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Atlantic Restoration set to complete multi-year façade restoration project at Academy Knoll Apartments

December 17, 2021 - Construction Design & Engineering



Marlborough, MA Academy Knoll Apartments professionally managed by American Properties Team engaged professional engineering firm Thornton Tomasetti and building envelope contractor Atlantic Restoration to design and make extensive building envelope repairs at the 100+ unit complex. At the early stages of the construction process Atlantic Restoration assisted the design team in performing an extensive building condition assessment utilizing scaffolding and lifts for exterior access. This assessment enabled the engineering firm to put together plans and specifications for repairs.

The work scope consisted of a full façade restoration of nearly 100,000 s/f of masonry construction. This included cutting and pointing 100% of the mortar joints, demolition and rebuilding of all dislodged or cracked masonry, replacing, and repairing architectural and structural precast, removal and re-building of leaning parapets, installation of new through wall flashings at the cornice and water tables. All sealants were removed and replaced using high-performance building sealants. Windows and doors were removed, flashed, and replaced. A section of stucco at the rear of the building was restored by repairing the existing cladding and installing a breathable waterproof coating. Access equipment for the repairs consisted of multi-level pipe staging, aerial boom lifts and swing staging.

In early 2020 COVID-19 tested Atlantic Restoration's ability to make quick decisions and learn how to keep its essential employees working while keeping up with the rapid changing guidance provided by the CDC. Adhering to the strict guidelines and working closely with Atlantic's safety officer allowed the work to continue without a single outbreak. Some of the extraordinary measures included providing exterior power, additional stair towers to access workstations, adding additional private wash stations, maintaining strict and thorough logs of activity, sanitizing all equipment and tools between shifts, and sourcing the appropriate PPE gear to keep the workers and the community safe.

Atlantic Restoration has worked diligently with the designer and the owner to ensure the project is completed in accordance with the construction documents while maintaining OSHA compliance.

"Atlantic Restoration has been working on our site for the past two years. They worked continuously throughout the pandemic while maintaining protocols and project progress. The building has many challenges, and the Atlantic team has been great to work with, and responsive to our needs," said a project manager from American Properties Team.

“Atlantic Restoration was great to work with throughout this large-scale project. The crew were very courteous to our residents and communicated daily with management regarding the scope of work to be performed,” said a project manager from American Properties Team.

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