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Metropolitan Restoration Corp. completes \$3.2m project at Constellation Wharf Condominiums

November 12, 2008 - Spotlights

Metropolitan Restoration Corp. of Boston has completed the \$3.2 million exterior waterproofing, restoration, and reconstruction of the 64 unit, Constellation Wharf Condominiums on the Charlestown Navy Yard pier.

The project's waterfront setting and original construction added complexity to Metropolitan's project scope. Constellation Wharf's wood structures are supported on a series of structural concrete beams, which are set on pilings. Units are cantilevered over the edge of the pier with water surrounding the complex on three sides.

To enable access to the site, Metropolitan provided a site specific, custom-designed staging system solution. The contractor designed and constructed a cantilever beam system and installed it on the lower decks to support aluminum pole pump jack staging systems, which suspended over Boston Harbor. The cantilever beams were held in place by counterweights. This system allowed worker access to all elevations, which project out, over the water. The staging system was installed to conform to all applicable OSHA, trade safety standards, and Longshoreman insurance requirements for work performed over a body of water.

Metropolitan's principal, Dennis Kulesza, served as project manager and Jim Decouto as superintendent. Metropolitan worked with a project team that consisted of the architectural and engineering firm BET - Building Envelope Technologies; Constellation Wharf's management company, Lundgren Management Group, Inc.; and the onsite construction management company, Pomroy Associates.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540