

Security Solutions

Project Spotlight: Kokes Properties

The Mill at Riverside by Kokes Properties is a 190-unit, luxury development located in Riverside, New Jersey. Kokes Properties partnered with CM3 Building Solutions for a comprehensive, integrated security solution including mobile-credential door entry intercom, 100% keyless access control, and megapixel video surveillance.

In this article, Matt Stephens, Vice President of Development for Kokes Properties, shares his experience in finding and deploying a security solution that aligned with the vision and goals for this project.

Background

What has been your previous experience with security and technology providers?

We have used other vendors and we find the service and relationship to be lacking. On a project of this scale, there is no way we would feel comfortable with a vendor that we did not consider a true “partner”. These systems are complex (especially for those of us not in the security industry) and having a trade partner that takes the time to explain the products, process, and features is especially important to us.

What were the criteria you used when selecting a security solutions provider for this project?

Obviously, price is always a factor, but we did not want to just go with the lowest bid. The quality of the products was important to us, as well as the level of service and the future scalability.

Results

How has the video surveillance system impacted your property?

The video surveillance has been very helpful in many ways, such as parking issues, monitoring pets, and general security. Having archived footage of incidents on property is also extremely important.

What has been the tenant reception regarding the intercom system?

The residents are very happy with the intercom system. It is very easy to use and helps to keep the building secure.

What has been the impact of the access control system in the clubhouse?

The access control in the clubhouse is extremely useful for ensuring the residents are able to use the fitness center and package room when needed without compromising security. It was also very easy to integrate with Amazon’s access system which helps reduce the burden on our Property Management staff when it comes to package management.

What has been the impact of using key fobs rather than keys?

Key fobs have been much easier since we experience significantly fewer lockouts. Since the unit entry doors cannot be locked when leaving without using the fob, it is impossible for residents to get locked out of their unit.

Implementation

Tell us a bit about this project

This is the first multifamily property we have built and managed 100% in-house with no General Contractor or 3rd-party Construction Manager. Knowing that we were going to handle the property management ourselves definitely influenced our decision-making process. Running and maintaining the property is a difficult job, and we chose specific designs, products, vendors, and materials that would help mitigate any future maintenance issues.

What was your investigation process like?

We visited many completed and under-construction projects and met with different developers and Construction Managers to see what was out there. That, combined with lots of our own research led us to many of the products and vendors we chose. However, the only constant is change, and we are always looking to upgrade products and processes as technology continues to advance.

Would you describe a few of the reasons you decided to work with CM3?

Jim Fitzgibbon was great from Day One and really helped us to understand the scope of what we were trying to achieve on this project. Also, the proposal was incredibly detailed which we greatly appreciated. *Transparency and honesty are qualities that we look for in our trade partners, and CM3 exemplified both.*

What was the implementation like?

It was smoother than I expected, especially since we were very new to using these technologies. *CM3 has also been fantastic in helping us work with other, more difficult vendors. When another vendor dropped the ball getting us the correct door hardware, CM3 was able to procure the parts and reconfigured them to what we needed on the fly.*

Thinking Ahead

What did you learn from the process?

It seems daunting but if you have the right vendor it is really pretty straightforward.

What is your advice to other builders who are looking for a security solution?

Consider the quality of the equipment and the integration of all of the components, as well as the team you will be working with. *CM3 has been an outstanding partner every step of the way, from concept to execution and implementation.*



About Kokes Properties

Kokes Properties is a third-generation property development company, known for designing thoughtful and sustainable developments, building quality construction, and maintaining lasting relationships. The Mill at Riverside features 2-bedroom townhomes and 1- and 2-bedroom apartments, as well as a 3,000 sq. ft. clubhouse, resident lounge, package delivery room, and fitness center. In addition to the Mill at Riverside, current projects include: the Enclave at Winslow, a townhome rental community; a high-performance fitness training facility; and a climate-controlled storage facility.



About Matt Stephens

The Vice President of Development, Matt Stephens oversees the development and construction activities at Kokes Properties. He has worked in the construction industry for more than 20 years and holds a B.S. in Business Administration and Marketing and an M.S. in Engineering.