



BES Saves Cedar Pond Village Condominium Over \$900,000 on Comprehensive Enclosure Replacement



AT A GLANCE

- Services:** Peer Review, Price Audit, Onsite Quality Assurance
- Client:** Cedar Pond Village Condominiums, Lynnfield, Massachusetts
- Challenge:** Water intrusion, material deterioration, original construction deficiencies
- Solutions:** Independent review and validation of recommended repairs; repair scope consultation, project collaboration, and price audit; construction administration and quality assurance oversight
- Results:** Over \$900,000 in cost savings; improved durability and performance; minimal resident disruption

At Cedar Pond Village Condominiums in Lynnfield, Massachusetts, the Board of Trustees faced a substantial capital improvement project to replace critical building enclosure components. Years of water infiltration, material deterioration, and age-related wear had taken a toll on the property, and portions of the exterior had become compromised due to deficiencies in the original construction.

Diana Ventura, a resident and member of the Board of Trustees with a keen attention to detail, describes the conditions the community was up against: “We had water infiltrating into much of what was underneath the siding, so there was a lot of wood rot. A comprehensive enclosure project seemed like the best solution to protect the property and prevent further damage.”

Diana and her fellow Board members collaborated with their property management team and a specialty contractor to identify the root causes of the problems and develop a practical, technically sound scope of work. Their goal was to achieve the best possible outcome at the best possible cost—being mindful of the expense that would be placed on members of the condominium community.

BES Emerges as “Lightyears Ahead” of Competitors

In an effort to protect the community’s interests and support successful project completion, the Board sought proposals from engineering firms that could provide expert guidance and independent oversight throughout the pre-construction and construction phases.

BES came recommended to the Board by the specialty contractor. The Board interviewed BES and two other candidates. As Diana puts it: “BES was lightyears—absolutely lightyears—ahead of the other two candidates.”

Mike Aries, BES’s Condominium Group Leader, led introductory conversations with the community, making a strong first impression on both the Board and residents. “He told BES’s story authentically, walking through real projects the team had worked on and problems they had solved. He came across as trustworthy from the start,” Diana recalls.

Notably, BES’s proposal was substantially more comprehensive than the alternatives, offering the rigorous, independent oversight the Board sought. Members were confident that BES would communicate transparently and keep them informed as the work progressed. Diana recalls that early in the engagement, BES sent a letter to the Board clarifying its role. The message was clear: “We work for you, not the contractor or the property management company.”



Photos: Pre and mid construction

BES's Proven Solutions

At the outset, Mike presented BES as a firm built on integrity, technical expertise, and genuine accountability to clients. The team reinforced each of those qualities throughout their engagement, giving the Board exactly what they had been promised across key phases of the project:

Independent review and validation of recommended repairs

BES conducted a thorough review of all available project investigative reports, contractor findings, and supporting documentation related to deficiencies in the building enclosure. Through this independent technical evaluation, BES verified that the recommended repairs were necessary.

Repair scope consultation, project collaboration, and price audit

BES worked collaboratively with the Board, the property management team, and the specialty contractor to help refine the repair scope of work and ensure the proposed solutions were both technically sound and practically executable. This phase included:

- Evaluating construction methodologies
- Recommending efficient implementation strategies intended to improve project sequencing, reduce disruption, and create schedule and budget efficiencies
- Maintaining alignment with the Board's performance expectations and long-term project goals
- Addressing residents' questions and concerns

Additionally, BES independently audited the contractor's submitted repair proposal, reviewing and verifying material quantities, associated costs, labor assumptions, and production rates against industry standards and prior experience from projects of similar size and complexity.

Through its analysis, BES identified significant cost-saving opportunities and helped negotiate a \$922,000 reduction in the overall project cost, without compromising the intended repair scope or quality standards.

Diana explains that a substantial portion of the savings came from changes to the roof repair plan. The original approach called for removing residents' rooftop heating units in the middle of winter and ultimately charging residents for refrigerant and reconnection costs. Determined to be a persistent advocate for her community, Diana raised concerns about this approach directly on a group call with BES, the specialty contractor, and the property management team.

BES listened. About a week later, BES returned with an alternative solution to lift the heating units and install the roofing around them, saving residents from extra costs and a disruptive experience. "They took my concerns as a client, and they found a solution," says Diana.

BES also identified a roofing subcontractor whose bid came in about \$200,000 less than the original roofing subcontractor recommended by the specialty contractor. When faced with the numbers, the original roofers decreased their bid to match the BES-recommended subcontractor.

Construction administration and quality assurance oversight

Throughout ongoing construction, BES has remained proactive and a hands-on advocate for the condominium residents, providing project oversight and contract administration to ensure accountability, transparency, and quality workmanship. The BES team carefully analyzes extensive supporting documentation and hundreds of progress photographs to verify payments and conducts regular site visits to monitor ongoing construction activities. [Kevin Winter](#), the project lead Mike appointed to Cedar Pond Village, walks the site every week and produces written reports ahead of each Board meeting. "The reports are extremely thorough. Exactly what you would want," says Diana.

"If we have another project coming up in a few years, I don't think we'd do it any other way. Having BES in the mix has been worth every penny."

Diana Ventura
Member, Board of Trustees
Cedar Pond Village Condominium



Photo: Completed window enclosure

Quantifiable Results

The comprehensive building enclosure replacement project has delivered substantial long-term benefits for Cedar Pond Village Condominium that extend well beyond correcting existing deficiencies.

- **Significant cost savings.**

BES's independent price audit and collaborative problem-solving led to a \$922,000 reduction in the overall project cost. A single decision alone—the revised approach to the rooftop heating units—saved each unit owner at least \$2,500.

- **Better performance and durability.**

The building enclosure solutions have meaningfully improved the buildings' long-term performance and durability and reduced future maintenance liabilities.

- **Anticipated energy efficiency gains.**

The installation of improved air and moisture barriers, upgraded windows, and energy-efficient exterior doors has increased the building's thermal performance and reduced uncontrolled air infiltration. These improvements are expected to result in enhanced interior comfort, fewer drafts, and lower heating and cooling expenses.

- **Aesthetic improvement.**

The visual impact of the work has been substantial. The updates have refreshed the buildings' appearance and reinforced the property's overall character. As Diana puts it, "When you see the difference between the before and the after, there is no denying that we raised the property values."

- **Smooth experience for residents.**

Despite the large scope of work, the project has been minimally disruptive to residents, reflecting a consistent emphasis on community-first decision-making at each stage.

"I can't tell you how happy I am with how this project has come together," says Diana. "We've all worked very hard to make it successful."



Photo: Completed exterior



(401) 239-1600

859 North Main Street, Providence RI 02904

200 Portland Street, Boston MA 02114