



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Station Square Condominium

Site Improvement Project

PROJECT LOCATION
Montclair, NJ

BUILDING TYPE
2 Story Building

PROJECT VALUE
\$128,000

This half-acre property consists of a twenty-car parking lot and a two-story condominium building. There are residential units on the second floor and retail spaces on the first floor. The parking lot has spaces reserved for residents as well as public spaces reserved for shoppers. There is also a paved courtyard that connects to the parking lot and is fenced-in to provide a private, communal outdoor space for residents.

The scope of work included various site improvements: removing and replacing the asphalt parking lot and courtyard area, chain link fencing, a 6-foot tall masonry block retaining wall and disposing of a large collection of garbage and debris from the basement and alleys in and around the building.

The pavement had severe cracks and potholes, the fencing and retaining wall were broken and loose, and there was unsightly garbage and debris littered around the dumpsters, alleyways and basement. The contractor not only removed the debris but also cleaned and restored the areas to a beautiful, safe and sanitary condition. After replacing the retaining wall and fence, the contractor removed and repaved the asphalt parking lot and courtyard. They also restriped the parking stalls with fresh paint.

Due to the small size of the parking area, there was very little room to work while still allowing some parking space for residents and retail workers and customers. The Falcon team was very effective in communicating a parking plan that maximized the space needed for each party. The team also assisted the contractor with planning daily work activities to limit the space needed for construction. There were a lot of moving parts in a confined space, which required critical planning and coordination.

There were several air conditioning units located on the paved courtyard area, which serviced various units of the building, including the retailers. The project was performed during the hot summer days of July and August. The air conditioning units needed to be removed from the area to allow the contractor to repave the courtyard. However, the team wanted to limit the amount of time that the building would be without air conditioning, especially during the hot days. Falcon hired another company to remove and reset the air conditioners, which took extreme coordination and planning by the Falcon team to get the air conditioners moved, the courtyard repaved and the air conditioners put back in place within a limited amount of time.

