



Stonebridge Community Association Community Center HVAC Renovation

PROJECT INFORMATION

CONCORD DIVISION
Concord Management

PROJECT LOCATION
Monroe Township, NJ

MARKET
Commercial

SERVICES
Engineering Design
Construction Management



ABOUT THE CLIENT

The Stonebridge Home Owners Association in Monroe Township, New Jersey (Stonebridge), is a 55+ active adult gated community. Measuring over 41,000 square-feet the clubhouse offers a wide variety of activities to the residents of the 946 homes that comprise the community.

REFERENCE

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PROJECT SUMMARY

Starting in 2015, Concord Engineering performed a study of the building's existing HVAC System due to its poor performance and consistent failures. It was quickly determined that the installing contractors during building construction failed to adhere to the installation requirements of VRF Systems leading to premature failures and expensive operating conditions.

After pursuing remediation by the installing contractor with no success, Stonebridge Community Association contracted with Concord Engineering Group to develop a detailed design for replacing the building's entire HVAC System including the failed Pool Dehumidification System. Over a course of three months, Concord completed the detailed design and spent time working with the Association to develop the most cost effective solution for the project implementation including a project delivery phasing plan.

After sourcing the project to multiple contractors, Concord Management Services LLC (CMS) was contracted to execute the installation effort for the project including the onsite Construction Management. CMS hired competent sub-contractors to perform the physical installation of the new HVAC replacement which included architectural demolition and remediation to expose existing building infrastructure.

Within 8 months of executing the contract, Concord Management Services LLC was able to deliver the project under budget for the Association with no onsite injuries or major incidents. CMS deployed a dedicated Construction Manager at the site to ensure proper safety policies were being followed and that all work was coordinated between the sub-contractors. CMS was able to deliver a new state of the art HVAC System that will meet the needs of the Association for years to come.