

The Garland Company, Inc.

Roof Asset Management Program



Town of Blackstone - Municipal Office 3rd Week Progress Report

Prepared By
Adam Silun

Prepared For
Dan Keyes

Table of Contents

<i>Town of Blackstone / Client Data</i>	3
<i>Blackstone Town Offices / Facility Summary</i>	4
<i>Blackstone Town Offices / Blackstone Town Offices / Prog. Report: Nov 14, 2016</i>	5



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

Client: Town of Blackstone

Facility: Blackstone Town Offices

Report Date: 11/14/2016

Roof Section: Blackstone Town Offices

Report Data

Title
3rd Week Progress Report



Photo 1

Oct. 31, 2016 - Over the weekend of Oct 29 & 30, we received around 2 inches of rain. The section under the main HVAC unit was tied into the new base sheet installation with the old EPDM membrane. There was a tear in the existing membrane that allowed a substantial amount of water to enter the building. The tear can be seen in this picture. Elite Roofing and Restoration has agreed to replace all damaged ceiling tiles at the completion of the project. I walked the building with Bill Walsh and took of count of all damaged ceiling tiles that need to be replaced.



Photo 2

Oct. 31, 2016 - The small tear that allowed water to enter the building was located right in front of the small puddle in front of the duct work.



Photo 3

Oct. 31, 2016 - Tapered insulation leading to the drain is being put down



Photo 4

Oct. 31, 2016 - The existing roof system was removed and the existing fiberglass insulation is seen in this picture.



Photo 5

Oct. 31, 2016 - View of how the middle of the roof was tied into the newly installed base sheet. This tie is temporary and allows deter any water from entering the building during the phased installation of the new roof system.



Photo 6

Oct. 31, 2016 - The tear in the membrane was patched and no water has entered via the tie in (or at any point) on the new roof system



Photo 7

Oct. 31, 2016 - A good view of how the newly installed tapered insulation system drains even the smallest amount of water



Photo 8

Nov. 1, 2016 - The old roof system(s) over the Police and Fire Stations being removed



Photo 9

Nov. 1, 2016 - The new base sheet being installed over the Police and Fire Station



Photo 10

Nov. 1, 2016 - Alternate view of the new base sheet being installed over the Police and Fire Station



Photo 11

Nov. 1, 2016 - The old roof system coming off and being prepared for the new tapered insulation system



Photo 12

Nov. 1, 2016 - Each base sheet is lapped over the adjacent sheet a minimum of 6" (yellow line is the indicator). Notice the bleed out of membrane adhesive, this shows there is a proper amount of adhesive being used.



Photo 13

Nov. 1, 2016 - The EIFS system around the building was repaired and the first coat of waterproofing coating is applied. The holes in the EIFS were mostly due to the presence of bugs inside the EIFS and birds, mostly woodpeckers, had pecked holes in the EIFS to get at the bugs. All of those holes and cracks were sealed with non-shrink sealant and/or foam



Photo 14

Nov. 1, 2016 - The new tapered insulation system was installed and the Secure Rock cover board is put down over the newly installed insulation



Photo 15

Nov. 1, 2016 - New base sheet being installed over newly installed tapered insulation



Photo 16

Nov. 1, 2016 - Alternate view of the new base sheet being installed over the Police and Fire Station



Photo 17

Nov. 2, 2016 - The new base sheet installed over the Police and Fire Station



Photo 18

Nov. 2, 2016 - The new base sheet installed over the Police and Fire Station with the next section of the roof being prepared for the new base sheet. Again, new tapered insulation is installed and Secure Rock cover board is put down



Photo 19

Nov. 2, 2016 - New drain installed with a 4'x4' sump to promote even better drainage, in addition to the tapered insulation system. This picture shows the base sheet flashing the drain, this is not the finished installation.



Photo 20

Nov. 2, 2016 - The old, inoperable fan was removed from the roof and the old sleepers supporting the fan was also removed



Photo 21

Nov. 2, 2016 - The new base sheet being installed over the Police and Fire Station, the new base sheet is rolled with a weighted roller to ensure full contact with the membrane adhesive



Photo 22

Nov. 2, 2016 - View of base sheet overlap and application of adhesive with a squeegee



Photo 23

Nov. 2, 2016 - Foam was using to fill in the large holes in the EIFS caused by birds



Photo 24

Nov. 2, 2016 - Waterproofing coating being applied



Photo 25

Nov. 3, 2016 - The new base sheet installed over the Police and Fire Station



Photo 26

Nov. 3, 2016 - The new base sheet installed over the Police and Fire Station



Photo 27

Nov. 3, 2016 - The drain stacks were leaded and flashed, this is not the final installation



Photo 28

Nov. 3, 2016 - The drain stacks were leaded and flashed



Photo 29

Nov. 3, 2016 - Completed base sheet installation over the Police and Fire Station



Photo 30

Nov. 3, 2016 - The old fan supports were removed for a cleaner installation



Photo 31

Nov. 3, 2016 - Drain flashed with base sheet and with a 4'x4' around the drain to promote better drainage



Photo 32

Nov. 4, 2016 - Mole runs had formed in some sections of the base sheet. This is from the base sheet expanding a bit from the sun. All mole runs were cut and patched to ensure a clean installation and to prepare the base sheet for the cap sheet installation