

KIRKLAND SPRINGS CONDOMINIUMS

Kirkland, WA



We updated the appearance of the mon-toned, cedar siding clad buildings with new siding material and vibrant colors.



We prepared multiple color studies for the Homeowners' Association Board to present our design concept.



The Kirkland Springs Condominium complex suffered from water intrusion behind the siding resulting in significant structural damage. All 13 condominium buildings as well as the clubhouse and two out-buildings needed to be completely reconstructed to include new siding and weatherproofing materials. The project also included the repair of structural damage.

The **Construction Management** team worked closely with the Architectural Services Division during the construction document phase, which carried into construction. While managing the construction budget, our Construction Management team served as liaison and consultant to the Owner and orchestrated the Architectural Services Division, the Third Party Inspector and the Contractor during construction.

Our **Architectural Services** team generated a modern and revitalizing color and material design concept that will be implemented throughout the complex. The Architectural Services team also generated a full project manual with specifications and waterproofing drawing set in order to procure bids from contractors and implement the new design during construction. The Architectural Services Division performed Construction Administration throughout the construction phases of the project.

The construction documents were used by the **Third-Party Inspection** team to observe and review the contractor's waterproofing materials and installations. We also reviewed sequencing issues to ensure efficiency and monitored for quality conformance.

This project was completed in the fall of 2009.