

The Risk Illuminator

A Quarterly publication for our clients by **Lender's Quality Assurance**, a *Critical Edge Group* company

VOLUME 3, ISSUE 2

2ND QUARTER 1999



WE'VE MOVED

Please take note of our new contact & locational information:

1553 W.Todd Drive,
Suite 207, Tempe, AZ
85283

Ph: (480) 897-3999
Fx: (480) 897-3444

E-mail:
lqa@earthlink.net

Website: Inspect-
Net.Net



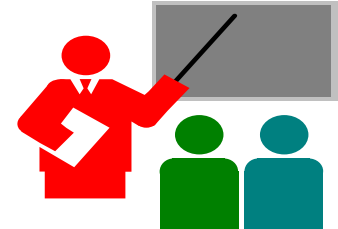
Soils "nemesis" becomes costly lesson

For those of our clients in the Phoenix area, the troubles of Arizona based Del Webb are not a secret.

This, hopefully extreme, example of a large public company's either unintentional or intentional ignorance of important soils considerations illustrates why LQA continually drives this issue as an important factor in structural system design and pre-construction analysis. \$14MM and 37 homes later, as well as the potential for additional cans of worms to surface with schools & apartments, Del Webb is certainly reconsidering its initial decisions.

The site in question is a master-planned community in Phoenix named **The Foothills** which is predominantly single-family homes averaging \$200,000 - 300,000 with many double that amount. The site is contiguous to the Phoenix Mountain Preserve and was previously a test track and

airstrip for International Harvester. Lots were sold to local builders as "ready-to-build". As many as 118 homes, a school, and an apartment complex have been built in the suspect area. Many of these homes and the school have experienced severe settling and cracking. Subsequent soils investigations have revealed that these structures have been built on as much as 35 - 44 feet of un-engineered fill, which has predictably settled unevenly. Past, present, and future lawsuits, settlements, and remedial work have been rampant. It has been reported that the original soils engineers (CIT) may have ignored or not reviewed simple geological survey maps which, if reconciled with other professional reports, may have prevented such a catastrophe. LQA's PCA reviews all of the above and is another line of defense against such occurrences.



Hard-Hat University

"UBC Seismic Zone"

See page 2 - Seismic

TOPICS IN THIS ISSUE

Hard-Hat University	1
New Home Office	1
Current News Topics	1
LQA In-house Resource Additions	2

The Risk Illuminator

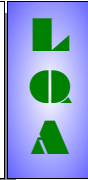
Lender's Quality Assurance

1553 W. Todd Drive, Suite 207 Tempe, AZ 85283

Ph (480)897-3999 Fx (480)897-3444

E-mail: lqa@earthlink.net

Website: InspectNet.net



Mailing Label Goes Here

THE RISK ILLUMINATOR

Seismic - from page 1

“Rules-of-thumb” for system cost increases are about 1 - 2% for every increase in zone (2 - 5% for hi-rise, and 5 - 8% for long-span or heavy construction). Occupancy type (schools, hospitals, emergency structures, etc.) , soils conditions (softer is poorer) , and structure resistance (weight, flexibility, & rigidity) are also considered in system design. City ratings examples include:

- Anchorage, AK - 4;
- Birmingham, AL - 3;
- Boston, MA - 2;
- Phoenix, AZ - 1;
- Sioux Falls, SD - 0.

LQA Adds Resources

LQA’s growth, and its desire to enhance client response time, as well as its quality of service, has led to development of additional company resources. These include the following:

Jim Anderson, *Director of Project Analysis* - Jim brings over 20 yrs. of extensive construction industry experience including construction mgt., cost analysis & value engineering, public & private projects, appraisal methodology, estimating, building codes and commercial building inspec-

tions. He is ICBO certified.

Max Harrington, *Western Region Project Review Manager* - Max has over 25 yrs. of construction industry experience including general contracting, engineering technician, project mgt., environmental consulting, & commercial building inspections; his 1st 10 yrs. was with the U.S. Navy Facility Engineering Command where he provided specifications, formulated, negotiated , and supervised A & E contracts for 1/3 of all of the U.S. Navy’s worldwide facilities. He is an authority on roof design and

served as a DOD building inspection trainer.

Pop Quiz - from page 1

E.