

PROJECT

Rosemont Square
Randolph, Mass.
2008

Work Performed

- Vinyl siding and PVC trim installation
- Entryway reconstruction
- Pre-cast concrete stair installation
- Balcony and entryway railing replacement

“When someone cares about your success as much as you do, you’ve found a partner you can trust.”

SPS Sets New Standard for Value at Rosemont Square

Frank Alvarez knew that Rosemont Square was not going to be a typical envelope project. The 17-building, 30-year-old apartment home complex in Randolph needed a lot more than new siding. It needed a new look. And it was up to Frank and his colleagues at Beacon Residential Management to make sure the multi-million dollar project was completed on time and on budget.



“We needed to be cost-efficient without compromising quality,” says Alvarez, Vice President of Operations for Beacon. “In this market, you can’t afford to have units off-line a second longer than necessary.”

After an exhaustive bidding process, the Beacon team chose Scherneck Property Services — a decision to which Alvarez attributes much of the project’s success. “SPS always acted in the best interests of the property and the owners. When someone cares about your success as much as you do, you’ve found a partner you can trust.”

The scope of the exterior makeover was extensive and varied. From mid-May thru October of 2008, SPS crews replaced the T1-11 siding with vinyl siding and replaced pine trim with PVC trim. SPS also installed vented vinyl soffits under roof eaves and a distinctive band of white PVC trim board as an architectural accent to the brick exteriors.

All of the property’s 66 entryways were rebuilt with new vestibule roofs and stairwell windows. Failing concrete entryway stairs were replaced with new pre-cast concrete stairs. SPS also installed new balcony storage closet doors.

Finally, SPS replaced the complex’s 383 metal balcony railings and 132 entryway railings — a task which Alvarez cites as an example of the value that SPS Vice President Scott Burchard brought to the project long after the contract was signed.

Choosing a railing style for the prominent balconies and entryways was a decision Alvarez and his team wanted to get right. So did Burchard, which is why he directed SPS crews to install five different railing systems for Alvarez’s review — at no charge.

“Another contractor would have waited until we told them what to do,” says Alvarez. “Instead, Scott made my job easier by giving us a live look and a detailed breakdown on material and labor costs for each railing system.”

continued



Schernecker Property Services

“SPS’s performance went far above and beyond my expectations.”

SPS Sets New Standard for Value at Rosemont Square *continued*

SPS also helped Alvarez make an informed decision about building materials for the new entryways. The project’s original specs called for entryway railings to be fastened to fiberglass posts. But SPS’s Burchard had concerns. “We could have just painted the posts and they would have looked good,” says Alvarez, “but Scott felt there was a risk that the screws would loosen over time.”

Once again, SPS installed different railing and post combinations to find the best solution. “SPS never wavered on quality or compromised on construction methods,” says Alvarez. “Scott always focused on value and longevity.”

Working with SPS has raised his standard for value from a contractor, says Alvarez. “At Rosemont Square, SPS’s performance went far above and beyond my expectations.”

How Can We Help You?

SPS is your one-source solution for property maintenance and improvements.

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