

The Garland Company, Inc.

Roof Asset Management Program



Town of Blackstone - Municipal Office 2nd Week Progress Report

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Client Data

Client: Town of Blackstone

Client Data

| | | | |
|------------------|--------------------|------------------|---------------|
| Name | Town of Blackstone | | |
| Address 1 | 15 St. Paul St | Address 2 | - |
| City | Blackstone | State | Massachusetts |
| ZIP | 01504 | Country | United States |

Contact Info

| | | | |
|-----------------------|-----------------------------|----------------------|--------------------|
| Contact Person | Daniel Keyes | Title | Town Administrator |
| Mobile Phone: | - | Office Phone: | 508-883-1500 |
| Email: | dkeyes@townofblackstone.org | | |



Facility Summary

Client: Town of Blackstone

Facility: Blackstone Town Offices



Facility Data

| | |
|------------------|----------------|
| Address 1 | 15 St. Paul St |
| Address 2 | - |
| City | Blackstone |
| State | Massachusetts |
| ZIP | 01504 |
| Type of Facility | Municipal |
| Square Footage | 17,000 |
| Contact Person | Daniel Keyes |

Asset Information

| Name | Date Installed | Square Footage | Roof Access |
|-------------------------|----------------|----------------|---------------------|
| Blackstone Town Offices | 2000 | 17,000 | Internal Roof Hatch |



Construction Details

Client: Town of Blackstone

Facility: Blackstone Town Offices

Roof Section: Blackstone Town Offices

Information

| | | | |
|------------------------|---------------------|-----------------------|--------|
| Year Installed | 2000 | Square Footage | 17,000 |
| Slope Dimension | 1/4":12" | Eave Height | 40' |
| Roof Access | Internal Roof Hatch | System Type | EPDM |

Client: Town of Blackstone

Facility: Blackstone Town Offices

Report Date: 11/01/2016

Roof Section: Blackstone Town Offices

Report Data

| Title |
|--------------------------|
| 2nd Week Progress Report |



Photo 1

Oct. 24, 2016 - Existing membranes and insulation on 4th roof drain section being torn off



Photo 2

Oct. 24, 2016 - Existing membranes and insulation on 4th roof drain section being torn off



Photo 3

Oct. 24, 2016 - Completed base sheet installation on 3rd roof drain section. The newly designed tapered insulation system for roof drainage worked great in this area. Notice the minimal amount of water of the roof after we had experience 3 to 5 inches of water over the weekend



Photo 4

Oct. 24, 2016 - The roof tie-in on the completed base sheet installation on the 2nd roof drain section. A few leaks had developed due to this tie-in, which the existing EPDM membrane was used to keep the building weathertight. Unfortunately the water at this yet completed low spot overflowed in this area and was able to enter the building. The leak was due to ongoing and yet completed roof installation, the leak had nothing to do with the new base sheet installation in this area of the roof. The contractor was called during the active leak and was able to divert the water to stop the leaks in that area



Photo 5

Oct. 24, 2016 - Completed base sheet installation on 2nd roof drain section. The newly designed tapered insulation system for roof drainage worked great in this area. Notice the minimal amount of water of the roof after we had experience 3 to 5 inches of water over the weekend



Photo 6

Oct. 24, 2016 - Completed base sheet installation on 1st roof drain section. The newly designed tapered insulation system for roof drainage worked great in this area. Notice the minimal amount of water of the roof after we had experience 3 to 5 inches of water over the weekend



Photo 7

Oct. 25, 2016 - Completed base sheet installation on 4th roof drain section



Photo 8

Oct. 25, 2016 - New drain set on 4th roof drain section



Photo 9

Oct. 25, 2016 - After the base sheet installation on all of the drain sections over the municipal offices were completed, again working from the drains out, the roof tear off of the existing membranes, etc. is started



Photo 10

Oct. 25, 2016 - After the base sheet installation on all of the drain sections over the municipal offices were completed, again working from the drains out, the roof tear off of the existing membranes, etc. is started



Photo 11

Oct. 25, 2016 - PVC pipe with conduit going through it had to be re-secured and foamed in place due to it being unstable after the tear off of the roof. Some debris did enter the space below due to the reworking of this pipe.



Photo 12

Oct. 25, 2016 - After the base sheet installation on all of the drain sections over the municipal offices were completed, again working from the drains out, the roof tear off of the existing membranes, etc. is started



Photo 13

Oct. 26, 2016 - Secure Rock installed over newly design tapered insulation system in Garland Low Rise Foam Adhesive per the wind uplift calculations



Photo 14

Oct. 26, 2016 - Base sheet installed at base of skylight. This is not the finished installation detail, picture is to detail how the base sheet is installed around roofing penetrations



Photo 15

Oct. 26, 2016 - Base sheet installed at base of fan curb. This is not the finished installation detail, picture is to detail how the base sheet is installed around roofing penetrations



Photo 16

Oct. 26, 2016 - Base sheet installed at base of Trane Unit. This is not the finished installation detail, picture is to detail how the base sheet is installed around roofing penetrations



Photo 17

Oct. 26, 2016 - Installed Secure Rock



Photo 18

Oct. 26, 2016 - Base sheet being rolled out in Garland Weatherking Adhesive over new tapered insulation and Secure Rock



Photo 19

Oct. 26, 2016 - Base sheet being rolled out in Garland Weatherking Adhesive over new tapered insulation and Secure Rock



Photo 20

Oct. 26, 2016 - Base sheet being rolled out in Garland Weatherking Adhesive over new tapered insulation and Secure Rock



Photo 21

Oct. 27, 2016 - New tapered insulation and Secure Rock being installed on roof section next to skylights over front door to the building



Photo 22

Oct. 27, 2016 - Previous day base sheet installation completed. Roof was tied in with existing EPDM membrane to try to ensure water tightness in the building



Photo 23

Oct. 27, 2016 - New base sheet being cut in around the elevator penthouse



Photo 24

Oct. 27, 2016 - Cants being installed around flashing on front door skylights to make sure water is pushed away towards the slope of the roof.



Photo 25

Oct. 27, 2016 - Cants set in adhesive



Photo 26

Oct. 27, 2016 - Base sheet installed on top roof section around skylights



Photo 27

Oct. 27, 2016 - Base sheet installed around elevator penthouse



Photo 28

Oct. 27, 2016 - Base sheet installed on top roof section around skylights



Photo 29

Oct. 27, 2016 - Base sheet installed around elevator penthouse



Photo 30

Oct. 27, 2016 - Base sheet installed around elevator penthouse



Photo 31

Oct. 28, 2016 - Roof received roughly 2 inches of the night before, notice how well the newly installed tapered insulation has allowed water to drain off of the roof



Photo 32

Oct. 28, 2016 - Roof received roughly 2 inches of the night before, notice how well the newly installed tapered insulation has allowed water to drain off of the roof



Photo 33

Oct. 28, 2016 - Roof received roughly 2 inches of the night before, notice how well the newly installed tapered insulation has allowed water to drain off of the roof



Photo 34

Oct. 28, 2016 - Next roof section tear off and replacement being started



Photo 35

Oct. 28, 2016 - For reference, how the old/existing roof system drained. There is significant ponding on the Police and Fire roof section which lead to past leaks in the building



Photo 36

Oct. 28, 2016 - For reference, how the old/existing roof system drained. There is significant ponding on the Police and Fire roof section which lead to past leaks in the building