



HARVEY
COMMERCIAL SOLUTIONS

WATER VIEW APARTMENTS

**1,264 HARVEY WINDOWS AND DOORS
INSTALLED IN 5 APARTMENT BUILDINGS**

“ We’ve used Harvey Building Products in the past with great success.

Thomas Dooley
Chestnut Hill Realty

The sheer number of replacement units makes the upgrades at Water View Village and Water View Terrace Apartments noteworthy. Five different buildings received a total of 1,031 Harvey Building Products vinyl replacement windows in just 12 weeks. Plus, there were 233 Harvey vinyl patio doors and 60 Therma-Tru® fiberglass doors replaced. All by a team of 10 Frazer Construction workers. Impressive.

When Chestnut Hill Realty decided to retire the old aluminum single-pane windows and doors in two of their apartment complexes, they knew it was a big job. Five different buildings – all constructed in the 1960’s – were involved in the renovation project located in busy Framingham, Massachusetts.

“The Water View project required a window that met the high expectations of the owners,” says Thomas Dooley, senior regional property manager for Chestnut Hill Realty. “Considerations we needed to factor in during the bid-out process were aesthetics, durability, energy performance, expense and sound proofing.

“We’ve used Harvey Building Products in the past with great success, so it really wasn’t a surprise that the Harvey products did a great job of addressing each of these items. Harvey provides a strong line of products and their company always stands by them to assure the customer is satisfied.”

LARGE-SCALE REPLACEMENT PROJECT

With the window manufacturer selection confirmed, the team at Frazer Construction out of Dedham, Massachusetts, got involved. Their task was to order and install the 1,031 windows and 293 doors in 581 apartment units.

“Our company has been in business for 23 years,” says Joe Frazer, president of Frazer Construction. “We specialize in large-scale window and door replacement projects (the majority in occupied units) for management companies, with a particular focus on value-engineered retrofit installations.”

“For the past two decades we’ve worked continuously with Harvey windows. We’ve always found them easy-to-install and durable. Plus, there are services offered by Harvey that really make their products stand out in the marketplace. Staggered deliveries coordinated to our schedule, personal attention to



our orders and providing top quality products make our job a bit easier and keeps the project flowing smoothly.”

HUNDREDS OF WINDOWS AND DOORS

According to Frazer, construction of the window and door package was a critical element of the replacement project. “These units needed to be energy efficient and sound resistant,” says Frazer. “The quality of products that Harvey brought to this project is enviable for many apartment complexes.”

At Water View Village Apartments replacement work was done in three buildings. 454 2-Lite Rolling vinyl replacement windows with Low-E/Argon glazing were used throughout the buildings. Additionally, 29 patio sliding doors and 12 factory-primed Therma-Tru® Smooth Star® Collection™ Internal Blind doors (with blinds safely secured between the glass) were installed in one building. The windows were all ENERGY STAR® qualified to meet the owner’s request for increased energy efficiency over the old windows. Depending on the building, either Bronze or Almond painted frames were featured on the vinyl units from Harvey.

Nearby at Water View Terrace Apartments, 577 Bronze 2-Lite Rolling vinyl windows were installed with the same high-energy efficiency package. This apartment complex also had 204 Bronze Patio Sliding Doors with color-matched hardware and flush-mounted deadbolts installed. An additional 48 Therma-Tru doors (style S-130) with painted bronze exteriors and internal blinds completed the project.

HARVEY RELIABILITY

For almost 50 years, Chestnut Hill Realty (CHR) has been in the business of providing quality apartment home rentals that enhance the lifestyles of its residents. CHR owns and manages 28 apartment home communities in Greater Boston and Rhode Island. Almost 5,000 apartments are in their portfolio along with commercial properties.

“We thoughtfully reinvest in our apartment communities through renovations to the apartment residences, common areas and landscaping,” says Dooley. “We’re always looking for ways to keep them consistent with changing functional and lifestyle demands while

preserving their charm and character. The 2017 window and door replacement project for Water View is just one of our many ongoing programs to assure residents are well taken care of in their homes.

“We’ve used Harvey Building Products in the past with great success on our renovation projects. This project ran very smoothly and Harvey exceeded our expectations for professional cooperation and product quality.” ■

“ We’ve worked with Harvey Building Products for the past two decades. Their top-quality products are easy-to-install and come backed by personal support from the Commercial Sales team.

Joe Frazer
Frazer Construction





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