



29<sup>TH</sup> STREET  
LIVING

# Success in Action

## A Clubhouse Transformation That Set the Standard for Third-Party Partnerships

### How 29<sup>th</sup> Street Living Delivered a Seamless Renovation From Vision to Completion

By Marcus Pischedda & Sharie Damm - August 20, 2025

When 29th Street Living took on its first-ever third-party property management assignment, the stakes were high. The goal: breathe new life into the clubhouse, fitness center, and pool amenities at an established community in the Midwest. With no detailed capex budget—just a lender-mandated repair list and a high-level renovation wish list—29th Street Living stepped in to lead the project from the ground up, proving its strength as a strategic partner in property enhancement and repositioning.

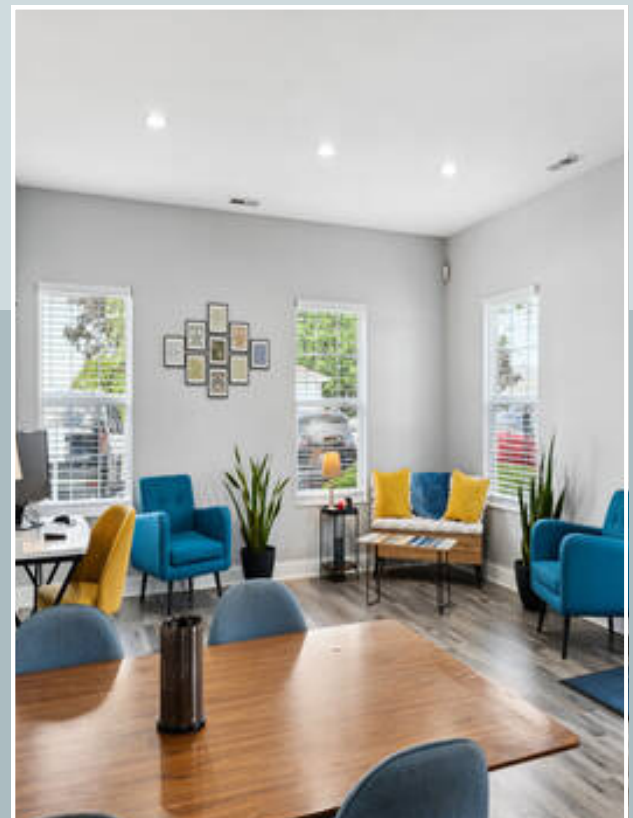
#### Turning Vision Into Action

With limited direction and no dedicated project manager initially assigned, 29th Street Living's leadership team sprang into action. Early-stage concepts were gathered, refined, and prepared for execution. The team coordinated contractor bids, fine-tuned the scope, and created a preliminary **budget of \$427,000**—a conservative estimate meant to account for potential project variability.

Ultimately, the core renovation came in at **\$328,000**, with thoughtful additions—including \$71,000 in clubhouse and pool-area landscaping and \$17,000 in state-mandated pool safety upgrades—bringing the **final project cost to approximately \$416,000**.



Clubhouse Before



Clubhouse After

[www.29SC/third-party](http://www.29SC/third-party)

## Strong Project Leadership- From Afar

With the project being managed remotely until local staffing could be finalized, clear communication and trust were key. Despite the geographical distance, the team maintained tight control over timelines, vendor coordination, and onsite progress—thanks in large part to the diligence and responsiveness of the on-site staff.

The site team played a critical role by:

- Coordinating with contractors
- Providing consistent photo documentation
- Communicating any emerging concerns
- Keeping leasing efforts active and residents informed, all while operating in a live construction zone



*Patio Area Before*



*Patio Area After*

## A Holiday Weekend Win

Although the original timeline targeted late May to early June, several weather delays and expanded scope pushed completion past the Fourth of July. Even so, 29th Street Living prioritized delivering a fully operational pool and BBQ area in time for the holiday—and succeeded.

The clubhouse and fitness spaces wrapped early in the process, allowing focus to shift to outdoor amenities. Final inspections and required pool compliance measures were handled efficiently, enabling the community to enjoy the space just in time for summer.



## Outcome: Elevated Spaces, Satisfied Ownership

The result was a beautifully transformed amenity package that immediately enhanced the community's appeal and delivered strong ROI. Ownership expressed satisfaction not only with the quality of work, but also with the transparent, high-touch approach 29th Street Living brought to the table.



*Pool Area Before*



*Pool Area After*

This project marked more than a successful renovation—it set a precedent for excellence in third-party management partnerships. With agility, accountability, and results-driven leadership, 29th Street Living delivered more than a renovation. It delivered confidence.



*Landscape Before*



*Landscape After*

**Ready to elevate your community with a trusted management partner?** Visit [29SC.com](https://29SC.com) or email Sharie Damm at [Sharie.Damm@29SCLiving.com](mailto:Sharie.Damm@29SCLiving.com) to learn how 29th Street Living can help you maximize property potential with precision, care, and a deep commitment to excellence.