

NORMANDY CHATEAU CONDOMINIUMS

Normandy Park, WA



The investigation of the mansard roof dormers revealed that new roof material was required.



Only select portions of the buildings were repaired to suit the budget.

Color studies were prepared to aid in visualizing the new look.



The Normandy Chateau Condominium complex consists of 12 condominium buildings and a Recreation building. Our project team worked closely with the owner to determine a scope of repair suitable for their budget, repairing areas only where necessary.

Our **Building Investigation** team was hired by the Board to evaluate the condition of the shingle-clad dormers and examine leaks at the perimeters of windows. We then prepared and presented to the Board our repair recommendations, budgets and various options.

Our **Construction Manager** worked with the project team to develop a schedule with minimum impact to the Owners as the repairs were implemented. We also monitored the work of the general contractor and reviewed the budget to present modifications and recommendations to the Homeowners' Association Board.

Our **Architectural Services** Division generated a full drawing set with project manual & color studies for the project. By providing thorough and comprehensive drawing sets, we assisted contractors in providing competitive bid prices for the Homeowners' Association. We also selected new building colors that created a fresh look for the complex.

As **Third Party Inspectors**, our role included the inspection of proper installation procedures of new building components. By working together with our Architectural team, we were able to focus on the quality of the work and identify areas that required additional detailing.

Several hundred windows were removed and either re-installed or replaced. Our **Graphics** department created elevations for each building depicting window configurations to accurately assess the varying types currently installed on the project and to track those to be replaced.

This project was finished in the summer of 2009.