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## **RMX Northeast chosen by The Belmont Condominiums for \$542,000 in capital improvements of the property**

July 02, 2008 - Owners Developers & Managers

The Belmont Condominium, a high end oceanfront complex located on the coast of Cape Cod, has utilized the services of RMX Northeast, Inc. for several of their capital improvement projects as they continue to restore the property to its original luster. A series of significantly complex roofing projects is now being followed by a full envelope restoration and sealant project totaling \$542,000.

RMX originally provided the association with a capital reserve analysis that identified where the deficiencies of the buildings were, provided recommendations for restoration and concise budgets associated with those recommendations. The RMX analysis became the key project planning tool for the association to prioritize which projects to undertake immediately while postponing others.

In early 2008, the final mid-rise building roof replacement design was bid out first with a specification geared toward that project nearing completion while the design and implementation of the full envelope restoration project would begin without either contractor overlapping each other. Careful selection and testing of materials was imperative as this is an ocean front property and subject to more severe weather conditions than most properties. Another key component to both projects was that 90% of the residents vacate the property during the winter months and then return to the property to relax during our wonderful New England summer, which happens to also be the middle of the construction season. RMX was instrumental in communicating the potential impact of the projects on the property to the association board members and working together found the necessary solutions to implement these projects with little to no impact on the residents.

According to Jay Donovan, property manager for The Belmont Condominium, "We have had a completely positive experience with owner Tony Chiarelli and senior project manager Christian Wright. They have thoroughly reviewed all aspects of our property and developed specifications for the multitude of projects we've undertaken and each time, the job has been carried out with the consistency and professionalism our owners require."

Understanding the client's specific needs, as opposed to providing a generic design makes a tremendous difference. The Belmont is a very particular property and the environment calls for all construction work to be performed and managed at a certain level. Because RMX has the experience to sufficiently oversee any project they design, it makes the job of the board members that much easier. The RMX staff provides regular updates on project schedules and neatly packages their inspections into easy to understand reports. This is essential as most owners take great interest in their investment and want to fully understand what is being done to improve it.

Having the RMX expertise readily available to help develop solutions, plan budgets and deliver projects has made the job of managing The Belmont much easier. RMX is not only a provider of expert design and project management but their many years of experience and combined knowledge is a great resource. "I would highly recommend RMX Northeast to any home owner association, hotel chain or individual building owner.," Chiarelli said.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540