

PROJECT: Independence Harbor, Edgewater NJ

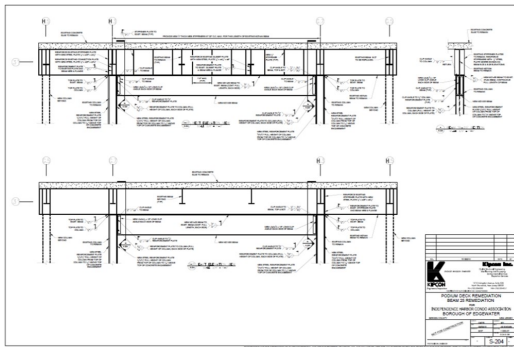
Structural Restoration



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Overview:

Independence Harbor is a 525 unit condominium community made up of 14 buildings and a clubhouse located along the Hudson River in Edgewater, New Jersey. The community is a conversion of the Ford Motor Company assembly plant originally constructed in 1927. In the late 90's Kipcon prepared a Transition Study for the community and were the experts in a construction defect lawsuit against the original developer that resulted in a multimillion dollar award for a multitude of defects affecting both the buildings as well as the original pier that the community was constructed on. Kipcon was later retained to perform extensive inspections of the ongoing deterioration of the underlying structure and to develop repair specifications for the structural steel supporting frame and podium deck which has included a combination of steel remediation and replacement as well as concrete deck modifications.



Example of deteriorated steel and remediation design

Services Provided:

- ◆ Construction defect expert services
- ◆ Capital Needs Assessment and Capital Reserve Study
- ◆ Visual evaluation of structural steel deterioration
- ◆ Visual evaluation of deteriorated podium deck
- ◆ Preparation of structural remediation designs structural steel deterioration

Highlights:

- ◆ Kipcon was able to develop structural plans for progressive steel deterioration on steel which was covered with fireproofing.

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