



# The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



## *River Cliff Hall Condominium Association*

### *Roof Replacements*

**PROJECT LOCATION**

Edgewater, NJ

**BUILDING TYPE**

Condominium Association

**PROJECT VALUE**

\$165,000

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River Cliff Hall Condominium Association retained Falcon for a Roof Replacement Project for the Association located in Edgewater, NJ.

This project included the complete removal and replacement of the existing low-slope roof on the building.

A new felt-backed TPO membrane was selected as it provides an excellent balance of performance and cost.

In addition to the roofing work, existing masonry dumbwaiters were partially removed to eliminate future potential points of water infiltration.

Asbestos containing material (ACM) was determined to be present in the base flashings only and the roofing contractor had to be careful to safely handle & dispose of this material.

During the demolition process several large cracks were identified in the backside of the masonry parapet wall due to years of water infiltration through the parapet coping stones. Masonry repairs were required to stabilize the portions of the parapet wall.

The roof replacement project is significant because up to this point the roof was never completely replaced and was only poorly patched through the building's long life.

The project allowed the existing deficient conditions to be properly addressed and provide the Client with a watertight & durable roof assembly.

Falcon provided professional services throughout the entire course of this project (design, bidding, and construction administration).

Falcon was required to address deficiencies in the existing construction that arose such as deteriorated framing or perimeter masonry and provide a timely solution as to not delay the project.

The project was completed on schedule and provided a watertight roof system to the Client that is covered by an extensive manufacturer warranty.

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Before



During



After