

Project: **Velocity Condominium Complex**, Hoboken, NJ

Concrete Facts

- Total Precast Concrete Structure
- 202,300 square feet of Luxury Condominiums
- 3 Floors of units with enclosed parking at ground level
- Total of 128 units
- Thin set brick exterior panels

Products Used

- 190,000 s.f. of 12" hollow core plank
- 12,300 s.f. of special bay window slabs
- 657 l.f. of precast columns
- 1,320 l.f. of precast beams
- 50,000 s.f. of interior bearing wall panels including stair and elevator walls
- 78,000 s.f. of brick faced precast wall panels
- 36 precast stairs and landings
- 6,800 l.f. of roof cornices, window heads & sills were included in the precast work

Owner

KAWOZ, LLC
Hoboken, NJ

General Contractor

REMI Companies, Inc.
Hoboken, NJ

Architectural Firm

Bodnar Architect & Associates
Union City, NJ

Precast Architecture

Equus Design Group, Inc
Belmont, MA

Engineering Firm

Christie Engineering, P.C.
Chester, NJ

Precaster

Oldcastle Precast Building Systems Division
Morrisville, PA

PCI Certified Erector

J.L. Erectors
Blackwood, NJ



CONCRETE EVIDENCE:

“Velocity” Speeds Through Construction Thanks to Precast

Robert Armando is no stranger to precast concrete, having used over 10 million square feet throughout his career. So it is no surprise the senior project manager chose precast for the REMI Companies' upscale condominiums in one of Hoboken's newest, fashionable neighborhoods. The design idea for the Velocity Condominium Complex is steeped in history and serendipity. Long before precast, Dutch architect Carl van der Rohr conceived and rendered the plans for a structure he called “Velocitus.” An idea ahead of its time, van der Rohr was mocked and widely criticized, and the plans were lost for decades until finally ending up in the visionary hands of the REMI Companies.

Taking van der Rohr's design and applying 21st Century building knowledge and materials, the REMI Companies proceeded to make “Velocitus,” with the help of precast building systems, a reality. The structure itself, renamed in English “Velocity,” consists of twin, four-story buildings which use precast plank for floors and ceilings, precast components for walls and thin brick precast wall panel exterior facades. The roof line, window frames and entrances all use ornamental precast accents. The components were manufactured in Pennsylvania by Oldcastle Precast Building Systems, Inc. and transported to the Hoboken site. Precast not only accelerated construction from months to weeks per structure, but it also allowed the structure to go together easily. “It's like using an erector set,” as Erik Kaiser, the founder of the REMI Companies puts it. The factory-made precast wall panel components were so precise, the contractor literally dropped the windows into the special treated lumber openings, which were cast into the concrete, for a near perfect fit. It was the precision of precast components and the fact that precast can be erected in almost any weather that allowed the project to move forward, completing the first 4 story structure in just 5 weeks, and the second twin building took only slightly longer.

As Robert Armando puts it, “Precast is a full featured product for the luxury housing market. The pricing was right, and the quality control was better than we could have achieved onsite.” Armando also pointed to sound attenuation as a prime factor in choosing precast. “We achieved an STC (Sound Transmission Class) rating of 55 using 12" plank as part of our floor assembly, and with precast, the interior of the structure has 40' clear spans with no bearing walls. That makes customization of the individual units very easy,” adds Armando.

It's taken over 100 years, but van der Rohr has finally been vindicated. His architecture stands as a testament to timeless design thanks to a twist of fate, visionary builders and the versatility of precast components.



Left to right: Erik Kaiser, founder of the REMI Companies, Inc. and Robert Armando, Senior Project Manager with the REMI Companies

