

PROJECT: Starland Ballroom, Sayreville, NJ

Commercial Reconstruction



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Overview:

Starland Ballroom, one of the top-selling concert venues on the East Coast, was closed for over 10 months after Super Storm Sandy submerged and completely damaged the interior of the building. Inspections also revealed drainage, façade and paving issues that existed pre-Sandy.



Starland Ballroom submerged by Sandy



Installation of new concrete flooring



The finished product

Services Provided:

- ◆ Structural design and specifications for new concrete floor slabs.
- ◆ Structural design to replace bearing walls with steel columns and footings.
- ◆ Design of structural repairs due to storm damage.
- ◆ Design of new elevated electrical room above the new flood elevation.
- ◆ Provided architectural design for interior renovations.
- ◆ Upgraded interiors to meet handicap requirements.
- ◆ Provided civil engineering to mitigate flooding from tidal water.
- ◆ Coordinated permit application with Borough.
- ◆ Provided construction administration inspections.
- ◆ Coordinated submittals for certificate of occupancy.

Highlights:

- ◆ Kipcon led the reconstruction effort with civil, structural and architectural services that transformed the interior multi-level wood floor and bearing wall construction into a more robust and open concrete floor and steel column design.
- ◆ Kipcon worked closely with the venue's Director of Operations, consultants from AEG Worldwide, interior designers and the contractor to replicate the vibe of this very successful, state of the art concert venue. Starland Ballroom reopened its doors on Friday, September 6, 2013.

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