: selective mortar repointing/collar joint grouting; crack stitching/repair; introduction of brick expansion joints to minimize future cracking; window sill reconstruction with stainless steel flashing pans at primary facades; capping of sills at secondary facades; sealant. louver and coping replacement.

**Service performed:** Preparation of restoration scope of work, construction documents, bidding and contract negotiation, and quality assurance during construction.

**Client/Owner:** The Gelman Companies  
**Cost:** \$842,543.00

**Contractor:** American Restoration  
**Duration:** 2019-2021