The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS

Hudson Club Condominium Association

Envelope Repair: Roof, EIFS & Balcony Replacement

PROJECT LOCATION
West New York, NJ

BUILDING TYPE
Condominium Association

PROJECT VALUE
$4,130,000

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The two buildings in the Hudson Club community were originally constructed with defects in the exterior cladding systems (roof, EIFS, and balconies) leading to water infiltration issues throughout the building perimeter.

Existing components were replaced with similar products, but enhanced products and detailing were required to provide a watertight and durable building enclosure. All existing windows were removed and reinstalled to allow for the wall openings to be properly flashed. This also included the removal of the large window wall systems throughout the building.

All three systems including the roof, EIFS and balconies were replaced in a single project to make sure they were all properly integrated. This certainly increased the project scale but ensured all issues would be addressed in a single phase. A project of this scale was a major undertaking for the property and its residents.

The building was completely encased by pipe frame scaffolding to provide worker access to the exterior building and there was constant contractor activity throughout the work week. Falcon had to continually interface with the contractor to keep the site clean, open areas of the building exterior when ready and access unit interiors to perform window work to lessen the burden on the residents.

The replacement of the three major exterior cladding components was a necessary undertaking for the Hudson Club Community to address ongoing leaks through deficiencies in the building envelope.

Asphalt shingles, drainable exterior insulation and finish system (EIFS), and a trafficable PVC balcony membrane were all installed to provide the necessary weather protection while meeting the desired aesthetic requests.

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Roof

EIFS

Balcony