



ROOST 1 B

Bainbridge Island, Washington

THE PROBLEM

The residents of Bainbridge Island have been longing for some “right-sized” housing options. They wanted a community dictated not by square footage or number of bedrooms, but by design, authenticity, and thoughtfulness. After a decade of discussion, this vision has manifested in “Roost” -- a community on the south end of Bainbridge Island that is being built in three phases. Clark Construction, LLC, Indigo Architecture & Interiors, and Nudura all collaborated to bring Roost to life, from ideation to execution. These energy-efficient residences were constructed using innovative insulated concrete forms (ICFs), from Nudura.

Because the Client and Architect wanted Roost to be the product of thoughtful design, the homes had to be constructed with materials that were beneficial to both the residents and the environment. The tight building envelopes made possible through ICF construction meant residents were able to enjoy energy-efficient homes and save on heating and cooling costs. As a bonus, the acoustical insulation properties greatly reduced noise from the outside. The Roost homes put an emphasis on celebrating the building materials. The Nudura ICF’s were the perfect construction system for this objective and resulted in homes that complement the natural beauty of Bainbridge Island.

Project Statistics

Size: 40,000 sq. ft.

Construction Team

ICF Installer: JK General Contracting

ICF System: Nudura Inc.

Distributor: Valley Supply Co.





THE SOLUTION & RESULTS

Materials

Responsible material sourcing was important to us, so Nudura worked with us to get their products on the “Declare List” before we agreed to use them. We wanted to educate potential buyers on ICF construction -- it costs roughly the same as stick frame construction after wall envelope assembly and finishing, but with superior and sustainable results.

Aesthetics

When it came to aesthetics, harmony with nature was our north star. Taking inspiration from the Japanese philosophy of wabi-sabi, we wanted to embrace the fact that our use of an almost monochromatic color palette, raw concrete, and rusty corten metal will allow the materials to age beautifully.

The natural beauty of Bainbridge Island is unparalleled, and we wanted to create a community that complemented this majestic landscape. To contrast the deep-green conifer forests, dark blue waters of the Puget Sound, and snow-capped mountains, our ICF constructed buildings evoke warmth and welcome with their rusty reds and muted greys.

For more information on Nudura ICF's visit us at: [nudura.com](https://www.nudura.com)

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