

**Eagle Harbor** is a condominium located on Bainbridge Island, WA. Phase 1 is a four floor building constructed in 1978, with two stair towers and a central elevator tower. One stair tower and the elevator tower include storage units. The building main envelope is stucco with a 100% acrylic coating, and the elevator tower was clay brick.

In 2014 a unit owner reported mold in his storage unit located in the North stair tower. Upon investigation, mold was also discovered in the storage units above and below this one. Removal of sheetrock allowed an inspection of the wall cavities and extensive rot was evident.



Building Envelope Technologies & Research (BET&R) was hired to assist in investigations for water intrusion using infrared thermography and other techniques; they also investigated alongside The Property Group's construction team to determine the extent of damage which was also evident in the elevator tower.

Thorough investigations found rot was pervasive in these two towers, and due to the age the building it certainly did not meet current seismic regulations. Repairs would require the professional services of engineers, architects, myriad specialty contractors, as well as city permit

and inspection departments. The Board and owners met with many of these specialists, and the association, on behalf of the owners, moved forward with an intensive plan to correct the problems.

**Difficulties:** Stucco and brick envelopes would have to be completely removed from the towers, and to accomplish this scaffolding was erected around open sides of the towers. Removal of the cladding is a straight forward project in an unoccupied building; Phase 1 has 32 units, with owners and tenants occupying the units and trying to live their normal lives while being subject to noise, dust, safety concerns, and general access and egress challenges. With high rise lifts, delivery vehicles, contractor vehicles, inspectors and supervisors on-site day after day even the parking lot soon resembled a storm wrecked site!



**Project challenges:** Supporting a tower while simultaneously trying to demolish the envelope has inherent problems, but when additional rot and building failures were discovered during the course of the work, owners, contractors, city officials, engineers, and company staff had to juggle schedules to successfully bring the work to a satisfactory completion.



**Best practices:** Communication with all owners and tenants is crucial to any project, and when compounded by the many issues surrounding a project such as this, ensuring all participants are updated on a regular basis is of utmost importance. Working with experienced contractors, engineers, architects, inspectors and other professionals will result in a project completed to everyone's satisfaction.



The Property group is grateful to have been selected to work with the association to accomplish this successful refurbishment project.

