

**Winslow Park** is a condominium located on Bainbridge Island, WA with six residential buildings and a Rec Room.

A plan was developed in 2011 to replace the siding on one building each year, and Building 1 had new siding and paint completed this same year.

During the course of replacing siding on Building 1, significant rot to this and other buildings was noted, along with surface and underground water collecting in crawl spaces.

The Board and Owners had grave concerns for the future stability of the Association and their investment in the community.

Surface water is a challenge to navigate through, it causes rot and causes the buildings to deteriorate at a rapid rate.



Standing ground water



Standing surface water



Rot at outer deck walls and trim boards





Original electrical wiring was buried under a few inches of dirt and covered with asphalt



Amenities in a state of disrepair



Seismic activity caused the wiring to shear, resulting in thousands of dollars in locating and repair costs



Retaining rock walls were unsightly



Crushed and completely blocked tight lines



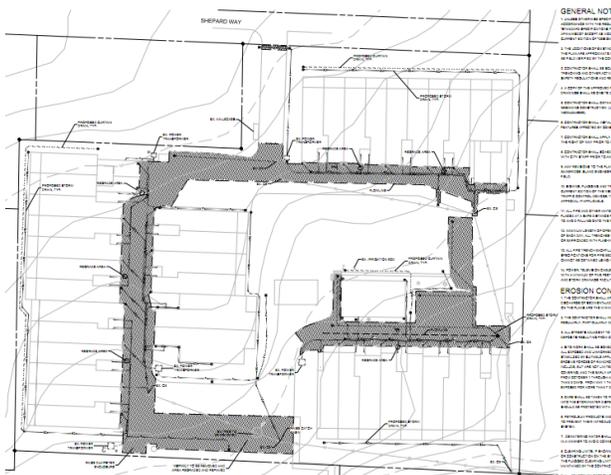
The buildings had a dated appearance, including herringbone siding!

An engineer and a building inspector were consulted to determine the condition of the buildings and the surface areas.

Myriad problems were found in the buildings and ground conditions, and plans were developed to:

- Install new siding
- Install new dual paned windows
- Install new attic and crawl space insulation
- Install new tight lines and channel surface water into storm drains
- Install electrical conduit and new power cables for every unit
- Install new outdoor light fixtures
- Replace all asphalt
- Create additional outdoor parking

The Owners approved a complete refurbishment project at the 2012 Annual Meeting, and plans were laid for the project to start in 2013.



A project of this magnitude requires a tremendous amount of funds and 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. With sufficient funds available, the project began!

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:** Owners and tenants occupied the units and lived their normal lives as best as possible while being subject to noise, dust, safety concerns, and general access and egress challenges. With open trenches, delivery vehicles, contractor vehicles, inspectors and supervisors on-site day after day parking and unit access was severely restricted.



**Project challenges:** Coordinating various specialty contractors to seamlessly complete a project of this size 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.



New electrical conduits and wiring



New French drains



New dumpster enclosures and commercial style gates



New drain tight lines



Bollards protect the gates and enclosure from vehicle impact



Additional parking spaces, new asphalt and striping

**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.

Successful project management and oversight produces an end result Owners are delighted with. Preventing delays and overruns ensures the project is completed in a timely manner and within all constraints.



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