

MEP Expectations Exceeded in Harrison, NJ

When award-winning Architect, **Minno & Wasko**, is tasked with executing a complex design concept, KEA Engineers stepped up to meet the MEP challenge, on time and on budget.



For Minno & Wasko Architects and Planners, delivering a project on time and on budget is always the top priority. This goal was never more important than when they partnered with Amsterdam-based design architects, Concrete, to bring the URBY brand of luxury apartments to Harrison, NJ. These apartment complexes, known as Harrison 5 and Harrison 6, feature a modern design, incredible amenities, structured garage and an extraordinary amount of coordination with the client and consultants alike.

For a project of this caliber, Minno & Wasko needed to employ an MEP engineering firm with the experience and attention to detail to meet the clients heightened expectations. Fortunately, Minno & Wasko Senior Associate, Glenn Haydu, had recently worked with KEA Engineers on a separate Harrison, NJ job.

“

The more that the MEP engineer can do on their own, the more Minno & Wasko doesn't have to check and re-check to make sure that it's being picked up. That's a time savings for us and time savings for the project.”

— GLENN HAYDU

Glenn has been with the company since 1996 and has seen many MEP firms in his tenure. From his perspective, finding a qualified MEP engineering firm has been one of the greatest challenges he faces on any job. “For me, the MEP engineer has generally been the weakest link on our teams.” Finding a qualified and experienced MEP engineering consultant means they can meet high expectations with less hand holding from the client. And less hand holding means greater time savings for the project.

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PROJECT STATS

- **Project Title: URBY 5 & 6.**
The first URBY built in Harrison, NJ
- **URBY 5 = 409 residential units,**
300,000 SF (4-story building)
- **URBY 6 = 270 residential units,**
250,000 SF (5-story building)
- **Plus amenity spaces, retail and**
1,000 + parking spaces in
(2) structured garages
- **Coperaco café, open to**
residents and the public
- **Treehouse library**
- **Onsite recording studio**
- **Dog run**
- **Yoga room**
- **Communal kitchen**
- **Fitness center**
- **LEED Certified,**
sustainable design

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Needless to say, KEA Engineers was up for the task. When it came time to team up on Harrison 5 & 6, Glenn Haydu and the Minno & Wasko project team knew exactly what MEP firm to lean on. “What we like about KEA is their ability to meet our expectations and meet a higher level of design that’s oftentimes required,” Glenn stated.

To meet the project objectives for Harrison 5 & 6, KEA Engineers deployed a veteran project team, lead by Director of Engineering, Adam Khachaturian. Years of experience designing mixed-use residential projects combined with a history of success with Minno & Wasko meant that the decision to go with KEA was an easy one. “My relationship with Adam is super positive,” Glenn Haydu said. “I can pick up the phone and call him. We can bounce ideas off each other.”

One thing is for certain, completion of Harrison 5 & 6 was not without its challenges. Project Architect at Minno & Wasko, Ryan Shoop, was on the project day in and day out through the length of the project. He recalls a lot of custom solutions and fine coordination needed to get the job done. But KEA was there every step of the way. “It was a good collaborative process to work with KEA through these more unusual design issues that came up,” Ryan said. “We were able to complete these very complex projects in Harrison, with KEA. From DD through Construction Administration... it was successful.”

ABOUT MINNO & WASKO

www.MinnoWasko.com ■ 609-397-9009

Established in 1995 by Dave Minno & Gary Wasko

80 Full-Time Staff

Minno & Wasko offers architectural design, planning, interior design, and structural engineering for commercial, mixed-use, and residential properties.



URBY Harrison has been successful. It has leased up very well and the client is happy with them. I think that speaks to the overall team and KEA's involvement."

– RYAN SHOOP

KEA credits their success to three factors:

- 1. Responsiveness** – Remaining flexible, nimble and available for their clients.
- 2. Creativity** – Coming up with creative solutions to complex problems.
- 3. Hard work** – The skill, experience and effort needed for success!

KEA Engineers is fortunate to have an ongoing relationship with Minno & Wasko and many projects are on the horizon, including URBY, Harrison 4, directly across the street from Harrison 5 & 6. KEA looks forward to many more years of successful work together. ■



www.KEAEngineers.com

732-635-0044

Established in 1984
by Armen Khachaturian

8 Professional Engineers

50 Full-Time Staff

KEA Engineers provides MEP design for commercial, residential, retail and warehouse projects of any size and complexity.

Licensed in over 20 states (California, Colorado, Connecticut, Washington, D.C., Delaware, Florida, Georgia, Illinois, Indiana, Massachusetts, Maryland, Minnesota, North Carolina, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Tennessee, Texas, Virginia, Wisconsin)