

## **Monterosa East Condominiums, Medford, MA**

**Owner: Monterosa East Condominiums**

**Engineering Consultant: Thompson & Lichtner, Canton, MA**

**Timeline: 2012-2016**

**Cost: \$205,000 (all phases)**

Abbot recently completed a multi-phase masonry restoration project at the Monterosa East Condominiums, Medford, MA, a 53-unit luxury high rise residential brick building built in the early 1980s.

Back in 2011, as the need for significant masonry repairs became apparent, the building owners contracted with the engineering consulting firm of Thompson & Lichtner to perform an initial survey from which to develop a comprehensive scope of repair work, and subsequently initiated the bidding process in early 2012. Abbot was included in the bidding process due to its strong reputation as a leader in the industry, and was awarded the contract in March 2012.

The scope of work included the following services over the entire exterior of the building:

- \*Caulking windows**
- \*Replacing flashing over specified lintels**
- \*Repointing defective brick joints**
- \*Balcony repairs**
- \*Cracked brick repairs**
- \*Installation of expansion joints**
- \*Painting balcony railings**



Importantly, the owners worked with Abbot to spread the work over a 4-year period to optimize cash flow. The four phases were as follows:

**Phase 1 – August 2012 – left elevation; partial rear elevation**

**Phase 2 – September 2013 – partial front elevation; partial rear elevation; portion of right elevation**

**Phase 3 – July 2015 – balance of front elevation; balance of right elevation**

**Phase 4 – September 2016 – balance of rear elevation**

Abbot provides an option for an owner or decision manager to phase a project over multiple time periods while deferring the overall expense. If this provision is written into a contract, Abbot will hold its prices throughout the entire length of the contract. Abbot guarantees the same high quality of workmanship throughout every phase so that when the project is 100% completed each phase of work will be indiscernible from another. Phasing a project over time is a common strategy for Abbot, and has been elected by many of our clients over the company's long history.