

Michelle Sandoval | Associate III



EDUCATION

- University of California, Berkeley
 - Bachelor of Arts, Architecture, 2008

PRACTICE AREAS

- EIFS, Stucco, Plaster
- Historic Preservation
- Stone Cladding and Paving
- Roofing and Waterproofing
- Architectural Testing
- Construction Observation Services
- Repair and Rehabilitation Design

REGISTRATIONS

- LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- Association for Preservation Technology - Western Chapter
- U.S. Green Building Council

CONTACT

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EXPERIENCE

Michelle Sandoval has experience in repair design and preparation of repair documents and project specifications for numerous building components, including exterior envelope, roofing, waterproofing, and window systems. She has been actively engaged in field testing for air and water penetration resistance, both in a forensic capacity and in the context of new construction, using ASTM test standards and AAMA voluntary guide specifications.

Ms. Sandoval's work includes investigations of distressed and deteriorated conditions in existing buildings. She participates in various projects, including facade inspections, condition surveys, and preservation and repair of historic buildings.

REPRESENTATIVE PROJECTS

EIFS, Stucco, Plaster

- Granite Park Place - Pasadena, CA: Stucco recladding design consultation
- Chapala One - Santa Barbara, CA: Stucco recladding and deck waterproofing consultation
- Entrada Hotel - Santa Barbara, CA: Stucco cladding peer review and construction observation services

Historic Preservation

- Salk Institute for Biological Studies - La Jolla, CA: Teak wood window conservation program, design through construction
- Los Angeles County Hall of Justice - Los Angeles, CA: Investigation and repair of historic terra cotta, granite, and brick masonry facades
- Beverly Wilshire Hotel - Los Angeles, CA: Investigation and repair of historic concrete and masonry facades
- Los Angeles Harbor Lighthouse - San Pedro, CA: Condition evaluation and design repairs to address exterior deterioration
- Joint Base Pearl Harbor Hickam - Honolulu, HI: Development of Integrated Cultural Resource Management Plan (ICRMP)
- Bollman House - Los Angeles, CA: Historic structures report for single-family knit-block concrete residence

Stone Cladding and Paving

- May Company Building - Los Angeles, CA: Design and construction documents for the recladding of historic limestone and granite building
- The Los Angeles Times Building - Los Angeles, CA: Visual and up-close assessment of three limestone-clad buildings.
- Federal Reserve Bank of San Francisco, Los Angeles Branch - CA: Condition assessment and construction documents for exterior granite and stucco cladding

Roofing and Waterproofing

- Eames House - Pacific Palisades, CA: Assessment, recommendations, and repair design for historic structure
- Harbor UCLA Medical Center - Torrance, CA: Waterproofing, roofing and cladding consulting, and building envelope commissioning
- Federal Reserve Bank of San Francisco, Los Angeles Branch - CA: Construction documents and construction phase services for 45,000-square-foot roofing installation
- Multiunit Residential - North Hollywood, CA: Water intrusion investigation, repair documents, and construction observation
- Soka University of America - Aliso Viejo, CA: Waterproofing consulting and observation of water testing during construction
- UCLA Luskin Conference Center - Los Angeles, CA: New construction building enclosure consulting and water testing observation

Architectural Testing

- University of California, Environmental Health and Safety Service Building - Irvine: Window leakage investigation, repair, and water testing observation
- Miracle Mile Condominiums - Los Angeles, CA: Waterproofing consulting and water testing services using ASTM procedures throughout the mixed-used high-rise