

# Mother Nature was Boss

\$4.2 million envelope project was seamless for Adam Quenneville Roofing & Siding—except for the weather!

[by Deborah O'Neill]

It was just another morning of construction at Fox Meadow Condominiums in Leominster, Mass. One of the crew hopped onto the Bobcat to do some drilling. Little did he know when he rounded the corner of the building, his Bobcat would be swallowed up by three feet of mud. It took a tow truck to pull him out, and a lot of ribbing from the crew.

"We started the 10-month, 7,500-square-foot envelope project for Fox Meadow at the end of January, roofs first," says owner Adam Quenneville of Adam Quenneville Roofing & Siding. "We finished the entire outside of all 17 buildings two months early and 15 percent under-budget. During that time, we had four nor'easters that dumped 1 to 2 feet of snow on us, and the rainiest summer on record. We didn't lose one shingle but the storms slowed us down. Mother Nature was boss."

With 16 to 18 guys on the roof and one foreman on ground equipment, the crew stripped the roofs and put them back on in one day. The rest of the envelope project took a lot longer. It included new siding, windows, doors, decks, stairs, lighting, doorbells, doorknobs, locks, vents, and anything visible on each building.

"In the winter, we used snow blowers to make paths, and snow rakes to get rid of the snow on the roofs," says Quenneville. "There were lots of kids and people around, and safety was our number-one priority. During construction, temporary stairs were installed so residents could get in and out of their homes. Everyone was safe at the end of each day. I couldn't ask for anything better than that."

In March with 30- to 40-degree days in the forecast,



No details were left untouched during the massive renovation of Fox Meadow Condominiums, where Adam Quenneville Roofing & Siding and associates spent nearly a full year working on the envelope project.

the crew went to work on the siding. Quenneville rented one of the condos for a year so the managers could stay on site. "We were just a door knock away," he says. "We stayed very transparent through the whole process."

"Renovations such as this make insurance companies happy," Quenneville says. "There's an insurance risk if buildings are not up to date or run down, and there are safety issues. When everything is wrapped up tight, it will limit liability risks, including damage from water and ice. It also increases the value of each unit."

The entire project involved other professionals including 30-year veteran and Senior Engineer JT Gaucher of Criterium Dudka Engineers of Hopkinton, Mass.

"We were introduced to the project in a chance meeting with North Point Property Management (managers of Fox Meadow) at the CAI Exposition in October 2017,"

Gaucher says. "They were instructed by their lending institution to examine specifications and construction for the envelope project. We put together the technical specifications for roofing, siding, decks, doors, windows, and sliders. Our role was to make sure the project was carried out as specified and that it didn't run over budget. We have a process called 'change order' for any changes in construction or contract. We had an allotment for \$500,000 but only used \$150,000. They all kept an open line of communication. I've been through a lot of projects and it doesn't always happen that way. As for the weather, we lost 30 days in 10 months but they all kept on working."

President of North Point Property Management Timothy Arel said he was aware of Adam Quenneville through participation in CAI New England but never worked with the company. "I had significant reservations when they provided a comprehensive and extremely aggressive proposal for the project," he says. "The project has been completed and came in on time and under budget." Arel attributes it all to the site foreman and crews. "For a project of this size, North Point anticipated that there would be several problems that would occur. However, the issues that did arise were minimal and immediately addressed. In short, this project was an overwhelming success. It is based on North Point's experience with Adam Quenneville Roofing that we provide our highest recommendation."

Adam Quenneville placed the entire project in the hands of 10-year working supervisor Steve Minkler, a licensed construction supervisor who has completed the OSHA 10 and OSHA 30 safety courses. He says, "Steve lived the whole job." Jim Murphy of North Point Management kept an eye on daily operations.

"The project was involved from the beginning," says Minkler. "It was hands on, eyes on, and I was one of the guys living on site. It went so smooth because it was so well planned. We brought everything up to code."

"We had total New England weather. We'd strip down to our t-shirts and then a storm would roll in and downpour on us. Fox Meadow is in a valley so we could see it coming. Adam is more of a weatherman than a roofer these days!"

Luke Beaulac has lived in one of the 144 Fox Meadow condominiums for 10 years, and he's one of five association board members. He scheduled each unit for construction and was the liaison between residents and workers. "It all went super, super smooth, and Steve Minkler made it a thousand times easier than it could have been."

Beaulac says he is impressed with the quality. "We had old wood decking that was 30 years old and had lived its life. The new decking is Aztec composite decking.



**Top Photo: Overlooking Fox Meadow Condominiums in Leominster, Mass., you can see the completed envelope project by Adam Quenneville Roofing & Siding of South Hadley, Mass. Bottom Photo: Adam Quenneville Roofing & Siding finished the entire envelope project two months ahead of schedule. The project involved 17 buildings at Fox Meadow Condominiums in Leominster, Mass.**

It's durable and will last a long time. There's also new roofing and siding on the clubhouse pool."

Beaulac got to know the guys that lived on site. "On weekends, if something was needed, they would take care of it immediately. I also gave them quite a few restaurant suggestions!"

Beaulac says, "Adam Quenneville was completely straight forward with us. He came to our meetings and told us he's done a lot of big projects but not one quite this big. He said this would be one of his showcase projects. We said OK, let's do it!"

*Adam Quenneville Roofing & Siding has been in business for over 20 years. Their experts will coordinate your project from a maintenance program to a full envelope. Call (855) 552-6273 to meet with a specialist. Visit [1800newroof.net](http://1800newroof.net) for a full list of services.*