

Olympian is a Condominium located on Bainbridge Island, WA with three residential buildings.

The roofs were projected to have a few years left before needing to be replaced. A number of leaks developed over the preceding years, causing damage to the interiors of units.

Siding was starting to fail, in particular at joints and areas with minimal or no flashings. Flashings were missing in areas as well. Rot was developing at posts and other areas.



The Board and Owners were concerned about the Association and their investment in the community.

A building inspector was consulted to determine the condition of the buildings and roofs, and to make recommendations on how to proceed with repairs.

It was determined the roofs should be replaced first, followed by siding replacement. After the roofs were replaced, the Owners approved a complete refurbishment project at the 2014 Annual Meeting, and plans were laid for the project to start in 2015.

Large projects such as this require significant funds and the Reserves were not sufficient. A bank loan was necessary to secure sufficient funding which was augmented by some of the Reserves.

Owners were assessed a portion of the loan based on their allocated interest in the Association; they had the option to pay their portion of the loan in a single payment or to be part of the loan over the term of the loan.

Specialty contractors and city permit and inspection departments would be involved in approving and completing the project. The Board, on behalf of the owners, selected vendors and had direct oversight of the project, working through the Project Manager.



Difficulties: Significant noise, dust, safety concerns, and general access and egress challenges posed concerns and logistical problems. Scheduling speciality vendors to work alongside each other while still respecting Owner’s living conditions was overcome with strict time-lines and a courteous approach for each other.



Project challenges: Coordinating various contractors to complete this project has numerous challenges, and owners, contractors, city officials, and company staff had to work together to successfully bring the work to a satisfactory completion.



Building wrap helps assure a water-tight building

Successful project management and oversight produces an end result Owners are delighted with. Preventing delays and overruns ensures the project



Painting in progress

Best practices: Communication with all owners and tenants is crucial to all projects. Posting of notices and sending group emails advising Owners of schedules as well as restrictions is beneficial to all.

Working with skilled and experienced contractors, engineers, architects, inspectors and other professionals minimizes uncertainty and results in a project completed to everyone’s satisfaction.



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COLOR SPECIFICATIONS

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For: Exterior color design for Olympian Condominiums, 330 Grow Ave. NW, Bainbridge Island, WA 98110

MAIN BODY COLOR (all horizontal siding):
Building A (including outbuilding adjacent to pool and trim):
SW2827 Colonial Revival Stone
Building B:
SW2921 Downing Stone
Building C:
SW2845 Bunglehouse Gray

SECONDARY BODY COLOR FOR BUILDINGS A, B AND C (all vertical siding, interior walkways, private decks):

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