



# Design and Construction Monitoring

## Lockatong Engineering, licensed Professional Engineers

When it comes to real property—the land or the structures that sit on it, or both—it must efficiently serve all your needs while retaining its value as an asset throughout its use.

That's where quality structural, mechanical, electrical, life-safety and environmental investigations help you make better decisions. An experienced professional's evaluation can save you money now and prevent costly surprises in the future.

Along with property and building investigations, systems diagnostics and environmental evaluations, Lockatong Engineering specializes in design, project management and energy management services that build on the results of our professional investigations.

Whether you are looking to evaluate a property for its potential as an investment, to modify it for greater energy efficiency or otherwise better serve your needs, or to preserve and enhance its value now and going forward, Lockatong Engineering offers the services and expertise that make your task easier and your decisions more assured.

Conveniently located in Hunterdon County, New Jersey, Lockatong serves clients large and small throughout central and southern New Jersey and as far north and south as New York and Delaware.

*Lockatong Engineering also provides these professional services that complement our Design & Construction Monitoring for repairs and improvements in your community:*

**Reserve Study** for a comprehensive evaluation of common areas, the status of the Association's capital reserve fund and a capital cost reserve analysis

**Transition Study** for the newly constructed community that is transferring ownership from the developer to the owners' Association



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By professional engineers for repairs and improvements to multi-family residences



**“A professional engineer experienced in multi-family residential construction projects can provide valuable aid, where Community Associations generally haven’t the expertise.”**

Lockatong Engineering represents your Association’s interests during the project, resulting in the fewest possible issues arising in the future.

Whether your project is for repairs or improvements to condominiums, townhouses, mid-rise buildings or high-rise residences, Lockatong is engaged in protecting your Association’s investment. We dot the I’s and cross the T’s to professional engineering standards for design and construction—from the first step to the final sign-off.

Our engineers prepare design drawings for a repair or improvement along with detailed specifications and equipment selections. We also provide bidding documents, evaluate incoming bids and help your Association finalize the bidding process.

Once a contractor has been chosen, we are on the ground to conduct progress inspections to confirm the quality of workmanship and integrity of the site as well as to document that the project is executed according to the plans and design criteria are met before progress payments to the contractor can be approved.

Lockatong’s professional engineers are qualified to oversee construction on all your community’s common areas.

- Roofing
- Siding, stucco, trim, windows, doors
- Balcony surface, structure, railings
- Paving, curbs, sidewalks
- Stormwater catch basins
- Retaining walls
- Swimming pools, spas, other amenities
- HVAC mechanical systems
- Electrical & plumbing systems
- Fire protection & life safety systems
- Parking garages
- Structure

Lockatong Engineering’s onsite engineer is the liaison between the Association and the contractor, helping the Association understand technical aspects while assisting the contractor to resolve unexpected issues.

Relying on manufacturers’ warranties can give false confidence in the completed work, since most warranties cover materials only—not installation, the more frequent source of system failures. This is especially true for roof systems, paving and exterior wall systems, where it is difficult to see any installation defects until partial demolition or invasive investigation is complete.

For example, most roof systems leak not because the shingles fail, but because of a lack of underlayment, missing flashing, improper nailing or using the wrong materials. Siding, stucco, stone and brick wall systems normally fail because of incorrect installation at drainage planes and flashing. Pot holes and significant surface cracking in asphalt pavement are most often the results of thin base courses or improper compaction, not the asphalt itself.

These are all observations our engineers make in the course of ascertaining that the work performed is done in accordance with the technical specifications and design of the project.

We also know when and whom to call to coordinate specialized experts so your project can proceed without costly delays.



**“Because we pay attention to all the details, our onsite engineer can develop appropriate, time-saving and cost-effective adjustments in the field when unforeseen issues arise.”**