



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Dixon Mills Condominium Association

Roof Replacement

PROJECT LOCATION

Jersey City, NJ

BUILDING TYPE

Condominium Association

PROJECT VALUE

\$600,000.00

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This project included the complete removal and replacement of the existing low-slope modified bitumen roof system that was contributing to water infiltration in multiple units. The roof featured multiple different areas as well as separate, private terraces. All areas were replaced as part of this project and new wood framed terraces were installed at the private areas. Several large HVAC units that feed the common building areas were disconnected, lifted and placed on appropriate roof curbs. In addition to the roofing work, the masonry parapets also were addressed due to existing deficiencies. Because this building is in a Historic District, all materials and products that could be seen from the street needed approval from the Historic Preservation Office.

The roof is divided into many small areas and the building is located in an urban setting which made the replacement work especially challenging. Falcon had to diligently work with the contractor and property management to coordinate the work to ensure minimal disturbance to the residents. Obtaining city approval was another hurdle in the process. Because of the Historic District regulations, traditional material such as terracotta coping and stucco were required to be removed. As a cost saving measure, Falcon was able to get the Historic Preservation Office to approve the use of metal coping that mimicked the look of cast stone on the parapets that were not easily visible from the street. This provided the client with a detailed condition that was not only more economical, but also more durable due to no required future maintenance. Construction of the terraces was also challenging since the residents' personal possessions needed to be moved. There is limited storage space at the site, so this meant moving it to other areas of the building and then being replaced before completing other areas of the roof.

Falcon provided professional services including: design, bidding and construction administration throughout the entire course of this project. It was challenging because the site conditions provided a difficult work environment. Additionally, due to the ongoing leaks the client was extremely anxious to perform the work. Falcon proposed the use of a two-part membrane adhesive while adding cost to the project allowed the contractor to work into the early winter and get the project in a watertight condition before the really bad weather hit. There were many challenges due to coordination, unforeseen conditions, etc. that needed to be addressed through construction.

Ultimately a high-quality roof was installed that addressed the roof related leaks.



Before



During



In Progress