

Balcony Repair and Sliding Glass Door Replacement

5000 BOARDWALK CONDOMINIUMS



Scope of Services

- Exterior Survey & Condition Assessment
- Materials Sampling and Testing
- Document As-Built Conditions
- Structural Analysis
- Load Testing, Water Testing
- Repair Design
- Construction Contract Administration
- Litigation Support

Program

This 20-story residential condominium building houses 324 owners and was built in the early 1970's. Each condominium unit has access to an exterior balcony whose perimeters are framed with steel beams and supported by main building columns. All balcony framing is encased with unreinforced concrete fireproofing.

Falling concrete from balcony beam soffits was first reported in 1985. Over the years, various repairs were implemented to reduce the obvious pedestrian hazards.



In the fall of 1996, Becica Associates was retained to assist the owner in determining the structural serviceability of the balcony framing and to address long-term repair solutions. Becica Associates completed a number of investigations to determine the cause of the failures. Testing included crackmapping, sounding, visual inspections, chloride analyses, steel thickness measurements and full scale load testing.



Design for balcony repairs includes replacing edge beam concrete while maintaining existing balcony slabs. New balcony coatings, guard rails and sliding glass doors were also included.

Project Cost

Repair Construction Cost: \$6.7 Million

Completion Date

December 2001



BECICA ASSOCIATES LLC
Architecture/Engineering