

R A N D

Exterior Repair Program

2200 North Central Road



After years of battling persistent leaks caused by defects in the original construction, Northbridge Park, a 14-story, 280-unit cooperative at 2200 North Central Road in Fort Lee, NJ, completed a \$1.6 million exterior repair program.

PROPERTY

14-story, 280-unit cooperative constructed in 1966 in Fort Lee, NJ.

BACKGROUND

Repairs to the facades were made over the years, but they did not prevent persistent leakage and interior damage, especially after heavy rains and Hurricane Irene in 2011.

RAND performed an exterior survey and found defects in the original construction, including blocked and missing weep holes, cracked inner walls, and badly deteriorating concrete that was falling off, posing an obvious safety hazard.

SCOPE OF WORK

RAND specified and administered the following work items:

- Cracked, spalled, and shifted brickwork replaced along elevations and bulkhead walls
- Mortar joints repointed along elevations and bulkhead walls
- 5,000 linear feet of waterproofing membrane replaced
- All elevations pressure washed
- Stone windowsills repaired and/or replaced
- New permanent safety anchors installed into concrete roof deck
- Concrete spandrel eyebrows, canopy surfaces, and balcony fascia restored and/or replaced

EXPEDITING SERVICES

RAND obtained the required work permits from the Borough of Fort Lee Building Department.

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

CONTRACTOR

Proto Restoration Construction, LLC

PROPERTY MANAGER

RCP Management

CONSTRUCTION COST

\$1,633,500

No change orders issued
Completed August 2014