

Olympian is a Condominium located on Bainbridge Island, WA with three residential buildings. The association was incorporated 38 years ago, in 1978.

Asphalt was failing, grades were sloped incorrectly causing water to flood landscaping and thereby increasing the risk of water intrusion into below grade units, and the parking areas did not have a proper ADA space.

Asphalt replacement work was delayed due to a significant siding restoration project concluded in 2015. Siding replacement was done on the heels of complete roof replacement. Owners approved the delay to allow reserve funds to recover sufficiently.



Numerous areas had been patched.



Drain work was completed, leaving additional patches.

The Board and Owners were concerned about their investment in the community. This was made more difficult due to a number of mature trees which were causing significant damage to the asphalt from their roots.

The trees on the property are of the ash species and each of them has a value to the community of thousands of dollars. An arborist inspected the trees a number of times over the past years and proclaimed them healthy and provided a dollar value the trees bring to the property.

Extensive tree root damage resulted in two large and healthy trees being removed. A plan was devised to replace the trees with ones with non-invasive roots, and to install “collars” around the root systems when the trees are planted, The “collars” will force the roots to move downwards and not spread laterally.

A large rack had been built to store canoes and kayaks. The Olympian is close to the waters of Puget Sound and launch points for boats of all kinds are easily accessible.



Kayak rack takes two valuable parking spaces.

An alternate location for kayaks was identified and a new one built; it is already in use.



New kayak rack.

Numerous site visits were performed to determine the proper scope of work for the asphalt replacement.

All vehicles would be displaced from the property for the duration of the project. The City of Bainbridge Island approved a permit for vehicles to be parked on an adjacent street. Approval from adjacent properties for vehicles to park in their lots was also obtained. Owners were very positive about the project and embraced the inconveniences without a complaint!

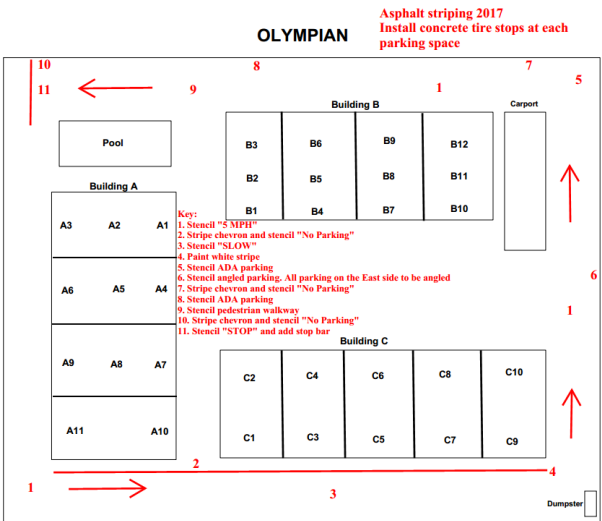
Remove asphalt and re-grade areas to move water away from the buildings to prevent pooling and flooding into walkways. Channel water correctly into storm drains. Install new 2" asphalt.

Saw-cut and remove degraded areas. Fill these areas with 2" asphalt. Overlay remaining areas with 1 1/2" asphalt.

Stripe all areas and install new tire stops.



The striping layout was designed to maximize the parking spaces and to designate areas for parking, no parking, ADA, etc.



Lakeside Industries was selected to perform the asphalt replacement project. Their expertise is paramount to a successful project of this type, and their crews work to accomplish this with what seems to be little effort. Project Manager Mike Nys approaches these projects with complete customer satisfaction as the goal and is willing to go beyond the boundaries to accomplish this.



Removal of asphalt.



New asphalt installation.



Asphalt completed and includes rolled-up edges to channel water.



Bollard installed by Lakeside Industries and painted by Quality Coating protects the building wall and downspout against vehicle damage.

Quality Coating Enterprises was selected to sealcoat under the carports and to stripe the asphalt. Brady Mueller agreed to perform this work over a weekend directly on the heels of the asphalt replacement so Owners vehicles would be displaced for as short a time as possible.



New angled-parking and wheel stops.



New ADA stall.

A large tree was removed near the ADA location and the area was graded to comply with slope, size and other requirements.

Striping clearly identifies the location, and access is convenient.



Drive lane and SLOW demarcated.

Difficulties: Displacing Owner's vehicles is always a challenge, especially for those not able to walk long distances. Working to ensure parking is available nearby for Owners is important.

Noise, dust, safety concerns, and general access and egress challenges posed concerns and logistical problems for all Owners.

Coordinating Owners and multiple contractors to complete the project had numerous challenges, and owners, contractors, city officials, and company staff had to work together to successfully bring the work to a satisfactory completion.

Best practices: Communication with all owners and tenants is crucial to all projects. Posting of notices and sending group emails advising residents 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.

Kudos to **Lakeside Industries** and **Quality Coating Enterprises** for a job well done!

Brendan McGeer, CMCA, AMS
Community Association Manager