

Asbury Tower Senior Housing

Primary Service: Architecture
Type: Senior Housing
Owner/Client: Asbury Tower Senior Citizens, LLP
Location: Asbury Park, New Jersey
Cost: \$33,200,000
Completion Date: July 2009
Contact: Mr. Garret Midgett III
Senior Vice President
(609) 720 - 7213
Project Manager: Ken Karle, AIA, PP, PE, LEED® AP &
Vlad Potiyevsky, RA, LEED® AP
Project Number: 2.2891.1

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A photo showing the wall panel installation.



A photo showing the masonry being installed.



A view of the completed facade restoration.

Project Scope:

LAN was retained to design a new exterior cladding system for an existing 26 story senior housing building located in Asbury Park, NJ. The existing cmu backup and brick veneer cladding failed after only 35 years. The design of the new exterior wall system had to account for the building location, as the site is ocean front. Therefore, resistance to hurricane force winds and salt water had to be addressed with the new design. Additional complications to the project included the height of the building, winds during construction, and maintaining occupancy during construction.

The new design features a light gauge metal framed back-up wall assembly, with a breathable air/moisture barrier, an innovative flashing system at the relieving angles and a new brick and cast stone veneer. All the exterior windows were replaced as part of the scope of work, as well as the installation of new energy efficient Package Terminal Air Conditioning units (PTAC) in the apartments to replace the existing electric baseboard heating units and through wall sleeve air conditioners. The new PTACs were tied into a new energy management system to conserve energy usage and to shed electrical load as required.

Other work included full replacement of all existing HVAC panels in the apartments with new feeders and panels, installation of a new lightning protection system, new rooftop HVAC units and exhaust fans, new VCT floors, kitchen cabinets and appliances, bathroom renovations include, new fiberglass shower enclosures and fixtures, expansion of the existing limited sprinkler/fire suppression system to a fully sprinklered building.

Full time construction observation services were provided to document and maintain the quality of all installed exterior/interior materials and labor included in the scope of work. This project was coordinated with the requirements of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and the NJHMFA Green Homes Office and is in compliance with Energy Star Requirements for the Balanced Housing & Low Income Tax Credit program.

Services Performed:

- Architectural Design & Documentation
- Structural, Mechanical & Electrical Engineering
- Cost Estimating
- Colored Renderings
- Construction Administration & Observation

Program Highlights:

- 2010 ACEC NJ Distinguished Award for Engineering Excellence
- 2009 Golden Trowel Award - Honorable Mention
- 2009 Monmouth County Planning Award - Honorable Mention