



**SAUNDERS**  
**COMMERCIAL SEISMIC RETROFIT**  
www.saundersseismic.com  
California [ License: 616856 ]  
Oregon [ License: 193670 ]  
Washington [ License: SAUNDCI953ND ]

**Southern California**  
1760 Monrovia, Unit #A-1  
Costa Mesa, CA 92627  
Phone: (949) 646-0034

**Northern California**  
3710 A Charter Park Dr.  
San Jose, CA 95136  
Phone: (408) 267-3876

**Washington**  
232 SW 43rd Street  
Renton, WA 98057  
Phone: (206) 521-3774

## Structural Repairs

Structural repairs consist of any repairs to structural members of a building. The repairs can be made on any type of building such as concrete tilt up, masonry, steel or wood framed buildings.

Damage caused by roof condensation, overloaded beams from equipment on the roof or hanging from the beam can include roof diaphragms, GLB, Purlins, sub-purlin and plywood repairs. Sometimes even the original design was old or under engineered and the beams are deflecting or starting to break. As the beams sag, they also collect water that adds more weight and makes them deflect even more creating a vicious cycle.

We can repair these problems in many different ways including adding tensioned cables as well as steel or lumber to the existing or replacing structural members.

Other types of repairs are to concrete walls, ceilings, roofs and all structural items for any type of building. The various types of buildings include, commercial, industrial, retail, office, manufacturing, apartments and low-rise buildings.

## Renovations, Rehabilitation and TI's (Tenant Improvements)

Saunders Construction has performed many renovation projects.

Some of the projects included converting a historical four-story building that was an abandoned hotel. We renovated it completely with a seismic retrofit, new mechanical, plumbing, fire sprinklers and all architectural features. Added commercial storefront space on the first floor and a cultural museum in the basement with low income housing on the top three floors creating a unique mixed-use project.

Other projects have been shopping center renovations and additions. A complete face-lift to the centers and additional buildings for more rentable space. This type of work not only affects the buildings but the site work as well.

Projects that involve changing the look and use of a commercial warehouse building can include cutting new dock doors and creating truck wells, adding windows and associated structural improvements for the new openings. Polishing and repairing existing floor slabs, walls and roofs are part of a complete renovation.

Tenant Improvements have ranged from small repairs and "make ready" for leasing to totally demolishing the existing interiors and rebuilding a new and modern space.