



# The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



## *Liberty Point Condominium Association*

### *Roof Replacement*

**PROJECT LOCATION**

Jersey City, NJ

**BUILDING TYPE**

Condominium Association

**PROJECT VALUE**

\$390,000

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This project included the complete removal and replacement of the existing low-slope modified bitumen roof system. The roof consists of one large main roof area with several smaller stair tower bulkhead roofs.

There are three (3) very large platforms on the roof where all the resident AC condenser units are located. The project required all these units to be disconnected so that they can be moved out of the way to allow for the roofing to be installed underneath.

The new roof system consisted of a multiply torch applied modified bitumen membrane installed over a full tapered rigid insulation system to eliminate previous areas of standing water due to insufficient deck slope.

The biggest challenge for this project was all the logistical work associated with the moving the HVAC units at the same time as the roofing work. Most of the AC units were disconnected before the project even started which meant that many of the residents would be without air conditioning.

This meant it was critical for the contractor to complete the work in a timely fashion so that the units could be reconnected before the summer months. Touching the existing mechanical lines for these units also created additional challenges due to deficiencies in the existing installation requiring many of the lines to be completely rerun to meet code requirements.

The multi-ply modified bitumen system was selected as it provides a very durable surface considering that there will be routine maintenance taking place on all the mechanical units present at the roof level.

Falcon provided professional services throughout the entire course of this project (design, bidding, and construction administration). The roofing portion of the project was fairly straight forward with minimal changes, but the mechanical work required constant coordination with all parties and field changes when problems were encountered with the existing lines.

Overall the project was completed on schedule and on budget. The Client now has a durable roof system that will withstand the constant abuse of maintenance personnel and provide a watertight enclosure for the top of the building.

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Before



During



After