

Chapel Hill East Condominium
Documents Relating to Construction Issues

Current 06/07/2023

Previous Update 08/24/2021

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Date: June 6, 2023
 To: Executive Board, Chapel Hill East Condominium Association
 From: Michael Swanson, Executive Board Vice President
 Re: Progress made by developer since January 2021



Since January 2021, the developer has completed only window sealing.

In September 2022, we received a second engineering report from Allied Consulting Engineering Services regarding the HVAC issues. The report confirmed major code violations found by the city and EDS, and included guidance and drawings for contractors. Lawrence Air Systems has provided a comprehensive cost estimate for fixing the HVAC problems. Despite a brief inspection of the condominium by the developer's attorney and his HVAC engineer on May 18, 2022, no plan to address the code violations has been received, and there has been no further progress.

In December 2022, more evidence of roof leaks from the flat roof into the walls due to poor drainage was discovered, and we received a quote from Malone Plumbing to fix this expanded issue.

Based on the estimated costs, we anticipate spending \$732,843 to address construction issues, excluding legal fees. The breakdown includes \$227,671 for the roof, \$149,800 for masonry, \$24,638 for curb/walk repairs, \$24,575 for engineering services, and \$306,159 for HVAC repairs.

The numbers in the first column below correspond to items in the Acropolis report dated April 17, 2020 (see page 100).

#	Category	Developer	Notes	Status (with updates)
41	Debris	Declines to repair July 22, 2020	Loose ceiling plaster above duct-work third floor crawl space.	NOT DONE Not started.
49,50,53	Roof tiles	Declines to repair July 22, 2020	Repair/replace 250+ tiles on roof.	NOT DONE Not started.
55	Masonry	Agrees to repair July 22, 2020	Additional issues on all exterior walls reported in the BES envelope report.	NOT DONE Not started.
65	Railing	Agrees to repair July 22, 2020	Locust St railing need some repair (bolts missing/protruding)	NOT DONE Not started.
67	Ext window	Agrees to repair July 22, 2020	Exterior windows need to be sufficiently sealed. Included in the BES envelope report..	COMPLETED June 2022 Developer sealed all windows
73	Curb	Agrees to repair July 22, 2020	Contacted by Grace George of the Mayor's office. City inspector visited the site, verbally reported construction curb and crosswalk code violations.	NOT DONE Not started.
83	Slipping hazard	Agrees to repair July 22, 2020	Pitch is wrong on top ramp cement stoop, water pools and freezes, needs repair.	NOT DONE Not started.
	Ventilation code violations	Agrees to repair August 2021	Three city codes inspectors verbally reported construction codes violations. We have paid for 2 engineering reports, and secured a cost estimate.	NOT DONE Developer began repairs on Sept 2, 2021, without securing or submitting engineering drawings, and contractors were told to stop. Developer hired an HVAC engineer who did a cursory inspection on May 18, 2022, but no plan has been received after a year.
	Roof drainage		Roof gutter Issues reported in the BES envelope report.	NOT DONE Not started.
	Flat roof leaks		Internal wall downspouts leaking in walls and garage. Issues reported in the BES Envelope report. Plumber quoted repairs costs.	NOT DONE Not started.
	Mold		Mold discovered in first floor walls by inspector hired by unit owner. This may be more widespread.	

Expected Costs and Expenditures													
Contractor:	C3	A & M	A & M	Barboza	NE Restoration	Malone	Winnepaug	Winnepaug	New England SealCoating	Building Enclosure Science	Engineering Design Services	Allied Consulting Engineering Services	Lawrence Air Systems
Scope of Work	Roof Project Mgmt	Repair Decking, Gutters, Tile	Repair Decking, Gutters, Replace w Shingles	Repair Decking, Shingles	Inclusive Full Replace (w Shingles)	Flat Roof Drainage	Repair Masonry Curb/Walk	Repair Curb/Walk	Repair Curb/Walk	Envelope Report Only	HVAC Report Only	HVAC Report and Mech Drawings	HVAC repair
Envelope Consultant (Roof Masonry, Drainage, Windows)										\$6,900			
Roof Consultant	\$12,910												
Shingle Replacement		\$56,905		\$25,000									
Tiles Repair			\$106,890 -\$126,384										
Roof Gutters		\$34,655	\$34,655	Not quoted	\$250,000								
Tile Roof Decking		\$41,000	\$41,000	\$47,400									
Flat Roof Repair/Replace		Unknown	Unknown	Unknown									Unknown
Flat Roof Drainage Repair													
Masonry Repairs							\$149,800						
Concrete Step Repair								\$5,800	\$10,675				
Camp Street Entrance								\$13,600	\$19,200				
Drive/Curb Repair													
HVAC Engineer Reports						\$19,895					\$2,675	\$15,000	
HVAC Repairs													\$306,159
Future Costs Subtotals	\$12,910	Option 1 \$132,560	Option 2 \$202,039	Option 3 Unknown	Option 4 \$250,000	Additional \$19,895	Option 1 \$19,400	Option 2 \$29,875	\$6,900		\$2,675	\$15,000	\$306,159
Paid Expenditures										\$6,900			
Total Roof	Avg \$227,671												
Total Masonry							\$149,800						
Total Curb/Walk							Avg \$ 24,638						
Total Engineering Svcs													
HVAC Repair										Paid \$24,575			\$306,159
Total Expected Costs	\$732,843	Excluding Legal Fees											

Date: May 21, 2021

Client: Mr. Tom Coucci
Acropolis Management Services, LLC
One Turks Head Place, Suite 204
Providence, RI 02903

Project: Chapel Hill East Condominium Association
7 Mount Hope Avenue
Providence, RI 02906

CONDITION ASSESSMENT REPORT

Building Enclosure Science, LLC (BES) was commissioned by Acropolis Management Services (Acropolis) to perform a condition assessment of the building envelope at 7 Mount Hope Avenue, Providence, RI.

The condition assessment, which was performed on May 6, 2021, consisted of a visual review of the exterior envelope of the building. The exterior building envelope consists of the façade, windows, doors, and roof. In addition, water leak testing was performed at the sloped terracotta roof on the east elevation (above the front entrance). Photographic documentation of our observations, water test results, and remedial repair recommendations are provided in the following report.

Following your review of this report, including our recommendations, please contact us with any questions, comments, or directives you may have.

Sincerely,


BUILDING ENCLOSURE SCIENCE, LLC



Michael Kenney
President




Brendan J. Cunha
Technician II

		Condition Assessment Spreadsheet Updated: 5/21/2021	
Client: Chapel Hill East Condominium Association BES Project No. P1068		Recommendations	
Item No.	System Description	Condition	Key Figures
1 Exterior Facade			
a	General Condition	Overall, the exterior facade is in fair-to-poor condition. The exterior facade consists primarily of brick masonry walls with decorative cast stone. Cast stone details were spalled and cracked on all elevations. Joints in cast stone columns, water tables, and sills were cracked, or missing entirely. Cores through the masonry wall for pipe penetrations were poorly sealed with foam, or not sealed with the core loosely placed back into the hole. The brick masonry is cracked in numerous areas on each building elevation and mortar joints in the brick masonry are eroded in some areas.	1-6 See Below
b	Cast Stone (Columns, Window Levels, Water Tables, Friezes)	The cast stone was in fair-to-poor condition. The stone columns, window sills, and water tables were cracked and spalled in several locations. Mortar joints between sections of columns were washed out, cracked, or altogether missing. Staining and efflorescence (indicative of water intrusion behind and between the stones) was common in the stone areas directly beneath the roof gutters.	7-11 Repair cracks and spalls in the cast stone details. Clean stains on east elevation related to gutter overflow. Repoint mortar joints between individual cast stone units where water was observed emanating through stone units at the frieze.
c	Masonry Walls	Overall, the masonry walls were in fair condition. Instances of minor step cracking were observed throughout the building's facade. Individual brick masonry units have been repaired or replaced, particularly around windows. Repointing has been performed in select locations. Cores through the masonry wall for pipe penetrations were poorly sealed with foam, or not sealed with the core loosely placed back into the hole.	13-16 Cut out and repoint failed or eroded mortar joints in brick masonry wall. Replace cracked or damaged individual brick masonry units as needed. Apply clear waterproofing to masonry walls.
d	Exposed Foundation	Cracks and spalls in the exposed exterior foundation were observed in several locations around the building. Some foundation repair and patching has been performed.	17-20 Patch / repair spalls in foundation units. Repoint joints between individual foundation units.
e	Windows and Lintels	Overall, visually, the windows appear to be in good condition. Omitted sealant or gaps in masonry-to-window frame sealant were observed in most locations. It appears that no back rod (needed for a proper joint) was used when sealant was applied after window installation. Some window have had window perimeter sealant applied by, or at the direction of, the property management team. This sealant appears to be well installed. Brick segment infills were used in some areas around window rough openings. Step cracking was observed emanating from the corners of some windows. Repair work has been performed on the masonry around the window rough openings. The condition of the window lintels varied from fair-to-poor condition. Brick above window lintels was cracked or spalled in select locations. Many cast stone sills were noted to be cracked.	21-24 Replace individual brick masonry units at window lintels as necessary. Clean, treat, and paint window lintels as necessary. Remove mortar that was installed between the frame of the window and the masonry then install backer rod and sealant between the masonry and the window frame.
2 Roof			
a	General Condition	The roof is in fair condition. The roof membrane itself is in good overall condition, but ponding was observed throughout the roof. Mechanical insulation fasteners were observed pushing on the back side of the membrane in several locations. Small areas of bubbling / ripppling in the membrane were observed.	25-28 See Below
b	Membranes / Insulation	The EPDM roof membrane is in fair condition. Repair patches were observed throughout the roof. Some repair patches / seam strips were not properly terminated. Some open seams in the membrane were observed. The metal coping at the EPDM roof edge was bent or broken at corners, and had incorrectly applied EPDM membrane in areas where the metal coping terminated.	29-32 Replace improperly installed and failed existing repair patches and seam strips. Replace loose and damaged edge metal. Seal open seams.
c	HVAC	The individual HVAC units were in good condition. The units are on unweighted plastic curbs, and are susceptible to blowing over and damaging the roof membrane in the event of a strong wind / storm.	33-34 Properly weight plastic curbs, or replace with weighted curbs.

Condition Assessment		Client: Chapel Hill East Condominium Association BES Project No. P1068	
7 Mount Hope Avenue, Providence, RI			
Item No.	System Description	Condition	Key Figures
d	Raised Curb	The raised, membrane-covered, curb is in fair condition. Repair patches at the corners were noted to have failed or have failing termination sealant. Open seams were temporarily patched with flashing tape; this product is not compatible with EPDM roofing membranes.	35-38
e	Skylights	The skylights were in fair-to-poor condition. Interior water damage was observed on the interior skylight shaft/drywall. Water collected in the groove where the skylight glazing meets the skylight frame. Silicone sealant was applied to one skylight where the ponding occurs, and appeared to help with water intrusion. Metal skylight drip edges were in good condition. The masonry on the exterior of the skylight shaft was in fair condition. Minor staining and washed out mortar joints were observed on the skylight masonry. The metal counterflashing was in poor condition, with failing sealant above the flashing and broken weld joints. The membrane flashing at the base of the skylights was unsealed in some locations.	39-42
f	Sloped Terracotta	The terracotta roof was noted to be in overall fair condition. Multiple cracked or missing tiles were noted throughout. Broken tiles were noted to collect in the gutters in some locations. Some of these damaged tiles resulted in open gaps in the roofing assembly, while others were filled with expanding foam. Several replacement tiles were noted to be painted, presumably in an attempt to color-match the existing tiles.	43-47
g	Chimney	The chimney was noted to be in poor condition. Heavy staining was observed on the chimney masonry, with the heaviest staining near the cap. The mixed aggregate cap stone was also cracked, and cracks through entire horizontal mortar joints were severely deteriorated, with step staining. The chimney's interior and exterior mortar joints were severely deteriorated, with step staining and cracks through entire horizontal mortar joints observed. Mortar joints were noted to be washed out or completely missing in select locations. Organic growth was observed growing from some of the gaps in the chimney's internal mortar joints. The counterflashing was in typically poor condition, with a failing sealant joint, and mastic or sealant covering fastener holes. The membrane flashing at the base of the chimney was observed to be unsealed in some locations.	48-52
h	Roof Penetrations	Typical roof penetrations were noted to be in fair-to-poor condition. Rubber flashing boots were noted to be compressed in multiple locations. These vent pipes could be lifted and dropped by hand. This indicates that the pipes have dropped significantly from their original installation position, thereby compressing the flashing boots. Other penetrations for HVAC cables to enter the interior space were filled with foam.	53-54
i	Internal Drains / Leaders	The visible portions of the drain baskets and internal drain leaders appeared to be in good condition. Some of the drains were not located at low points on the roof, as evidenced by ponding in areas around the drains.	55-56
3	Sloped Terracotta	Roof Perimeter / Gutter	
a	General Condition	Overall, the terracotta roof edge and gutters were in poor condition. Water testing at the sloped terracotta roof and gutter was performed. Water testing resulted in leaks throughout the soffit into the masonry wall. Water was also observed emanating through the stamped metal soffits, and through the cast stone friezes, indicating the presence of voids or punctures through the gutters or gutter lining.	57-58
b	Gutters / Downspouts	The external drainage system (gutters and downspouts) at the outer extent of the sloped terracotta roof was in overall poor condition. During testing of the drainage system, water was sprayed from the top of the eastern terracotta roof and allowed to run down the roof and collect in the gutter. Within minutes, water was observed running over the top of the gutter, and permeating through the stamped metal soffit and the cast stone frieze. Staining and efflorescence observed on the building's east elevation directly corresponded with this leak condition. Over the duration of the test, water was observed permeating through the stamped metal soffits in other locations around the building's perimeter.	60-63
		Recommendations	
		Replace improperly installed and failed existing repair patches and seam strips. Seal open seams.	
		Seal groove between skylight glazing and sash. Build up sealant in the groove to shed water. Cut out and repoint failed or eroded mortar joints in brick masonry wall at the skylights. Replace cracked or damaged individual brick masonry units as needed. Clean masonry and apply clear waterproofing. Replace counterflashing at base of skylights. Properly terminate membrane flashing beneath counterflashing. Repair damaged drywall on interior of skylight shafts.	
		Solicit bids to compare the costs and review the pros and cons of the following two options: Option 1. Fully replace the extensively damaged and leaking terracotta roof, gutters and soffits. Option 2. Extensively repair and rebuild the damaged and leaking sloped roof, gutters and soffits. Review the costs, expected service life, impacts to occupants and warranties associated with Option 1 and Option 2.	
		Replace counterflashing at base of skylights. Properly terminate membrane flashing beneath counterflashing. Repair damaged drywall on interior of skylight shafts. Cut out and repoint failed or eroded mortar joints in brick masonry wall at the skylights. Replace cracked or damaged individual brick masonry units as needed. Clean masonry and apply clear waterproofing.	
		Reposition and secure vent pipe and other penetrations through roof from the interior space. Repair / replace rubber flashing boots as necessary. Install pitch pocket or other penetration flashing approved by the roofing manufacturer at the PVC pipe to conul interface.	
		Monitor ponding, consider resplicing of roof system and relocation of drains. Review potential pricing of alterations with reputable manufacturer-certified roofing contractors.	
		See repair recommendation in the "Sloped Terracotta" section above. Drains at roof perimeter gutters appear to be insufficient to handle the volume of water from the sloped terracotta. Add drains as indicated, after performing roof drainage calculations.	
		See Below	

Condition Assessment 7 Mount Hope Avenue, Providence, RI Client: Chapel Hill East Condominium Association BES Project No. P1068			
Item No.	System Description	Condition	Key Figures
c	Soffit / Brackets	The decorative stamped metal soffits were in fair-to-poor condition. Water (both from testing and residual moisture from previous precipitation) drained through fastener holes at the full perimeter of the building. Water staining and rust were observed as a result of this improper drainage. The soffit support brackets were in typically fair condition. A bird's nest was observed under one bracket, in the interior of the wall.	60-63
Recommendations Perform repairs at soffit and brackets as necessary. Close gap beneath gutter where birds have created nest. Clean, treat, and repaint stamped metal soffit. Review condition of stamped metal soffits with a specialty trade contractor to solicit pricing and scope of work recommendations for needed repairs.			

Photographic Documentation:

	<p>Figure 1</p> <p><u>Title:</u> 7 Mount Hope Avenue East (Front) Elevation</p> <p><u>Comments:</u> Overall View</p>
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	<p>Figure 2</p> <p><u>Title:</u> 7 Mount Hope Avenue North Elevation</p> <p><u>Comments:</u> Overall View</p>
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Figure 3

Title:

7 Mount Hope Avenue
Northwest Elevation

Comments:

Overall View

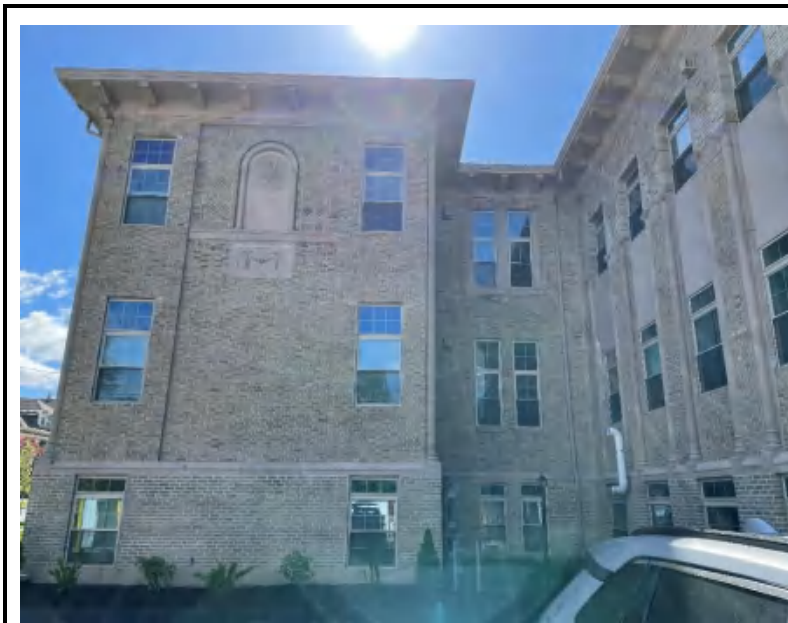


Figure 4

Title:

7 Mount Hope Avenue
West Elevation

Comments:

Overall View



Figure 5

Title:

7 Mount Hope Avenue
West Elevation

Comments:

Overall View



Figure 6

Title:

7 Mount Hope Avenue
South Elevation

Comments:

Overall View

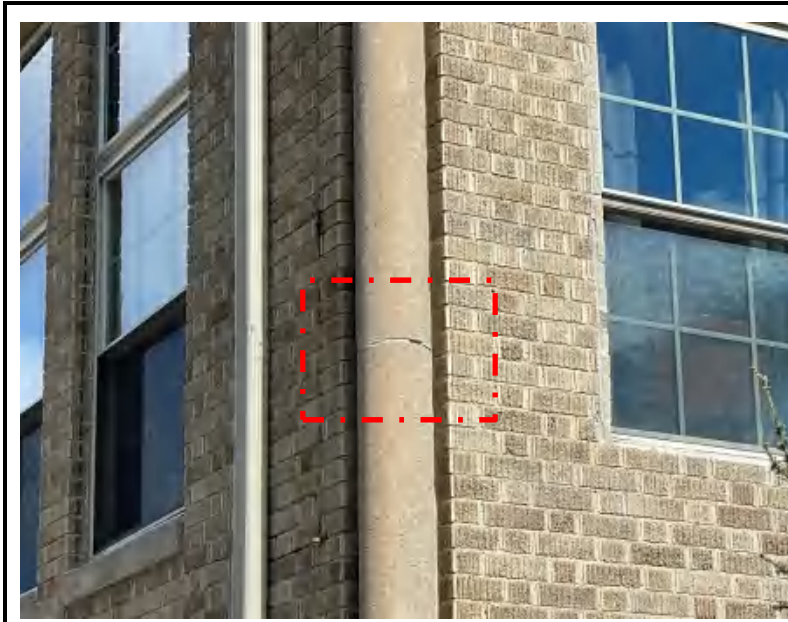


Figure 7

Title:

Cast Stone Mortar Joints

Comments:

Deteriorated mortar joint in cast stone column.



Figure 8

Title:

Cast Stone Cracks, Spalls, Efflorescence

Comments:

View of cracked, spalled cast stone column. Efflorescence emanates from the mortar joint.



Figure 9

Title:

Cracks in Cast Stone

Comments:

View of cracks in cast stone.

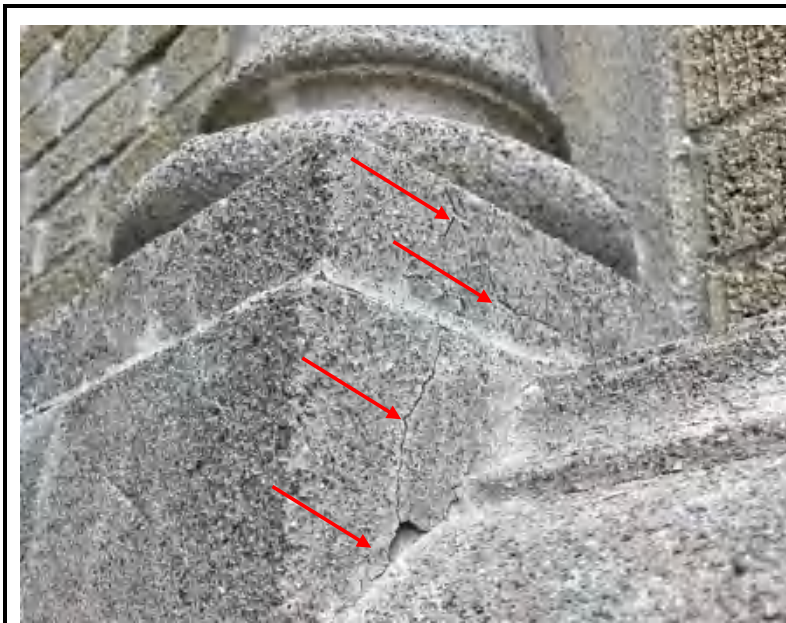


Figure 10

Title:

Cracks in Cast Stone

Comments:

View of cracks and a spall in cast stone.





Figure 13

Title:

Masonry Wall Cracks

Comments:

View of vertical crack through section of masonry wall.



Figure 14

Title:

Masonry Wall Cracks

Comments:

View of cracks in masonry wall. Spalled cast stone with failed mortar joint also seen here.

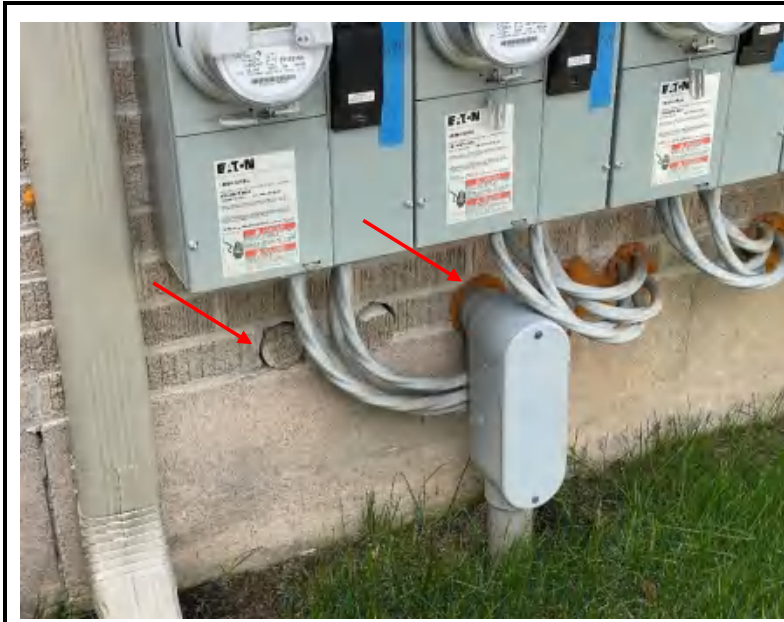


Figure 15

Title:

Unsealed Cores through Masonry Wall

Comments:

Penetrations in the masonry wall were poorly sealed, or not sealed with cores loosely laid in penetration holes.



Figure 16

Title:

Masonry Wall Cracks and Deteriorated Mortar Joints

Comments:

View of cracks in a section of masonry wall. Deteriorated and failing mortar joints are also seen in this area.



Figure 17

Title:
Cracks in Exposed Foundation

Comments:
View of cracks in the cast stone foundation.



Figure 18

Title:
Spall in Exposed Foundation

Comments:
View of a spall in the cast stone foundation.



Figure 19

Title:

Spalls in Exposed Foundation

Comments:

View of spalls in the individual cast stone foundation units.

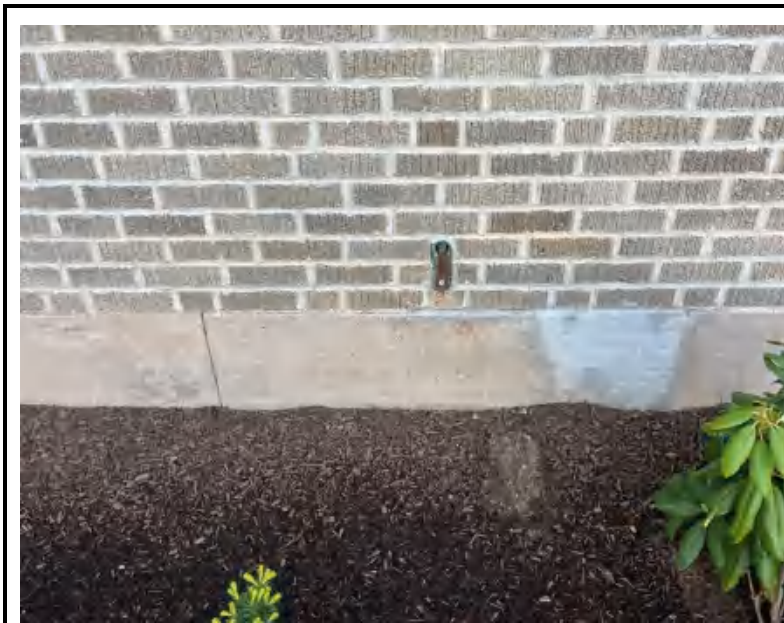


Figure 20

Title:

Repaired Exposed Foundation

Comments:

View of attempted repair in cast stone foundation.

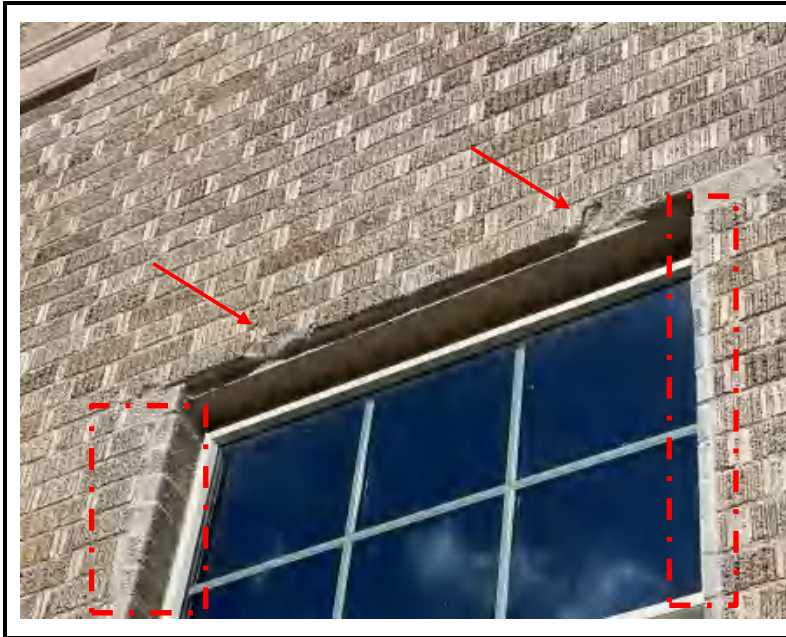


Figure 21

Title:

Spalls in Brick Units at Window Lintel

Comments:

View of spalls in individual brick masonry units above the window lintel. Brick segment infills at the window rough opening also seen here.

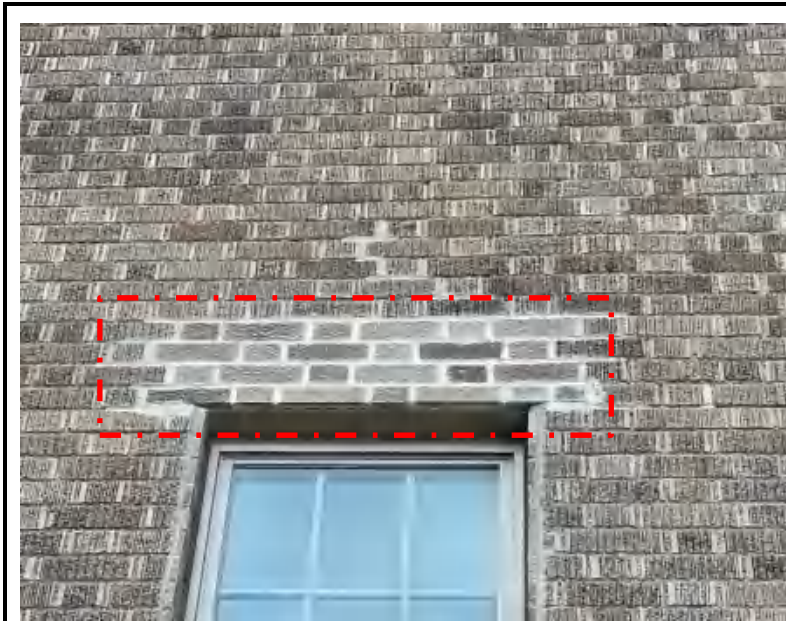


Figure 22

Title:

Repaired / Replaced Brick at Window Lintel

Comments:

View of previously repaired or replaced brick at the window lintel.

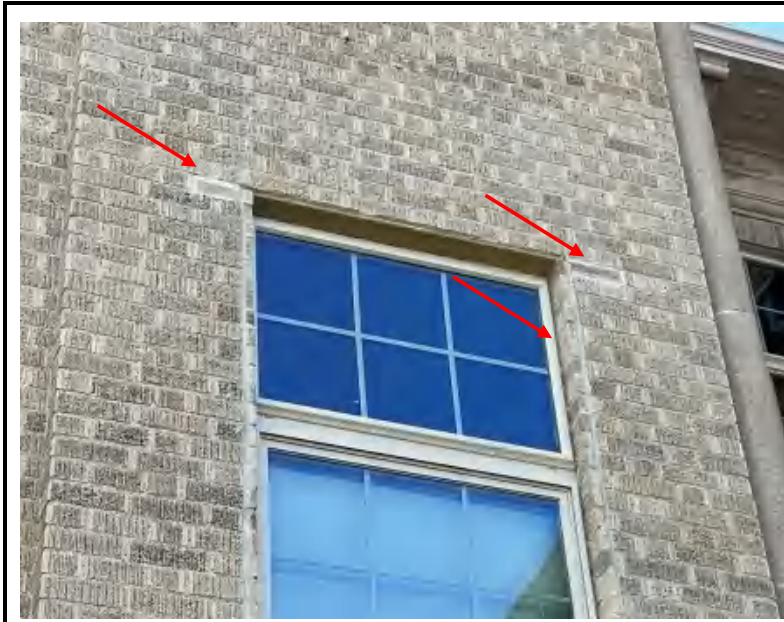


Figure 23

Title:

Sealant at Window,
Brick at Window Lintel

Comments:

Sealant between the masonry and the window frame was omitted.

View of previously repaired or replaced brick at the window lintel.



Figure 24

Title:

Sealant at Window
Frame

Comments:

View of improperly installed and failing sealant at window frame.



Figure 25

Title:
Roof General
Condition

Comments:
Partial view of the roof.



Figure 26

Title:
Roof General
Condition

Comments:
Partial view of the roof.



Figure 27

Title:

Roof General Condition

Comments:

Partial view of the roof.



Figure 28

Title:

Roof General Condition

Comments:

Partial view of the roof.



Figure 29

Title:

Mechanical Insulation Fasteners Pushing through Membrane

Comments:

View of mechanical insulation fastener pushing on backside of EPDM roof membrane.

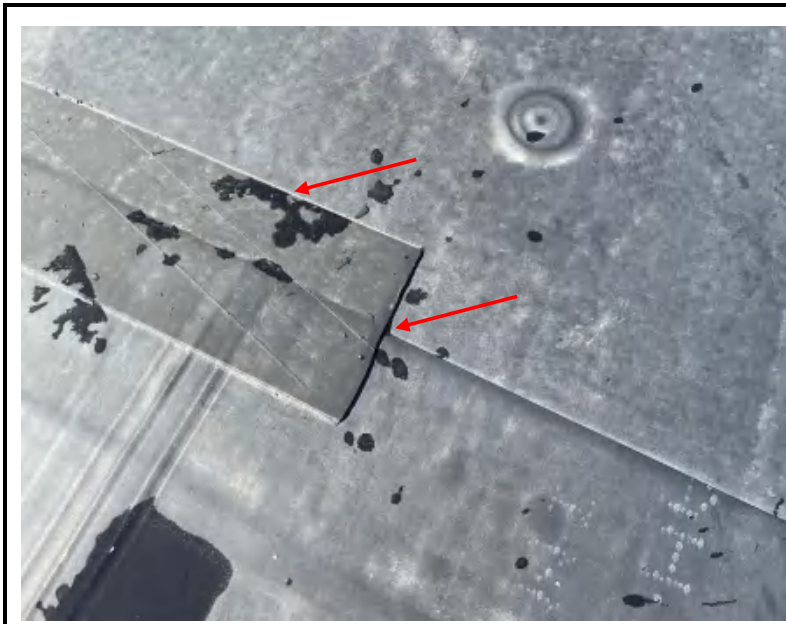


Figure 30

Title:

EPDM Seam Strip Not Properly Terminated

Comments:

View of EPDM seam strip that has not been properly terminated.

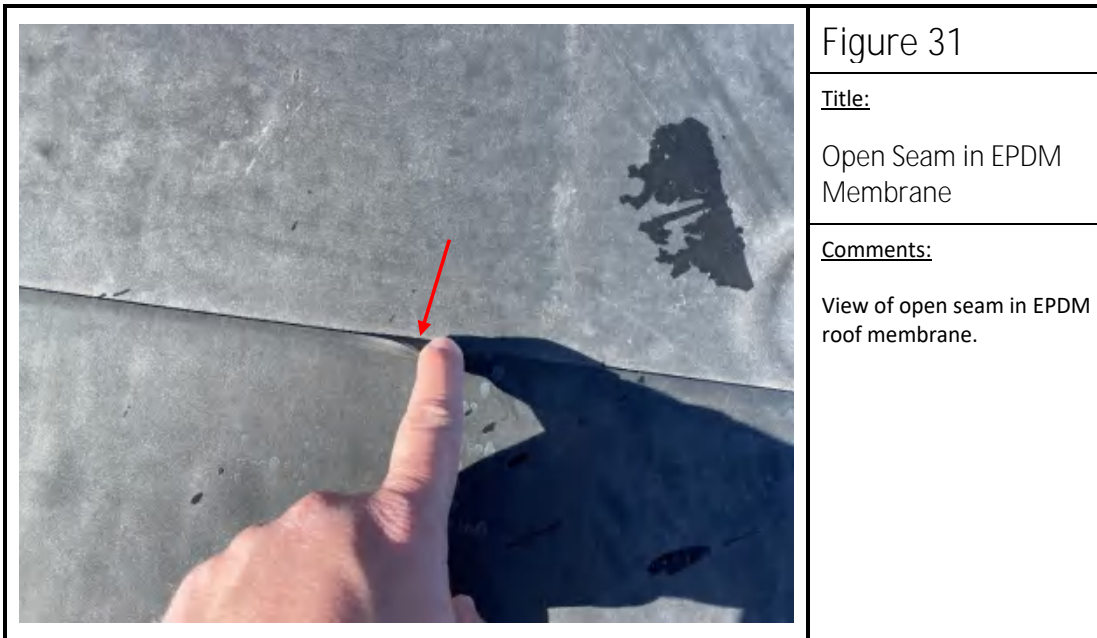




Figure 33

Title:

Unweighted HVAC Curb

Comments:

View of HVAC unit fastened to an unweighted curb.



Figure 34

Title:

Unweighted HVAC Curb

Comments:

View of HVAC unit fastened to an unweighted curb.



Figure 35

Title:
Rasied Curb with
Flashing Tape

Comments:
View of seam in raised curb
patched with flashing tape.
In addition, the tape is
improperly lapped.



Figure 36

Title:
Failed Sealant at
Corner Patch on
Raised Curb

Comments:
View of a corner patch at
the raised curb. The sealant
around the patch has failed.



Figure 37

Title:

Failed Sealant at Patch at Base of Raised Curb

Comments:

View of a patch at the base of the raised curb. The sealant around the patch has failed.



Figure 38

Title:

Flashing Tape Patches at Raised Curb

Comments:

View of flashing tape used as repair patches and seam strips at raised curb.



Figure 39

Title:

Skylight Masonry and Counterflashing

Comments:

View of stained masonry and deteriorated counterflashing at skylight.



Figure 40

Title:

Membrane Flashing Seam at Skylight

Comments:

Open seam in membrane flashing



Figure 41

Title:

Skylight Masonry and Counterflashing

Comments:

View of stained masonry and deteriorated counterflashing at skylight.



Figure 42

Title:

Skylight Frame

Comments:

View of the skylight frame, which has been source of water infiltration.



Figure 43

Title:
Sloped Terracotta
Roof

Comments:
Partial View of sloped
terracotta roof.



Figure 44

Title:
Sloped Terracotta
Roof

Comments:
Partial View of sloped
terracotta roof.

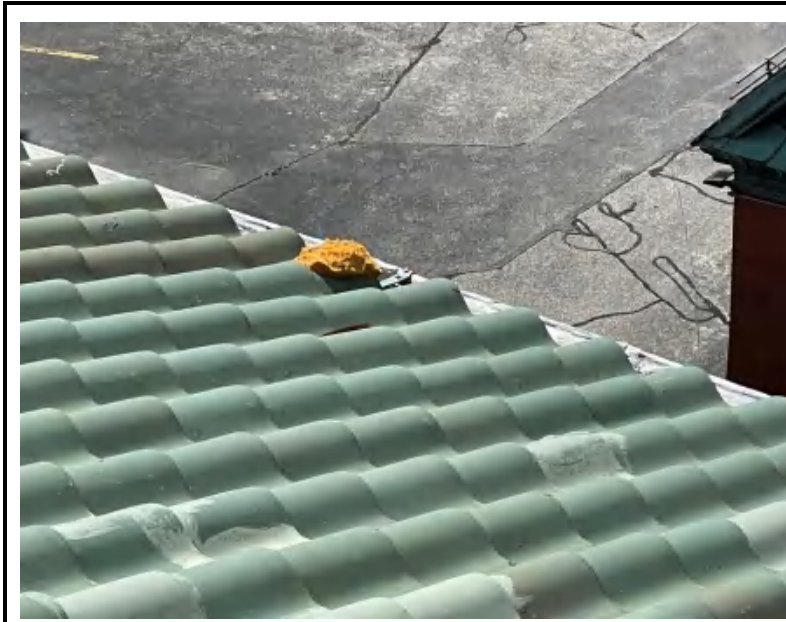


Figure 45

Title:

Foam Infill at Broken
Terracotta Shingle

Comments:

View of foam used to fill
hole left by broken
terracotta tile.



Figure 46

Title:

Broken Terracotta
Tiles

Comments:

View of broken Terracotta
tiles. Tile damage is
widespread



Figure 47

Title:

Broken Terracotta Tiles

Comments:

View of broken Terracotta tiles.



Figure 48

Title:

Chimney

Comments:

View of chimney cap, masonry, and flashing.



Figure 49

Title:

Chimney Counterflashing

Comments:

View of the deteriorated chimney counterflashing. Broken weld joints are sealed, and the termination sealant above has failed.



Figure 50

Title:

Chimney Membrane Flashing

Comments:

View of the unsealed chimney membrane flashing.



Figure 51

Title:

Chimney Mortar Joints

Comments:

Viewed of washed out and missing mortar joints in the chimney's masonry.



Figure 52

Title:

Chimney Internal Mortar Joints

Comments:

View of missing internal mortar joints. Organic debris has grown in the washed out joints.



Figure 53

Title:

Foam-Plugged Roof
Loose Penetration

Comments:

View of roof penetrations improperly filled with foam rather than a pitch pocket or approved flashing. The PVC pipe is not fastened or secured below. The boot flashing has collapsed. The PVC pipe is being pulled down by the weight of the pipe and the conduit.

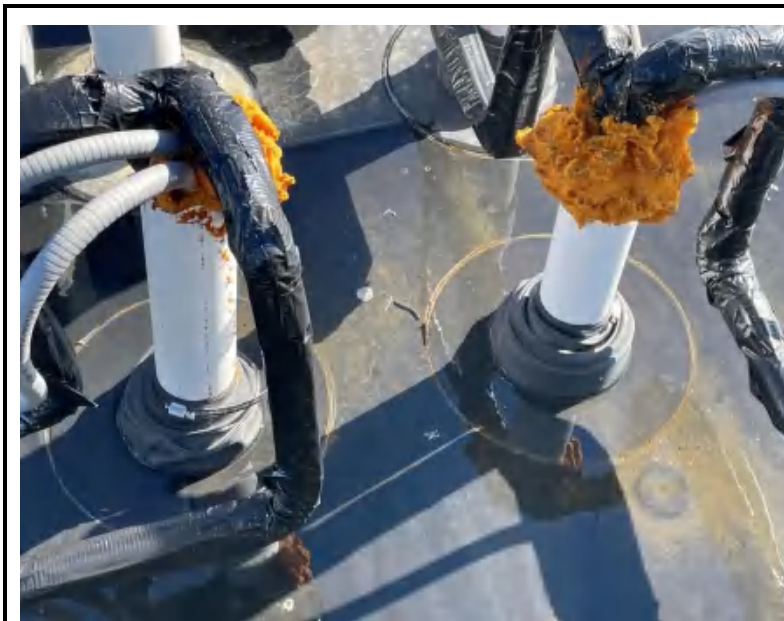


Figure 54

Title:

Foam-Plugged Roof
Loose Penetration

Comments:

View of roof penetrations improperly filled with foam rather than a pitch pocket or approved flashing. The PVC pipe is not fastened or secured below. The boot flashing has collapsed. The PVC pipe is being pulled down by the weight of the pipe and the conduit.



Figure 55

Title:

Internal Roof Drain

Comments:

View of internal roof drain, including strainer basket and drain leader.



Figure 56

Title:

Internal Roof Drain

Comments:

Partial view of roof field, with ponding around internal roof drain.

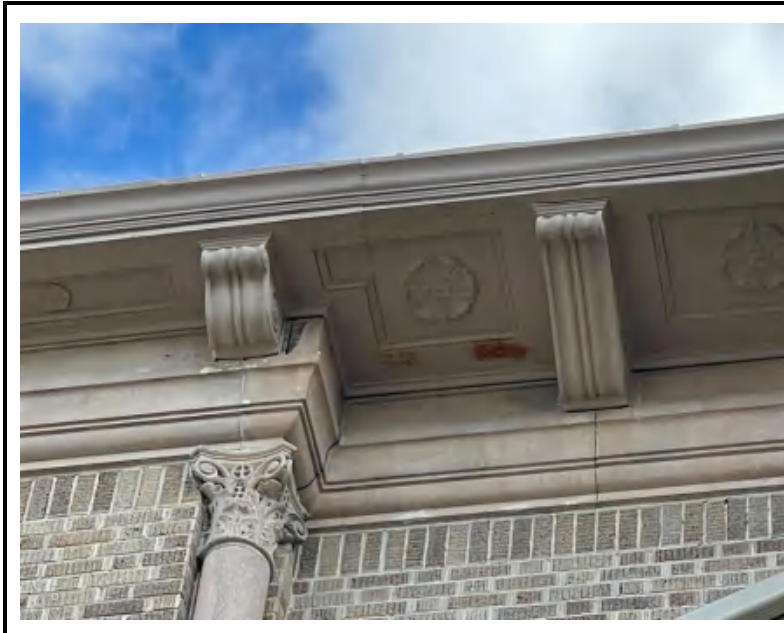


Figure 57

Title:

Rust Stain on Stamped Metal Soffit

Comments:

View of rust under the stamped metal soffit, where repeated water infiltration through the soffit has left stains.



Figure 58

Title:

Bird Nest Beneath Bracket

Comments:

View of opening in cast stone beneath bracket where a bird has nested.

Water Test Results:



Figure 59

Title:

Water Test Above East (Front) Elevation

Comments:

Water was sprayed for 90 minutes from a calibrated spray bar. Water spray was directed down the low slope terracotta roof into gutter .



Figure 60

Title:

Exterior Conditions Below Test Area

Comments:

Severe deterioration of the cast stone has resulted from reported and documented water leaks above the front entrance at the roof level.

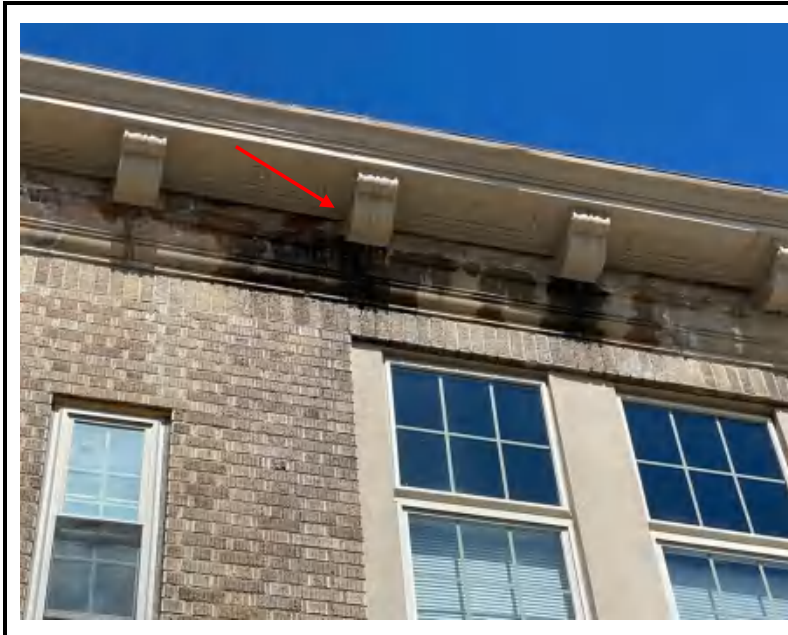


Figure 61

Title:

Water Test Results and Exterior Condition

Comments:

Water was observed permeating through the cast stone units and through the underside of the gutter soffit. Leaks were observed within 30 minutes of the start of the 90 minute testing.




Figure 62

Title:

Water Test Results and Exterior Condition

Comments:

View of water running over the gutter, behind the gutter, and through the cast stone during water test.

	<p>Figure 63</p>
	<p><u>Title:</u> Water Test Results and Exterior Condition</p>
	<p><u>Comments:</u> View of water emanating through joints between cast stone units beneath the gutter during water testing.</p>

CHAPEL HILL EAST CONDOS
7 MOUNT HOPE AVENUE
PROVIDENCE, RI 02906

MECHANICAL SYSTEMS ASSESSMENT

PREPARED FOR

CHAPEL HILL EAST CONDOMINIUM ASSOCIATION
C/O MR. TOM COUCCI
ONE TURKS HEAD PLACE
SUITE 204
PROVIDENCE, RI 02903

PREPARED BY

ENGINEERING DESIGN SERVICES, INC.
P.O. Box 986
141 INDUSTRIAL DRIVE
SLATERSVILLE, RI 02876

AUGUST 2021

Introduction:Scope of Report

EDS has been retained by the Chapel Hill East Condominium Association to assess the existing mechanical systems at this facility, comprised of approximately 36,000 sq. ft. on three (3) floors (12,000 sq.ft./floor). There are 4 units on the lower level and 10 units each on the mid and upper levels. The facility is considered to be fully sprinklered. In some areas the floors appear to be concrete and in others, wood construction.

The intent of the site visit was to determine areas of concern with regard to code compliance and system performance issues for the mechanical systems. The intent of this report is to present means and methods in the form of recommendations to address those potential issues, recognizing that the full extent of necessary corrective action cannot be determined without fully documenting the systems reviewed.

The garage on the lower level was not inspected and is not included in this report. It is highly recommended that this area be inspected to ensure it has proper CO and NOx detection and controls.

Methodology

This report is based on a site visit to review representative existing conditions, floor plans that were provided and documents provided by the client.

No mechanical plans are available.

The site visit included an inspection of one unit on each level, including above ceiling thru the access hatches (units 103, 208, 307 and 309). Above ceilings in the hallways were viewed in several locations thru access hatches. Finally, an inspection of the roof was undertaken.

Mechanical Systems

The systems reviewed included dryer vents, kitchen vents, bathroom exhausts, gas furnace vents and fireplace vents.

All mechanical code references will be to the Rhode Island SBC-4, unless otherwise noted, which uses the IMC (International Mechanical Code) 2015 edition as a base.

Existing Conditions:1. Ductwork

It has been reported that there are 3 common ducts to the roof, each serving 8 of the 25 residential units. It appears that each common duct serves dryers, kitchen exhausts and bathroom exhausts.

The breakdown was broken down as follows:

Trunk #1: Units 101, 102, 201, 202, 203, 301, 302, and 303

Trunk #2: Units 103, 104, 208, 209, 210, 308, 309, and 310

Trunk #3: Units 204, 205, 206, 207, 304, 305, 306, and 307

2. Dryer Vents

- a. It appears that many sections of the dryer ducts are of a flexible type duct. This is a code violation. Section 504.8.1 requires metal duct.
- b. No required cleanouts were observed (Section 504.3).
- c. Dryer duct penetrations into the ceiling are not fire stopped.
- d. The dryer ducts appear to be connected to a common exhaust duct.
- e. It appears that other exhaust ducts are also connected to the same common exhaust ducts for the dryers. This is a code violation per Section 504.1.
- f. The maximum dryer duct length cannot exceed 35 equivalent feet in length of smooth rigid duct. It appears that runs exceed this.
- g. There is very specific language in the mechanical code regarding the connection of multiple dryers to a common discharge. It includes:
 - i. Main exhaust fan;
 - ii. Make-up air provisions;
 - iii. Cleanouts; and
 - iv. The main duct must be in a fire rated shaft.None of this is installed.

3. Kitchen Hoods

- a. It appears that the kitchen exhausts are directed into the same common exhaust as those for the dryers and bathroom exhausts. Kitchen exhausts must be independent of all other exhaust systems (Section 505.1).
- b. It appears that many sections of the kitchen exhaust ductwork is flexible duct. The code requires sheet metal ducts (Section 505.1).
- c. Backdraft dampers are required. It could not be determined if the existing hoods were equipped with dampers.

4. Bathroom Exhausts

- a. The bathroom exhausts appear to discharge into the common exhausts (along with the kitchen, bathroom and dryer exhausts).

5. Gas Furnaces

- a. The furnace intake and exhaust vents appear to discharge into common vents exclusive to the sealed combustion furnaces as well as some atmospheric combustion gas furnaces located in the attic. The residential units on the third floor appeared to have a atmospheric combustion furnace where as the units observed on the lower and mid-level were sealed combustion furnaces.
- b. It appears that the sealed combustion furnaces have combined exhausts. The code requires that direct-vent appliances be installed per manufacturers recommendations. Normally, the multilevel combination of direct-vent appliances is not recommended or supported by manufacturers.
- c. It appears that the atmospheric combustion furnaces obtain make up air from

the attic space. This needs to be reviewed against code requirements for acceptable space volume (Fuel Gas Code 304.5.1 or .2).

- d. Pipe sizing for the furnaces was not evaluated.
- e. Access to the filters could be problematic on the mid-level.

6. Fireplace Vents

- a. All fireplace vents observed were sheet metal ducts to sidewall vents on the building. These were the only vents observed on the sides of the building. All appeared to meet outside vent clearance requirements.

7. Ventilation (hallway)

- a. Hallway ventilation was not observed.

8. Tenant/Owner Complaints

- a. There seems to be a common complaint of odors coming from either the bathroom exhausts or in one case, the dryer.
- b. On the lower level, there was a complaint of the kitchen hood not exhausting when on. This issue was confirmed during the site visit even though the fan was running. It could not be determined if this is a recirculating hood at the time of the visit. In any case, there was no suction on the fan.
- c. There was a complaint of noise coming from the return grill in a unit on the lower level.

Recommendations:

Following is a summary of areas that need revisions and/or further investigation.

1. Dryer Vents

- a. Flexible ductwork must be replaced with sheet metal ductwork (Reference Section 504.8.1).
- b. The dryer vents must be independent of any other exhausts (Reference Section 504.1).
- c. A shaft with a common exhaust duct exclusively serving the dryers will be required. Several may be recommended to serve the facility in "regions".
- d. A terminal exhaust fan will need to be installed on the duct with multiple dryers connected to the common vent duct.
- e. Ceiling and wall penetrations must be properly fire stopped.
- f. Power Ventilators will be required for ducts that exceed maximum code acceptable equivalent length.

2. Kitchen Hoods

- a. Flexible ductwork must be replaced with sheet metal ductwork.
- b. The kitchen exhaust ducts must be independent of any other exhausts.
- c. When multiple exhausts are connected to a common vent, a terminal exhaust fan will be required.
- d. A shaft with a common exhaust duct exclusively serving the kitchen exhausts will

- be required. Several may be recommended to serve the facility in "regions".
- e. Ensure that the hoods have backdraft dampers.
3. Bathroom Exhausts
 - a. A shaft with a common exhaust duct exclusively serving the bathroom exhausts will be required. Several may be recommended to serve the facility in "regions".
 - b. A terminal exhaust fan will need to be installed for the duct with multiple bathroom vents connected to the common exhaust duct.
 - c.
 4. Gas Furnaces
 - a. The configuration of both the sealed combustion and atmospheric combustion furnace vents should be analyzed to ensure code compliance and sizing according to manufacturers recommendations.
 - b. The sealed combustion furnace exhausts will need to be made independent of each other unless otherwise approved by the manufacturer.
 - c. Installations should be reviewed and corrective action take as necessary to ensure filter replacement can be done in a reasonable manner.
 - d. The size of return ducts and grills on the lower level (and the other levels as well, if the configurations are the same) should be reviewed as they may be undersized.
 5. Fireplace Vents
 - a. The installations need to be reviewed in terms of ductwork clearances and fire stopping and corrected as required.
 6. Ventilation (hallway)
 - a. No hallway ventilation was observed. This is a code requirement and needs to be evaluated separately (Section 403.3.1).
 7. Tenant/Owner Complaints
 - a. The separation of exhausts as required by code and described above should eliminate odors from migrating from kitchen hood exhausts.
 - b. The complaint about the kitchen hood on the lower level not functioning could be from a number of things including crimped flexible ductwork, back pressure from other devices a defective hood or it could be of the recirculating type that is not functioning properly. This should be evaluated separately by a Mechanical Contractor.
 - c. Noise from the return grill is likely due to it being undersized. See 4.c. above.

Following is the recommended method for addressing required corrective action.

1. Retain a mechanical/general contractor to perform limited destructive testing in order to fully document the existing mechanical installation:
 - a. Duct runs.
 - b. Duct materials and sizes.
 - c. Duct terminal configurations and equipment.
 - d. Equipment being served by all ductwork.
2. Retain a Professional Engineer to properly design the ductwork systems above.
3. Retain an Architect to design required shafts and roof penetrations. It is also recommended that the egress requirements be reviewed in terms of fire ratings for ceiling assemblies in the hallways. This should be coordinated with the Professional Engineer to ensure all ductwork is code compliant in this regard.
4. Develop a strategy for implementation (Tenant/Owner access and service interruptions).

Photographs



Front of Building



Fireplace Vents



Typical Kitchen Hood



Dryer Vent



Lower Level Furnace Return Duct



Fireplace Ductwork (Uninsulated sheet metal duct in back)



Mid-Level Furnace in Ceiling Space



Furnace in Attic Space



Common Duct to Roof



Roof Top

End of Report

These notes reflect the understanding of Engineering Design Services based on limited visual observations. Please note that the construction means, and methods used in the project shall be reviewed and approved through the building department or a deputy inspector to ensure compliance with the current codes, project specifications and general building practices. Anyone wishing to make any changes or amendments to these notes should contact EDS at their earliest convenience.

From: Arnold Kaija <akaija@edesignservice.com>
Date: August 20, 2021 at 2:01:23 PM EDT
To: Tom Coucci <tcoucci@amsnewengland.com>
Cc: Gianni Ruggiero <gruggiero@edesignservice.com>, "William T. Mayer III" <wmayer@edesignservice.com>
Subject: Mechanical Systems Assessment - Chapel Hill East Condominiums #21231RS

Tom,

Please see attached.

Although the investigation started as a review of existing combined exhaust systems (dryer, kitchen hood and bathroom vents), it expanded as other areas of concern became apparent, as noted in the report. The garage was not inspected and is not included in our report.

Based on our observations and the extent of potential issues, we strongly recommend that you investigate the garage ventilation systems and building fire ratings (walls and floor-ceiling assemblies).

Thanks and have a great weekend.

Arnold R. Kaija, P.E.
Mechanical

401-765-7659
141 Industrial Drive
No. Smithfield, RI 02876
Direct: 401-229-9372

RE: [CHE Board] Re: HVAC



Mar 5, 2021, 12:18 PM

Tom Coucci tcoucci@amsnewengland.com [via](http://via.darroweverettllp.onmicrosoft.com) darroweverettllp.onmicrosoft.com

to Michael, Ellen, Michele

Here are three photos

#1 of the trunk shows multiple flex ducts running to it and then the large trunk vents to the roof. The ducts are from bath vents, dryer vents and kitchen exhausts from all 4 units (304-307) and it goes down to the 2nd floor to service 204-207.

#2 shows just how all of the ducts from everything are just laying all over the place in the attic...up and over things and under others. Some are being compressed so that they may not even be functional. The HVAC supply ducts are also laying all over and some of those are also being restricted by others

#3 same as #2

Tom Coucci

Co-Founder, President

Acropolis Management Services LLC

Providence | Boston | Worcester

One Turks Head Place, Suite 204

Providence, RI 02903

Tel: [\(401\) 453-4100](tel:(401)453-4100)

Fax: [\(401\) 633-0410](tel:(401)633-0410)

E-Mail: tcoucci@amsnewengland.com









Michael Swanson <storkarhu@gmail.com>

RE: 7 Mount Hope Ave / 55 Locust Street Providence

Tom Coucci <tcoucci@amsnewengland.com>

Mon, Jul 26, 2021 at 12:13 PM

To: "Flynn, Ellen" <ellen_flynn@brown.edu>, "Girard R. Visconti" <gvisconti@shslawfirm.com>, Georgi Vogel Rosen <gvogelro@gmail.com>, Marc Perkel <mperkel@gmail.com>, Karen Freund <karen.freund@gmail.com>, Michael Swanson <michael@storkarhu.com>

Fixed typos and made some edits...sorry

Update:

Present at the meeting today at the property at 10:00 AM
 Providence Department of Inspection & Standards employees;
 John P. Ryan, Mechanical Inspector
 Robert DiChiaro, Deputy of Mechanical & Plumbing
 Bert Ferragamo, Plumbing Inspector III
 Tom Coucci, Acropolis Management Services LLC
 Paul Pacheco, Maintenance Supervisor, Acropolis Management Services LLC
 Michael Swanson, Chapel Hill Building/Board liaison
 Sosa (not sure of his first name) from Sosa and Sons HVAC (he had Sa on the phone the entire time listening)

We started the meeting in the parking garage. The city officials asked me to explain the reason for calling the meeting. I let them know that the association unit owners have experienced numerous issues and filed many complaints as to the ventilation of the various HVAC components of the building. I explained that one unit is smelling things in their bathroom from someone else's cooking as for one issue. They then started asking how things are ventilated and the Sosa rep told them that things are ventilated separately and I continuously refuted those statements. I tried to further explain that there are 8 condos with their dryers, cooking, and bath vents all sharing the same trunk to the roof and this is repeated in two other locations in the building. The Sosa rep continued to make it seem like things were vented separately. Michael also chimed in to back me up on my claims. The Sosa rep also claimed that there was a motorized fan pulling all the exhausts on each line in which I also let them all know wasn't the case. At this point I asked them to all come up to the attic to see for themselves. Once up in the attic, Bert Ferragamo, who was leading the discussions, along with the other two city officials saw for themselves that everything I had referenced as issues was true. Everything was in fact incorrectly connected to and sharing the same trunk exiting the building and to make matters even worse, there was no fan. It was at this point that the Sosa rep tried to claim that all he did was install the 10" vent pipe through the roof and the Developer ran all the flex ducts to it. Sosa tried to make the claim that he had nothing to do with the flex ducts. He also had to own up to the fact that there was no motorized fan that he was claiming while we were in the garage. Bert told Sosa that what was done was totally incorrect and that as built, will never work. Bert recommended that the association engages an engineer to correctly design the system. The current 10" vent pipe that exits the roof could be used for the bath exhausts, but kitchens need to be vented separately and dryers need to be vented separately and dryers cannot have 100-300 foot runs like you currently have. Those flex lines will just fill with lint. Michael asked the city officials if they would provide a written statement as to what we all were discussing and they said that they would not, and that too much time has elapsed for them to get involved more than coming out here as a "courtesy". I am certain that they would talk to the engineer if needed or would talk to Jerry if he asked them for some help, but they do not ever get involved with plan review or permitting. That is all signed off by others and then they are called to look at things. Obviously Sa did not have the ventilation inspected. The city officials admitted that many things slip past them without ever being inspected or permitted and that they would hope that companies like Sosa would be reliable to not do this type of thing.

From here, my recommendation is to hire an HVAC engineer. I had called some a month ago and was told that they are all super busy etc. At that point, it was only my word, and since I am not an HVAC engineer, I was hesitant to really push for this. Now, we know for sure that the ventilation is wrong and will not work unless addressed. Please discuss this and let me know how you would like to proceed.

Tom Coucci
 Co-Founder, President

Acropolis Management Services LLC
 Providence | Boston | Worcester

One Turks Head Place, Suite 204
 Providence, RI 02903
 Tel: [\(401\) 453-4100](tel:4014534100)
 Fax: [\(401\) 633-0410](tel:4016330410)
 E-Mail: tcoucci@amsnewengland.com

PRIVILEGED AND CONFIDENTIAL: This e-mail communication (

From: **allison bennett** <ajb.oceanstatemechanical@gmail.com>
Date: Fri, Feb 12, 2021 at 10:38 AM
Subject: Engineer
To: Andrew Aultman <andrewaultman9@gmail.com>

Due to all of the issues on the property at 7 Mt Hope Ave in providence I recommend an engineer get involved at this point to look over all issues and get a list of recommended repairs. The heating systems are not functioning properly, the ductwork in the units are not run correctly. The exhaust system in the building is not actually exhausting outside but circulating through other spaces causing smells to travel to other units. The engineer I would recommend is Steve Wilkinson [401-737-6382](tel:401-737-6382).



July 2, 2021

Michael Swanson, Condo Board President
Chapel Hill East Condominiums
7 Mt. Hope Avenue, #307
Providence, RI 02906

Re: Roof Replacement @ 7 Mt. Hope Avenue – Providence, RI

Mr. Swanson,

A & M Sheet Metal & Roofing, Inc. (AMSMR, Inc.) offers the following proposal for your consideration.

Scope of Work

Base Bid: Shingles

- Remove and dispose of existing clay tile roofing and underlayment down to the substrate wood deck.
- Furnish and install new wood decking to match any damaged decking by change order per unit costs listed below.
- Furnish and install F8 aluminum drip edge at all eaves and rakes.
- Furnish and install self-adhered ice and water barrier over the entire substrate.
- Furnish and install CertainTeed Landmark architectural shingle per manufacturers specifications – std. color.
- Furnish and install new ridge vent and cap to match existing shingles.
- Existing step, apron and counterflashings to remain. Any new metal flashings will be reflected via change order.

A & M Sheet Metal & Roofing will perform the above for a total of.....\$106,890.00

Alternate #1: CertainTeed Grand Manor Shingle

- In lieu of the CertainTeed Landmark shingle above, install the CertainTeed Grand Manor shingle.

A & M Sheet Metal & Roofing will perform the above scope for a cost of.....\$126,385.00

Alternate #2: Internal Gutter

- Provide aerial lift to perform scope below.
- Power wash existing internal gutter assembly.
- Furnish and install new liquid applied membrane (2-coats) with polyester fabric reinforcement – 625 LF.

A & M Sheet Metal & Roofing will perform the above scope for a cost of.....\$34,655.00

Alternate #3: New Decking

- Furnish and install new 1/2" CDX plywood over the existing substrate to provide a uniform deck to install new shingles, if necessary.

A & M Sheet Metal & Roofing will perform the above scope for a cost of.....\$41,000.00

Alternate #4: Tile Repairs

- Provide aerial lift to perform scope below.
- Selectively remove and replace damaged/missing 13” Ludowici Spanish tiles in kind – includes 500 tiles.
- *Owner to purchase 500 tiles for \$8,250 directly from AMSMR, Inc. – any extra tiles to be stored by Owner. AMSMR, Inc. will provide a labor credit of \$90 per tile that are not used.*
- *The new tiles will have the same profile, but the existing Dull Green color is no longer available. There is an 8–10-week lead time upon order - custom order.*
- *Custom tile components and accessories i.e., hips, finials, etc. are not included and will be repaired with sheet metal.*

A & M Sheet Metal & Roofing will perform the above scope for a cost of.....\$56,905.00

Unit Costs:

- New 1/2” CDX plywood decking \$4.00 square foot
- New 5/8” CDX plywood decking \$4.75 square foot
- New 3/4” CDX plywood decking \$5.75 square foot

Qualifications:

- AMSMR, Inc. to perform all work during normal work hours M-F, between 7am-5pm unless otherwise noted above.
- AMSMR, Inc. shall be responsible for all safety precautions in connection with the performance of this proposal.
- AMSMR, Inc. will require access to the driveway/parking lot/site to safely load/unload materials and waste.
- Any unforeseen conditions not listed above will be executed only upon Owner’s approval in writing.
- **Proposal price is valid for 15 days from above date due to unforeseen material shortages and price increases.** Payments to be as follows: 1/3 deposit, 1/3 payment due at 50% completion and final 1/3 payment due at final inspection. Credit cards are accepted with a 2.5% transaction fee for projects less than \$20K.
- AMSMR, Inc. **excludes** the following: bonds, permits, pedestrian protection, traffic control/police details, painting, masonry, electrical, plumbing, mechanical, carpentry, sheathing, curbs, trim, framing/metal studs, ductwork, pipe/conduit supports, interior protection, hazardous materials removal, siding, stucco, soffit, EIFS, tapered insulation, skylights, deck repair/replacement, custom color paint finishes, damages to conduit/sprinklers or equipment mounted to underside of roof deck or snow removal unless otherwise noted above.

Acceptance of Proposal – the above prices as per proposal above, scope and conditions are satisfactory and are hereby accepted and you are authorized to do the work as specified.

Signature _____

Date: _____

Printed Name _____

Signature _____

Michael Hull, President - A & M Sheet Metal & Roofing

Date: _____

Please contact me with any questions or concerns. Thank you for the opportunity to quote the above referenced project.

Respectfully,

Brendan Wall
M: 617-259-7990
amroofing7990@gmail.com

12/15/2020

Gmail - Chapel Hill East Condominium - 7 Mt. Hope Ave, Providence, RI 02906



Michael Swanson <storkarhu@gmail.com>

Chapel Hill East Condominium - 7 Mt. Hope Ave, Providence, RI 02906

1 message

Brendan Wall <amroofing7990@gmail.com>
To: michael@storkarhu.com

Wed, Aug 5, 2020 at 8:18 PM

Michael,

Thank you for allowing me the opportunity to inspect the Ludowici clay tile roof on your condominium the other day.

As discussed, the tile roof is about 100 years old and in a state of neglect and disrepair. I estimate 250+ cracked or damaged tiles from my initial inspection. Performing repairs to this aged tile roof will cost more than it would to re-roof with new shingles or standing seam metal panels. Additionally, we do not know the condition of the actual waterproofing membrane located beneath the tile, or the condition of the substrate deck. Tile roof systems are not ideal in cold-weather climates due to a variety of factors i.e. snow and ice dams, thermal expansion, expensive repairs, etc.

I suggest that you have a 3rd party roof consultant get involved who can assist you in a conditions assessment and any future repair/replacement options. I have copied Frank De Simone, RRC, a registered roof consultant who is qualified to assist you with your situation.

Please keep A & M in mind for any access and exploratory work that Frank may need, to perform his analysis, as well as any future repair work and/or roof replacement for the condominium.

Please call me with any questions. Thank you.

Brendan Wall
617-259-7990

M. Barboza & Sons

ROOFING & SHEET METAL CO., INC.



8/14/2020

ATTN: Michael Swanson

PROJECT: Chapel Hill East Condominium Association
7 Mt Hope Ave, #307
Providence, RI 02906

Inspection Report

Tile Roof

1. Approximately 250-300 damaged (cracked or missing) roof tiles.
2. Roof decking has not been viewed. Roof could be anywhere from 75-100 years old. Assuming the roof decking is wood. Deck replacement may be required.

Membrane Roof:

1. Metal edge copping has sustained wind damage.
2. Approximately 100 Lf of missing or damaged edge copping.

Recommend:

Test the area of missing or damaged roof tiles, to confirm the existing condition of roof decking. Replace 5-8 tiles at 3 areas on the tile roof. If decking appears to be in great condition proceed with additional repairs. Replace 250-300 missing or damaged roof tiles. Replace 100 Lf of edge copping.

If the roof decking needs replacement, repairs can still be made, but there is no guarantee that the tiles will hold up over time. If this is the case, I would suggest replacing the tile roof system with an architectural shingle roof system, along with replacing existing roof decking.

THANK YOU FOR CONSIDERING OUR BID ON THIS & FUTURE PROJECTS

476 Roosevelt Avenue | Central Falls, RI 02863 | P. 401-723-5100 | F. 401-723-3292
www.mbarbozasonsroofing.com

M. Barboza & Son's Roofing & Sheet Metal Co., Inc.

**PROPOSAL AND
ACCEPTANCE**

476 Roosevelt Avenue, Central Falls, RI 02863 • Phone: (401) 273-2732 • Fax: (401) 334-9311

PROPOSAL SUBMITTED TO:
Michael Swanson

Job Location:
7 Mt Hope Ave,
Providence, RI 02906

DATE:
8/14/2020

STREET:
7 Mt Hope Ave, #307

Phone & Email:
401-400-2933
michael@storkarhu.com

CITY, STATE, ZIP CODE:
Providence, RI 02906

Appeox. Roof Area:

ATTN:
Michael Swanson

DATE OF PLANS:

We hereby submit specifications and estimates for:

WORK TO CONSIST OF THE FOLLOWING: Repairing Existing Spanish Tile Roof System.

1. Obtain a Permit from the City of Providence.
2. Remove & Dispose of Existing Damaged Clay Roof Tiles.
3. Inspect Roof Decking, Replace Deteriorated Decking if Needed, \$3.95 per Square Ft.
4. Replace 300, Missing or Damaged Clay Roof Tiles. (Tiles, Ridge Cap, Hip Roll)
5. Replace 100 Lf, Missing & Damaged Metal Edge Copping.
6. Seal all Flashings, per Specifications of the Manufacturers.
7. Clean & Remove all Roofing Debris from Job Site.
8. Workmanship Warranty, 1 Year.

WE Propose hereby to furnish material and labor complete in accordance with above specifications for the sum of:

Twenty-Five Thousand Dollars.

\$ 25,000.00

Payment to be made as follows:

ONE THIRD TO START, BALANCE DUE UPON COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within **30**

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of
acceptance

Signature



August 4, 2020

Mr. Michael Swanson, COA President
 Chapel Hill East Condominium
 7 Mt Hope Avenue (Unit #307)
 Providence RI 02906
 (401) 400-2933
 michael@storkarhu.com

Subject Property: Chapel Hill East Condominium 7 Mt Hope Avenue. Providence RI 02906
 Re: Proposal to assess condition of the low slope and steep roofs and gutters of the subject property.

Dear Mr. Swanson:

Pursuant to your recent request, we propose to provide an assessment of the roof and its perimeter conditions. We will examine the site to survey the roof with the help of a contractor whom we will hire to assist us providing access and destructive means to observe the conditions that we determine critical at detail intersections so as to understand and document typical and atypical flashing and field conditions. We will evaluate the structural decking and supporting structure for its condition and to establish the structure's capacity to carry existing design loads as established by code. We will review reports of water intrusion. We will oversee the reconstruction of finishes disturbed by our investigation restoring them as necessary.

We will provide you with a written report published with supporting photographs that will include a description of the conditions we observe. We will make general recommendations for remedial work that we feel would be consistent with our understanding of your program requirements. We will provide budget estimates for various options suggested. Our proposal assumes safe access from within the building or otherwise contractor provided access meeting OSHA approvable means. Our field work would be limited to the plaza deck and relevant perimeter conditions.

Our services will be rendered on a fee for services plus reimbursable expenses basis.

Fees	• Estimated Fee: We propose working within the following budget price structure:	
	1. Survey - Budget	\$2,550.
	2. Report, program development, cost estimate – Budget	\$3,000.
	3. As built roof plan with details (from which we can produce design documents suitable for procurement)-Budget	\$3,360.
	4. <u>Contractor assistance and lift access - Budget</u>	<u>\$4,000.</u>
	TOTAL SURVEY AND ASSESSMENT	\$12,910.



- Invoices for services will be presented for payment monthly along with reimbursable expenses, at cost plus 10%, and are payable within 30 days. Overdue payments are subject to interest charges of 12% per annum.

Liability

- Our professional limitation of liability for this project is \$50,000.

Reimbursable Expenses

- Travel and contractor assistance (as needed for safe access).

Schedule

- Summer 2020

Standard Billable Rates

- Principal \$275/hour
- Structural Engineer, \$200/hour
- Senior Staff/Project Executive \$185/hour
- Engineer/RRC \$175/hour
- Architect AIA \$150/hour
- Drafter / Technician \$75 - \$95/hour

Sincerely,

Francis M. De Simone, RRC

Accepted,

Mr. Michael Swanson
Chapel Hill East Condominium



Michael Swanson

Michael Swanson

7 Mount Hope Ave
Providence, Rhode Island 02906

Dear Micheal & Executives of 7 Mount Hope Ave. Providence Rhode Island.

Attached is an eagle view with pictures and measurements of the entire roof. There are roughly 12,000 square feet of roofing area (including 20% waste) that in my professional opinion need to be replaced and is nonreparable in order to prevent future damage based on inspections performed.

The price range as of today (prices will rise next year due to inflation) will start at \$15/square foot for a **camelot 2-lifetime shingle manufactured by GAF.**

I will need more time to calculate lifts, dumpsters, etc if you decide to use us as your contractor.

When chosen, I will prepare a slide show of everything A-Z for you all and set up a time to come in with my team to present it.

If all goes smooth it will be less than \$250,000 but to play it safe, \$250,000 is what it suggests to budget.

Thank you for giving my team and me this opportunity to make it to this step in the process, we look forward to beautifying your property.

This form is a non-binding agreement stating you would like to use our company to receive a detailed and more accurate estimate within the budget discussed above.

Property Owned By:

Michael Swanson

7 Mount Hope Ave
Providence, Rhode Island 02906

Provider's Signature: David Rosati Date: December 15, 2020

Customer's Signature:

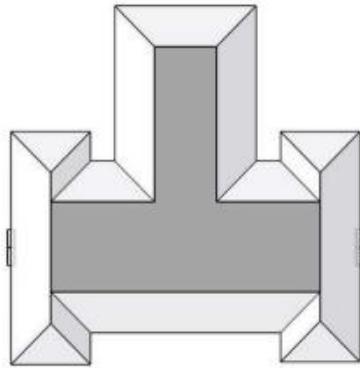
Printed: Michael Swanson

Date: December 15, 2020

E-mail Address: michael@storkarhu.com

Contractor Registration Number: RI #43845

N.E. Building & Restoration LLC



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	David Rosati
Company:	N.E. Building & Restoration
Address:	179 Oakland Ave Pawtucket, RI 02861
Phone:	508-954-3697

TABLE OF CONTENTS

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Length Diagram	4
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Penetrations Diagram	8
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MEASUREMENTS

Total Roof Area = 15,356 sq ft
 Total Roof Facets = 21
 Predominant Pitch = 5/12
 Number of Stories > 1
 Total Ridges/Hips = 290 ft
 Total Valleys = 142 ft
 Total Rakes = 31 ft
 Total Eaves = 646 ft
 Total Penetrations = 47
 Total Penetrations Perimeter = 483 ft
 Total Penetrations Area = 423 sq ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



IMAGES

East Side



West Side

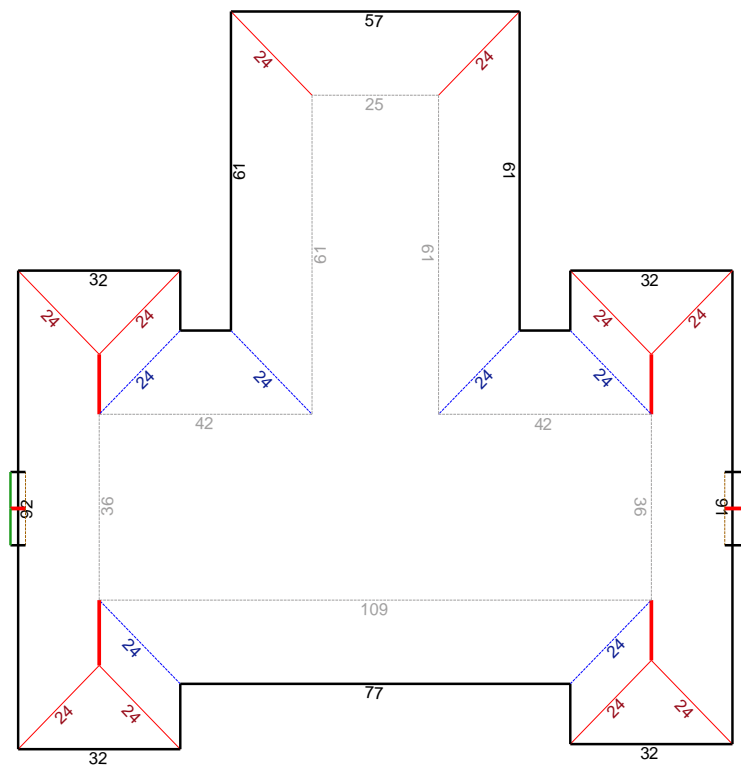


LENGTH DIAGRAM

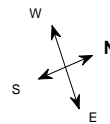
Total Line Lengths:
 Ridges = 54 ft
 Hips = 236 ft

Valleys = 142 ft
 Rakes = 31 ft
 Eaves = 646 ft

Flashing = 0 ft
 Step flashing = 31 ft
 Parapets = 0 ft



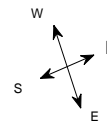
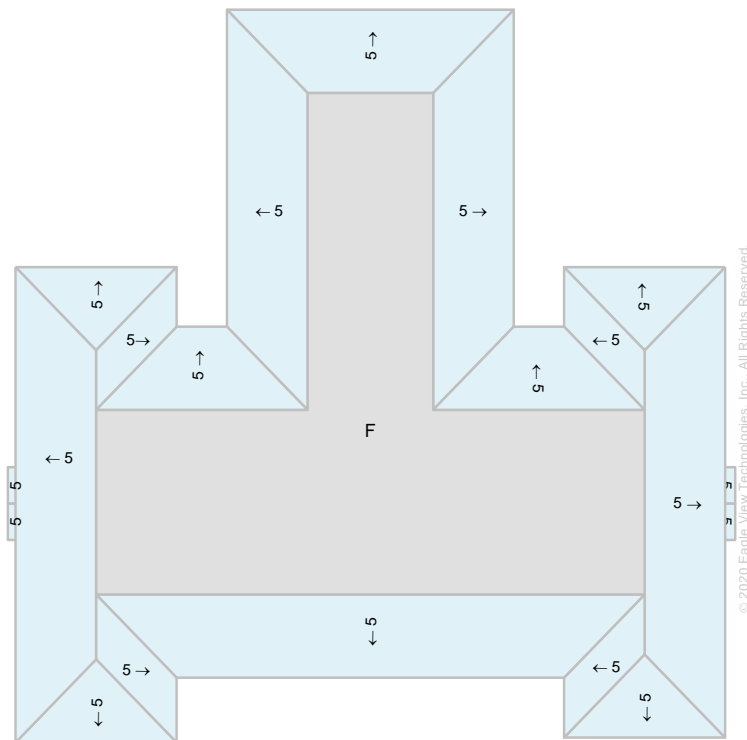
© 2020 Eagle View Technologies, Inc., All Rights Reserved.



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

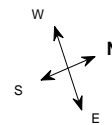
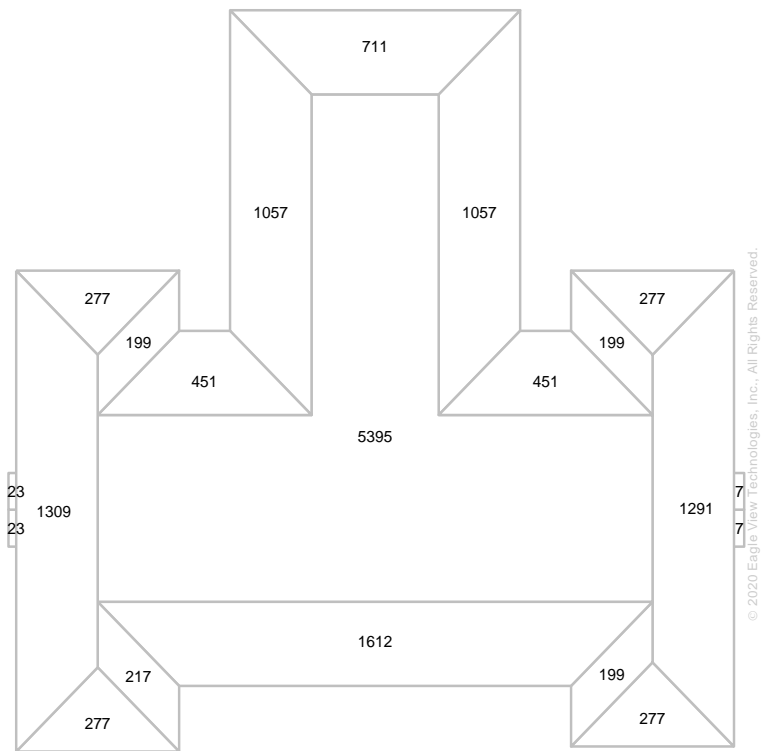
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

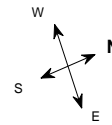
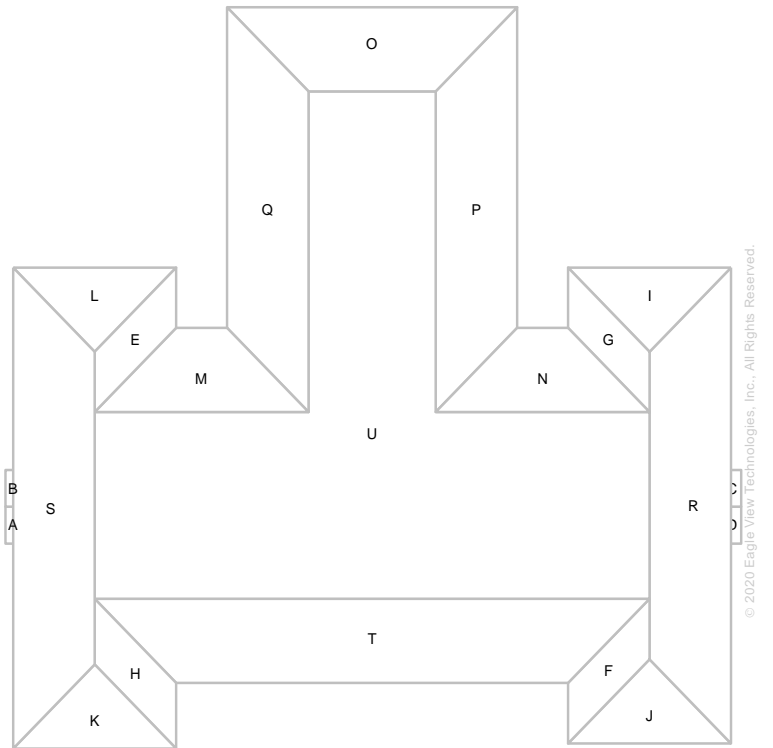
Total Area = 15,356 sq ft, with 21 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



PENETRATIONS NOTES DIAGRAM

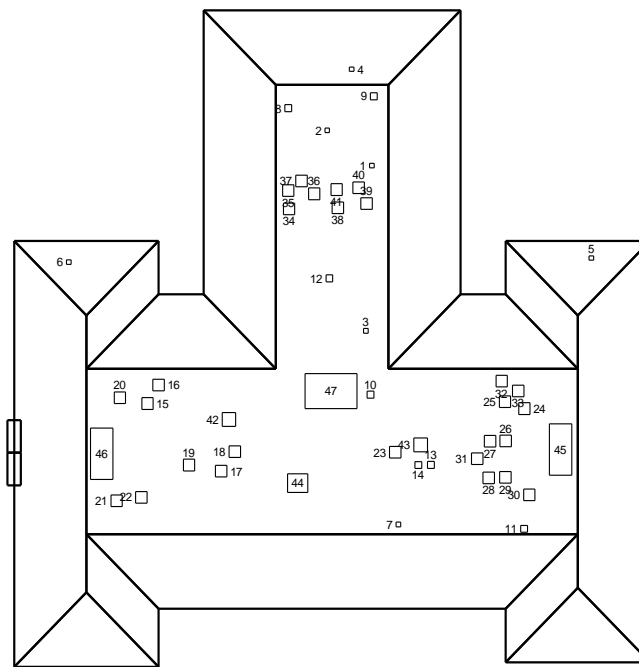
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 47

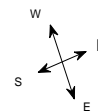
Total Penetrations Area = 423 sq ft

Total Penetrations Perimeter = 483 ft

Total Roof Area Less Penetrations = 14,933 sq ft



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REPORT SUMMARY

All Structures

Areas per Pitch		
Roof Pitches	0/12	5/12
Area (sq ft)	5394.5	9961.1
% of Roof	35.1%	64.9%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

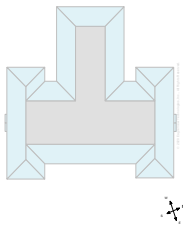
Waste Calculation Table							
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	15,356	16,892	17,199	17,659	17,967	18,427	18,734
Squares	153.6	168.9	172.0	176.6	179.7	184.3	187.3

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1-7	8-13	14	15-38	39-41	42-43	44	45-46	47	
Area (sq ft)	1	2.2	2.3	6.2	6.3	9	18	55	86.3	
Perimeter (ft)	4	6	6	10	10	12	17	32	38	

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 21
Total Penetrations = 47

Lengths, Areas and Pitches

Ridges = 54 ft (6 Ridges)
Hips = 236 ft (10 Hips).
Valleys = 142 ft (6 Valleys)
Rakes[†] = 31 ft (4 Rakes)
Eaves/Starter[‡] = 646 ft (20 Eaves)
Drip Edge (Eaves + Rakes) = 677 ft (24 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 0 ft (0 Lengths)
Step flashing = 31 ft (4 Lengths)
Total Penetrations Area = 423 sq ft
Total Roof Area Less Penetrations = 14,933 sq ft
Total Penetrations Perimeter = 483 ft
Predominant Pitch = 5/12
Total Area (All Pitches) = 15,356 sq ft

Property Location

Longitude = -71.4028988
Latitude = 41.8408050

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

[†] Rakes are defined as roof edges that are sloped (not level).

[‡] Eaves are defined as roof edges that are not sloped and level.



7 Mount Hope Ave, Providence, RI 02906-1699

Report: 36708014

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=7+Mount+Hope+Ave,Providence,RI,02906-1699

Directions from N.E. Building & Restoration to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=179+Oakland+Ave,Pawtucket,RI,02861&daddr=7+Mount+Hope+Ave,Providence,RI,02906-1699

CHE RECENT ROOF LEAKS

Wednesday, July 14, 2021

9 Issues Identified



ISSUE 1

Old cast iron drain vent still penetrating clay tile roof



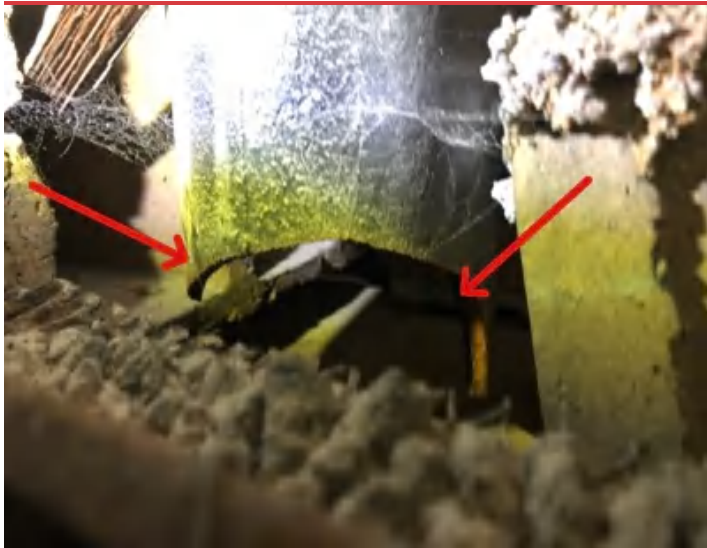
ISSUE 2

View from roof of old cast vent. Notice the holes along side of vent.



ISSUE 3

Same cast vent from inside



ISSUE 4

Same cast vent, cut. It's no longer in use but wide open on roof allowing rain in and it's been literally raining on unit 305 ever since.



ISSUE 5

Paul Pacheco from Acropolis put a rubber cap on top to stop water from coming in from the pipe. Sides still need to be properly sealed.



ISSUE 6

View of membrane roof near elevator where there is a constant severe leak every-time it rains. The hammer in photo is just identifying the area leaking.



ISSUE 7

Notice water penetrating the roof and entering near elevator shaft.



ISSUE 8

It was so bad that we put a bucket to collect the water and rid amount was from one storm.

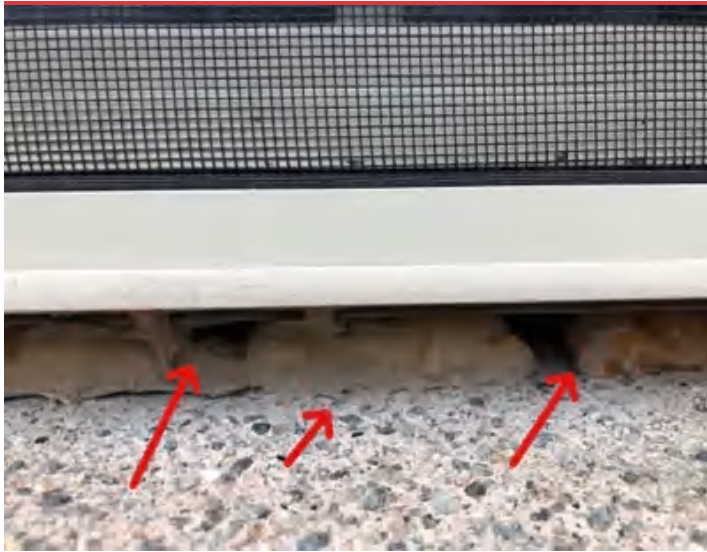
**ISSUE 9**

Upon closer inspection, Paul from Acropolis found a large hole in the exact area. It's so large that he was able to slide a screw in and out of it for purpose of taking a photo. This needs repair. We are unaware of any roof warranties and are not receiving any word back from the developer's side. It's a quick fix.

CHE WINDOWS

Wednesday, January 6, 2021

14 Issues Identified



FIRST FLOOR WINDOW

This was supposedly repaired by developer. This is unacceptable. Not sealed properly.



FIRST FLOOR WINDOW

Supposedly sealed by developer. They used spray foam which does not seal the window properly. And it's no wonder there are issues closing windows.



WINDOW

Never sealed properly.



WINDOW AS OF 1/5/21

Many windows have backer rod only and in most cases the backer rod is grossly incorrectly sized or installed poorly. Completely unsealed.



WINDOW AS OF 1/5/21

Wide open gaps.
Unsealed. Bottoms and sides are open to air and water. Poorly I stalled



WINDOWS AS OF 1/5/21

Many windows have backer rod only and in most cases the backer rod is grossly incorrectly sized or installed poorly. Completely unsealed.



WINDOW AS OF 1/5/21
Completely open and unsealed.



CLOSE UP TO SHOW HOLES
Large holes in caulk.
Poorly installed.



**WINDOWS AS OF
1/5/21**

Many windows have backer rod only and in most cases the backer rod is grossly incorrectly sized or installed poorly. Completely unsealed.



**WINDOWS AS OF
1/5/21**

Many windows have backer rod only and in most cases the backer rod is grossly incorrectly sized or installed poorly. Completely unsealed.



**WINDOW AFTER
PROPERLY SEALING**

This is what it should look like once properly sealed with high quality, polyurethane caulking



**WINDOW BOTTOM
AFTER PROPERLY
SEALING**

This is what it should look like once properly sealed with high quality, polyurethane caulking



WINDOWS AFTER PROPERLY SEALING

After all joints properly caulked. Backer Rod used where necessary.



WINDOW COMPLETELY SEALED BY ACROPOLIS

This is what they should look like



401.453.4100 WWW.AMSNEWENGLAND.COM
76 WESTMINSTER STREET, Suite 1310 PROVIDENCE RI 02903

January 22, 2021

Dear Michael Swanson,

Based upon numerous inspections of many components of the building I have already made and can make additional recommendations on how to best handle some of the topics that I brought to your attention beginning back in April 2020 with my initial report on the property. The areas of major concern were the roof, the windows, the crumbling plaster ceiling in the Common Area HVAC crawl space, and a cracked concrete slab. Below I will detail my opinion and an estimate for repair if possible.

Roof

Upon my initial visit to the property, I immediately noted and took photos of the hundreds of cracked or missing clay roof tiles, missing coping and end caps, and other major possible leak sources in the membrane roof as well. I instructed the board to have an independent study of the roof to ascertain a professional opinion of how to best move forward. I am 100% certain that the current state of the roof will result in major water infiltration issues and cause major damage until rectified. It already has contributed to many leaks and damaged ceilings already. I felt as though roofers that specialize in historic buildings with Clay tile roofs needed to weigh in because I was very concerned that the entirety of the tile areas would need to be replaced altogether. There are many areas on the roof currently wide open to the weather, allowing water to infiltrate in. It is unknown where this water is going, but it clearly needs to be repaired to avoid this from happening.

The Crumbling Ceiling in The HVAC Crawl Space

Also detailed in the April report with photos, the crumbling original ceiling needs to be completely removed. The heavy plaster chunks are just falling on the soft ductwork that services the Common Area HVAC. At some point the ductwork will either get torn or crushed and no longer do what is needed or intended. The HVAC unit itself is also in the space and will get damaged. The estimate to have Acropolis remove and dispose the loose plaster portions of the ceiling, leaving the lathe in place would be **\$4650.00.**

Note: Prior to any work beginning, a sample from the falling material would need to be sent to an independent lab to test for Asbestos. If it is determined that the Ceiling material does contain Asbestos, then a licensed company would need to be used to remediate and remove the ceiling. A quote for that work would need to be attained and it is likely to be higher than the quote provided above by Acropolis. We recently have paid \$10,000 to have an area similar in size to be abated. Unfortunately due to the difficult to work in conditions in the confined area, I would a lot for additional cost added to that.

The Concrete Slab

This slab was also noted in the report from April 2020. This slab is improperly pitched and creates dangerous conditions in the winter. To remove this section and replace it will cost **\$2500.00.**



401.453.4100 WWW.AMSNEWENGLAND.COM
76 WESTMINSTER STREET, Suite 1310 PROVIDENCE RI 02903

Window Installation Issues

As I previously have noted many times, the window installation is poor and unfinished at best in my opinion. That is also the opinion of an independent Mason, Richard Sylvia from Baystate Restoration, whom we had come look at the building to assess the property and prepare a cost for repairs. He also identified the fact that the windows were not properly installed and sealed. Many of the windows appear to be the incorrect size and the openings were then just filled in with small pieces of brick to somewhat fit. After that, they were not sealed or caulked properly. Acropolis has now completed 12 windows properly and have supplied a report prior to this with photos before and after. The windows all require installation of properly sized backing rod and high-quality caulking to seal the windows, such as Tremco Products.

The cost estimate to be used to for this category is as follows:

1st floor: 56 windows @\$200.00 per window for labor and materials = \$11,200.00

2nd floor: 65 windows @ \$225.00 per window for labor and materials = \$14, 625.00

3rd floor: 71 windows @ \$250.00 per window for labor and materials = \$17, 750.00

Total: \$43,575.00.

If you have any questions, please feel free reach out.

Regards,

Thomas J. Coucci

President, Acropolis Management Services LLC



Michael Swanson <storkarhu@gmail.com>

Someone has commented on Curb Cutouts in Sidewalks #9338603

PVD311 <noreply@publicstuff.com>
Reply-To: noreply@publicstuff.com
To: michael@storkarhu.com

Tue, Apr 6, 2021 at 3:40 PM

PVD311



NEW COMMENT

Hi Michael Swanson,

ggeorge311 posted a comment on Curb Cutouts in Sidewalks Request #9338603, a request you commented on.

COMMENT

Grace George:

Hello, My name is Grace and I am a Constituent Representative in the Mayor's Center for City Services. I have been working to address the request you submitted to our office regarding curb cuts at 114 Camp Street. I wanted to inform you that unfortunately, at this time, the Department of Public Works is not facilitating curb cuts. Property owners can alternately hire a Providence Licensed Sidewalk Contractor at their own expense to facilitate curb cuts - with the proper approval and permit from DPW Engineering. If you would like to pursue this option, you can reach the DPW Engineering Division at 401-680-7500. Additionally, the driveway shown in the above picture is not

legal. Driving over the ADA ramp is not allowed and will damage the sidewalk and the ramp. It could also lead to vehicle damage. If you have any further questions or concerns about this case, please feel free to contact me directly. As always, to report additional concerns or requests for city services please do not hesitate to contact us via the PVD311 application for iTunes or Google Play. You can also call to connect by simply dialing 3-1-1. Providence is a "City that Works" and we are pleased to assist you. Thank you, Grace

Apr 6, 2021, 3:40 PM EDT by Grace George (This is visible to Everyone)

https://iframe.publicstuff.com/#?client_id=1000017&request_id=9338603

Please do not reply directly to this email.

Thanks!

PVD311

EMAIL PREFERENCES | UNSUBSCRIBE

Client Information:

Mr. Tom Coucci

Acropolis Management Service LLC

One Turks Head Place Suite 204

Providence R.I. 02903

Winnapaug Construction

Richard Entwistle Jr

Richard Entwistle III

401-207-8990 JR.

401-626-8363 III

Concreterich@gmail.com

Job Location:

Chapel Hill East Condominium Association Project

7 Mount Hope Ave.

Providence R.I. 02906

Concreterichard24@gmail.com

Contact Information:

Micheal Swanson Condo Building Community

401-400-2933

Job Description:

Items or scopes of work on assessment sheet (Item # E Windows and Lentils)

Labor +Materials

Estimate Based on Hourly also per. Window or Item

Materials Diamond Blades, cup grinders, Dye, cleaners, concrete, mortar, and special products, and

Lift Included.

TOTAL JOB COST: \$ 62,300.00

(Notation all jobs performed, or materials purchased without prior agreement will be additional cost. In addition, half the total amount is due upon contract agreement and the remaining balance is due upon completion of job.) (Permit cost and fee's are cost plus.)

CLIENT

RICHARD ENTWISTLE

PROPOSAL



New England Sealcoating Co., Inc.

~Specialists in pavement maintenance, tennis courts and recreational surfaces~



"Quality Since 1945"

200 Innovative Way, Ste. 1300
Nashua, NH 03062
(603) 598-9200

MAIL TO: 120 Industrial Park Road
Hingham, MA 02043
(781) 749-6800 • Fax (781) 749-2780
www.newenglandsealcoating.com

20 Newman Ave., Ste 2001C
Providence, RI 02916
(401) 621-3770

PHONE: (401) 400-2933 July 2, 2021

T Michael Swanson
O CHE Condos
7 Mount Hope Ave #307
Providence, RI 02906

J **FAX:**
O CHE Condos
B 7 Mount Hope Ave #307
Providence, RI

Furnish all labor, material, and equipment to perform the following work:

- | | | |
|--|--------------------|---|
| <p>1. Install new curb ramp</p> <ul style="list-style-type: none"> • Church side of driveway • Includes curb adjustment and concrete remove and replace | <p>\$9,375.00.</p> | <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |
|--|--------------------|---|

ALTERNATE

- | | | |
|--|---------------------|---|
| <p>2. Remove existing curb ramp and replace with proper driveway entrance with returns</p> | <p>\$19,200.00</p> | <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |
| <p>3. Concrete ramp restoration</p> <ul style="list-style-type: none"> • Remove and replace concrete on handicap ramp as needed to ensure ADA compliant and stop standing water. | <p>\$10,675.00.</p> | <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> |

Notes:

1. This quote is good for 30 days.

Furnish

We propose to furnish material and labor — complete in accordance with above specifications, for the sum of : \$

SEE OPTIONS

TERMS: 30% DEPOSIT REQUIRED, BALANCE DUE UPON COMPLETION.

NOTE: Please sign white copy and return with deposit to Hingham, MA.
Submit tax exempt certificate if applicable.

Authorized
Signature _____

Jay Muir

Jay Muir

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

Client Information:

Mr. Tom Coucci
Acropolis Management Service LLC
One Turks Head Place Suite 204
Providence R.I. 02903

Winnapaug Construction

Richard Entwistle Jr

Richard Entwistle III

401-207-8990 JR.

401-626-8363 III

Concreterich@gmail.com

Job Location:

Chapel Hill East Condominium Association Project
7 Mount Hope Ave.
Providence R.I. 02906

Concreterichard24@gmail.com

Contact Information:

Micheal Swanson Condo Building Community
401-400-2933

michael@storkarhu.com

Job Description: Camp street Sidewalk / Crosswalk

Contact dig safe and gas company. Cut curbing and move crosswalk over to designated area as discussed
Then jackhammer and remove old sidewalk and curbing pieces. Put new radiuses curbing pieces on each
side of entrance, put wire mesh in and form and pour with new concrete with a broom finish and
edged.

Labor + Materials

TOTAL PRICE: \$ 13,600.00

(Notation all jobs performed, or materials purchased without prior agreement will be additional cost. In
addition, half the total amount is due upon contract agreement and the remaining balance is due upon
completion of job.) (Permit cost and fee's are cost plus.)

CLIENT

RICHARD ENTWISTLE

DATE

Client Information:

Mr. Tom Coucci
Acropolis Management Service LLC
One Turks Head Place Suite 204
Providence R.I. 02903

Winnapaug Construction

Richard Entwistle Jr

Richard Entwistle III

401-207-8990 JR.

401-626-8363 III

Concreterich@gmail.com

Concreterichard24@gmail.com

Job Location:

Chapel Hill East Condominium Association Project
7 Mount Hope Ave.
Providence R.I. 02906

Contact Information:

Micheal Swanson Condo Building Community
401-400-2933

Job Description: East Entrance

Remove concrete in center, off stairs and ramp. Replace damaged concrete put drain in and provide piping to outer wall and repour with new concrete.

LABOR+ MATERIALS

Job Total: \$ 5,800.00

(Notation all jobs performed, or materials purchased without prior agreement will be additional cost. In addition, half the total amount is due upon contract agreement and the remaining balance is due upon completion of job.) (Permit cost and fee's are cost plus.)

CLIENT

RICHARD ENTWISTLE

DATE

Client Information:

Mr. Tom Coucci

Acropolis Management Service LLC

One Turks Head Place Suite 204

Providence R.I. 02903

Winnapaug Construction

Richard Entwistle Jr

Richard Entwistle III

401-207-8990 JR.

401-626-8363 III

Concreterich@gmail.com

Job Location:

Chapel Hill East Condominium Association Project

7 Mount Hope Ave.

Providence R.I. 02906

Concreterichard24@gmail.com

Contact Information:

Micheal Swanson Condo Building Community

401-400-2933

Job Description:

Items or scopes of work on assessment sheet (Item # B,C,D.)

Labor +Materials

Estimate Based on Hourly also per. Piece Items.

Materials Diamond Blades, cup grinders, Dye, cleaners, concrete, mortar, and special products, and

Lift Included.

TOTAL JOB COST: \$ 149,800.00

(Notation all jobs performed, or materials purchased without prior agreement will be additional cost. In addition, half the total amount is due upon contract agreement and the remaining balance is due upon completion of job.) (Permit cost and fee's are cost plus.)

CLIENT

RICHARD ENTWISTLE

DATE



Thomas coucci
Acropolis Management Services LLC

CHAPEL HILL EAST CONDOS COMMON AREAS

Friday, April 17, 2020

83 Issues Identified



ISSUE 1

Mulch Should be removed from front two lower areas. Add stone in its place for better drainage and less maintenance.

1/2 done.



ISSUE 2

All exterior locksets should not be allowed to stay unlocked. Should be self locking.

City Lock will handle and rekey all to match front door.



ISSUE 3

Garage interior window sills are all unfinished.

Not done. Ams could do.
Not major.



ISSUE 4

Penetrations and holes in garage ceilings should be filled and painted.

Done



ISSUE 5

Missing bricks and cracks in garage wall. Should be filled and painted.

Done



ISSUE 6

All storage areas and electrical rooms need to be cleaned out and emptied. All floors in these rooms need to be cleaned thoroughly.

Done



ISSUE 7

Rear exit door and garage door have incomplete Sheetrock, tape and compound work to do. Then needs finish painting.

Done



ISSUE 8

Holes and water stains on garage ceiling by exit area need to be repaired and repainted.

Done



ISSUE 9

Check with contracted Sprinkler Inspector to see if these valves require locks and chains to prevent tampering.

Not required. Remove from list.



ISSUE 10

Cover clean out with an access panel like others in building.

Done.



ISSUE 11

All recess lights in area outside garage entrance in first floor are hanging down. Need to be pushed up in place.

Done.



ISSUE 12

There is paint on all fire alarm devices. Need to be cleaned. Could cause fire code issues.

Not done. AMS could easily do.



ISSUE 13

There are several stress cracks in ceilings on first floor hallway. Need taping, compound and paint.

Seemed to be done.



ISSUE 14

Community room bathroom. Proper light switch cover needs to be installed to prevent someone from being shocked.

Wall is repaired. Needs switch cover that AMS will add.



ISSUE 15

Build a closet to conceal
Community room water
heater.

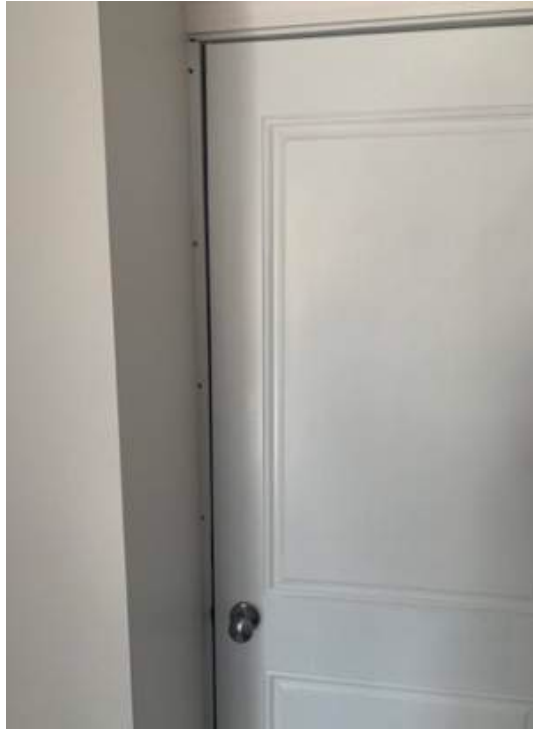
Not done. Not major.
AMS could easily build.



ISSUE 16

Bathroom door needs a
doorstop in community
room. Wall will get
damaged

Done



ISSUE 17

Missing casing on side of door.

Done



ISSUE 18

There is paint and grout on the tile throughout the building. It needs to be professionally scrubbed clean.

Done. All scrubbed and resealed.



ISSUE 19

Close off the water main access underneath Locust Street entrance by making a simple panel door.

Not done but AMS could easily do



ISSUE 20

Remove blue painters tape throughout Locust Street side stairwell and touch up paint where necessary

Still some up in stairwell. AMS can remove.



ISSUE 21

Fill cracks in bricks and paint to prevent further damage.

Done



ISSUE 22

Locust street stairwell: chipped tile and dangerously loose tread. Needs to be repaired.

Acceptably repaired.



ISSUE 23

Fire panel needs to be inspected quarterly.

We took care of.



ISSUE 24

Elevator top panel is loose and plastic needs to be removed.

Done.



ISSUE 25

Hallway walls need additional coat of paint to eliminate "holidays".

This was a wishlist item.
Not done.



ISSUE 26

Large crack in ceiling outside elevator on 2nd floor. Needs repair.

These have gotten worse and there are others



ISSUE 27

Old stair nose needs to be painted black like the others and repair the chipped tile on the church side stairwell

Acceptably repaired



ISSUE 28

There is black paint from the stair risers. The walls need to be touched up because of it

Done



ISSUE 29

There is a hole on the side of the church side window that needs to be filled and sealed.

Done



ISSUE 30

The third floor tread is loose and dangerous on the Church side stairwell.

Done



ISSUE 31

Strange wire cut and exposed in 3rd floor stairwell on church side.

Done



ISSUE 32

Finish wall repairs and clean dry wall dust throughout stairwells.

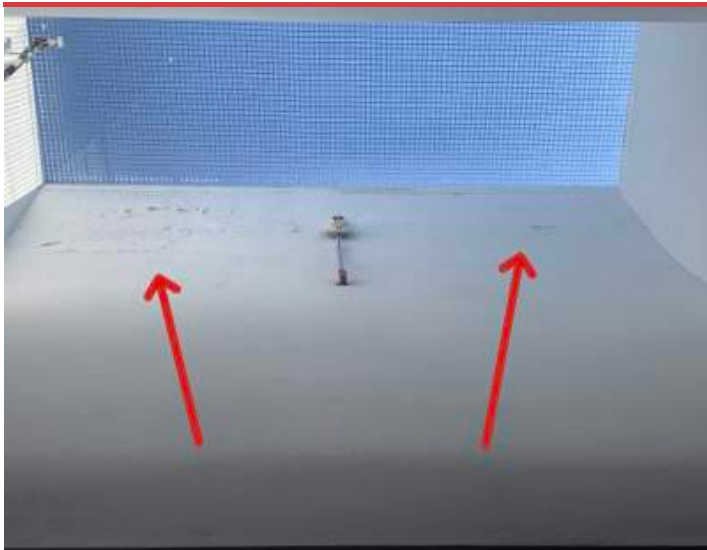
Done



ISSUE 33

More wall repairs. See 32.

Done



ISSUE 34

Locust St Side: Evidence of skylight leaking. Get a professional opinion from an independent roofing contractor

Looks better.



ISSUE 35

Apparent roof leak that has caused damage and needs repair just outside elevator

Done.



ISSUE 36

Drywall repair and painting needed next to fire alarm electrical devices.

Done.



ISSUE 37

It appears that filters are not in place which can cause damage to the HVAC units. This is the case in all common area intakes.

Done



ISSUE 38

Exit sign has been hit and needs to be re-anchored to the ceiling properly

Done



ISSUE 39

Evidence of leaks to church side skylight.

Looks better.



ISSUE 40

Church side. Loose to tread and chipped tile.

Acceptably repaired



ISSUE 41

Crawl space above locust side on 3rd floor. Ceiling is falling and debris will damage duct work and hvac units.

Not done



ISSUE 42

There is a drain vent terminating in the roof access crawl space. This needs to vent out the roof properly.

Still as pictured



ISSUE 43

In access hatch outside 307, there is debris and spare duct work left. Area needs to be cleared of all non essential items.

Still there



ISSUE 44

See 42

Still as pictured



ISSUE 45

There are building materials and trash left in roof access crawl space

Even more there now.
Including old hvac pads

**ISSUE 46**

Very dangerous situation in which the hvac pads are too light and the units and the pads are not anchored. Wind has moved the units. Several are off the pads causing the piping to get twisted and leak gas as well as causing dangerous electrical situations.

These pads have been replaced. Pads are not anchored to roof but units are now anchored to pads. May be acceptable.



ISSUE 47

Unfinished area of roof that has debris surrounding it. This is right above an apparent leak near elevator on 3rd floor.

Looks to be complete. Still lots of debris on roof.



ISSUE 48

Manuals from HVAC units and other debris are clogging roof drains.

Cleaned up. Looks better



ISSUE 49

Scaffolding needs to be removed before it falls. Tile roof needs many repairs.

Many repairs have been made. Roof looks better but still many major issues regarding missing or broken tiles and open seams.



ISSUE 50

Tile roof needs immediate repairs.



ISSUE 51

Pads are too light and not anchored. Hvac units are not anchored. Has blown over causing extremely dangerous problem. Unit will not function.



ISSUE 52

Zip ties could be added to keep electrical disconnect panels closed. Wind is blowing them open causing potential electrical issues

AMS should do this.



ISSUE 53

Tile roof has spray foam to apparently stop leaks. Roof needs immediate repairs

Still as pictured.



ISSUE 54

Front railing needs welding repair and paint.

Not done.



ISSUE 55

Masonry repointing needed near entrance way

Bay state preparing master masonry plan



ISSUE 56

Retaining wall is missing cap. Needs attention ASAP. Also remove mulch add stone for drainage.

Done.



ISSUE 57

Remove plywood forms on concrete

Done.



ISSUE 58

Repair cracked concrete before it gets worse.

AMS can easily fix this.



ISSUE 59

Lawn areas need screened loam added to fill eroded areas and re-seed entire lawn. It was seeded too late in the season.

Not complete.



ISSUE 60

See 59 regarding lawn areas. All beds need to be edged to define and hold mulch in place.



ISSUE 61

Mulch needs to be removed and add gravel in its place to improve drainage.

Done.



ISSUE 62

Irrigation is unfinished. Needs to be completed and then inspected by a third party vendor to assure functionality.

Done.



ISSUE 63

All Sprinkler heads need to be set at grade

Done.



ISSUE 64

Masonry detail needs to be repaired. The original piece was found broken on the ground

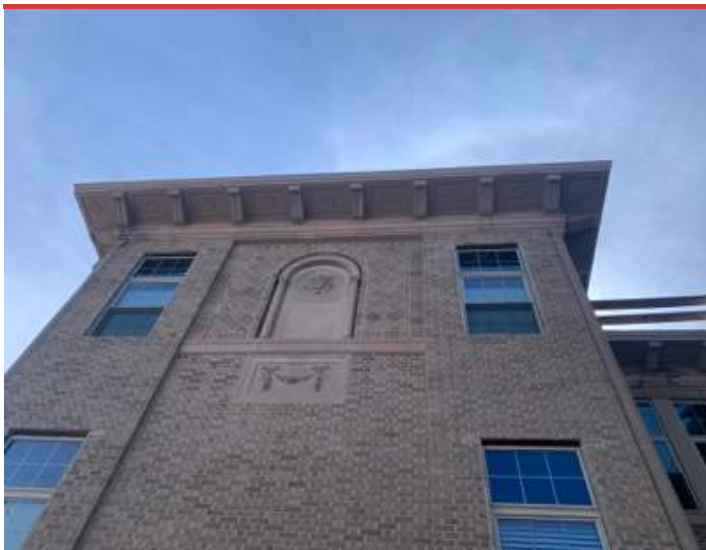
Gone.



ISSUE 65

Railing system needs to be bolted to the ground and bolts need to be cut with a grinder so that they are not protruding. All needs to be painted with rust preventative type product.

Not done.



ISSUE 66

Many areas need to be repointed on the exterior of the building. Areas of most concern are up on the higher level detail



ISSUE 67

Exterior windows need to be sufficiently sealed. Many of the sills are wide open.

Not done. Major item



ISSUE 68

The tops of all of the windows are open and need to be properly sealed to complete installation.

Done. May be acceptable. However the window installation as a whole is very questionable! See sides of windows with slivers of brick cut and mortared in.



ISSUE 69

Open vent on exterior of building on the rear with birds nesting in the opening. This needs to be properly sealed.

Not done.



ISSUE 70

Serious erosion and grading issues on the rear of the property along camp street. This needs to be regraded properly and seeded.

Not done yet.



ISSUE 71

Additional erosion problems that are now creating asphalt problems that need to be repaired

Better but lawn more done



ISSUE 72

See 71. Asphalt needs to be repaired due to erosion and poor grading

Not done



ISSUE 73

Appropriate curb cut needs to occur so that a proper entrance is created for the parking lot. This is incomplete

Not done



ISSUE 74

Forms need to be removed.

Done



ISSUE 75

Fill and topsoil behind retaining wall needs to be completed.

Not done



ISSUE 76

Main sprinkler line going into the garage needs to be sealed properly.

Done



ISSUE 77

Identify what this drain line connects to and then properly it with a clean out.

Not done.



ISSUE 78

See 77.

Not pictured, but extremely important is the fact that there have been numerous back ups and Woods Rooter service Has on two occasions at least that we know of snake the line and hit tree roots which is indicative of a major problem. The main sewer pipe needs to be inspected with a camera system and most likely replaced.

Not done



ISSUE 79

Properly cover these vents to prevent animal infestation

Not done



ISSUE 80

Identify what this drain is for and install a cleanout and cap. If this is for the downspout, then it needs to be properly installed and connected.

Not done



ISSUE 81

This is incomplete and needs to be repaired. The downspout is not lining up with the drain pipe and the drain pipe is broken below ground level

Done



ISSUE 82

The lead flashing on both sides of the front of the building needs attention. Needs to be flattened and sealed.

Baystate



ISSUE 83

Pitches wrong so water pools creating a dangerous condition in winter.



Chapel Hill East Condominium Association
One Turks Head Place
Suite 204
Providence, Rhode Island 02903

December 23, 2021

Attention: Mr. Tom Coucci

Subject: Engineering Design Services Proposal
Chapel Hill East Condos
7 Mount Hope Avenue
Providence, Rhode Island

ACES Proposal No.: 61342

Dear Mr. Coucci:

In response to your request, we are pleased to offer our fee proposal to provide engineering design services for the above referenced project.

Scope of Services

Our basic services will be divided into two phases: "Design Engineering" and "Construction Phase Services". We will perform or provide the required engineering and administrative support services for the design of the subject project, as more fully described below:

Phase I – Design Engineering

1. Site visit to view existing conditions.
2. Attendance at two virtual meetings with the owner and/or property manager.
3. Meetings with local building officials, regulatory agencies, utility company representatives, insurance company representatives or other authorities having jurisdiction, as required.
4. Analysis of furnace venting issues, furnace service access issues and garage ventilation.
5. Preparation of permit documents and specifications, sealed by a registered professional engineer, showing the new furnace venting/combustion air, dryer venting, bathroom exhaust and kitchen exhaust systems.
 - A) Bathroom exhaust risers
 - B) Kitchen exhaust risers
 - C) Dryer vent risers and booster fan selections, where required
 - D) Hallway ventilation
6. Modifications to the electrical systems to accommodate the ventilation and exhausts systems.

Phase II – Construction Phase Services

1. Processing of shop drawings.
2. Two periodic field observation visits during the construction phase.

The following services are **not** included as part of our basic services and, if required, would constitute additional services:

1. Preparation of heating and cooling load calculations.
2. Assessment or redesign of fireplace venting.

3. Provide wall and ceiling openings, as required, for investigation of existing conditions.
4. Architectural related items including specifying chases, fire stopping, roof penetrations, cutting, patching and painting.
5. Issuance of Bid Package.
6. Bid Review.
7. Attendance at meetings during the construction phase.
8. Energy analysis.
9. Preparation of construction documents.
10. Cost estimating.
11. Preparation of "as-built" drawings.
12. Value analysis of contractor bid alternates or changes to the scope.
13. Redesign of previously approved work.
14. Design of computerized control systems, if any.
15. Coordination with utility companies related to rebates.
16. Preparation of documentation for utility company rebates.
17. Commissioning.
18. Preparation of Energy Star documentation

Scope of Project

Analysis and preparation of permit documents for new venting and exhaust systems for a residential condominium.

Fee Schedule

Our fee schedule is based upon our understanding of the "Scope of Services" and "Scope of Project". If the scope of the project varies substantially from our understanding as stated above, the fee schedule will be subject to revision upward. We propose to perform the engineering design services described herein for a fixed fee of \$16,000 (sixteen thousand dollars) broken down by phase as follows:

Design Engineering	\$13,000
Construction Phase Services	\$3,000

At the execution of this contract, we require an advance fee retainer in the amount of \$5,000 (five thousand dollars). The retainer will be applied to the final invoice.

Additional Services

Should additional design services be required, we would provide them on an hourly basis at our current standard hourly rates.

Reimbursable Expenses

Reimbursable expenses including local travel, printing and delivery expenses are included.

Payments

Invoices for services and reimbursable expenses will be rendered as the work progresses. All invoices including invoices for additional services shall become due upon receipt of invoice. Unless noted otherwise herein, this proposal is offered at the terms and conditions stated in our "Standard Schedule of Charges and Conditions", dated January 1, 2021, a copy of which is attached. Please sign and return a copy of this proposal indicating your acceptance. If you have questions, require additional information or would like to discuss any specific items relative to our proposal, please feel free to contact this office.

Respectfully,

KRichards

Kim Richards, Executive Vice President

Enc.

Accepted by:

TJ Thomas J. Carei

Date:

1/11/22

Agent for Association



January 1, 2021

STANDARD SCHEDULE OF CHARGES AND OTHER TERMS AND CONDITIONS

The following schedule of charges and other terms and conditions are incorporated in and made a part of any written proposal to provide professional services made by Allied. The executed Proposal Letter describing the Scope of Project, together with the Schedule and any attachments constitute the parties' agreement.

Hourly Rates

All work performed by Allied Consulting Engineering Services is billed at its hourly rates of:

Principal Engineer (Engineering and Design)	\$150-250.00 per hour
Principal Engineer (consulting, non - design related).....	\$300.00 per hour
Senior Associate	\$125-175.00 per hour
Project Engineer.....	\$110.00-150.00 per hour
Project Designer	\$100.00-\$110.00 per hour
Drafter, CAD Operator, Administrative Support Staff.....	\$65.00 - 100.00 per hour

These rates include all normal office expenses, such as telephone, regular mail and facsimiles. The hourly rates apply to all time devoted to the project, including travel time.

Reimbursable Expenses

Reimbursable expenses including local travel, printing and delivery expenses are included.

Invoices

Invoices are rendered monthly on the last day of the month and are due upon receipt of the invoice. All amounts due longer than thirty days will be subject to a finance charge of 1.5% per month from the date of invoice. Should an account reach 60 days past due, Allied's work will cease until the account is brought up to date.

Purchase Orders

Allied accepts purchase orders as an administrative convenience for its clients to authorize work and accumulate costs for a particular project, however the standard terms and conditions set forth on purchase order forms are not appropriate for the type and character of the professional services Allied provides nor are they applicable to the professional relationship between Allied and its clients. The use of such forms by the client does not imply or establish any obligation or responsibility between the parties that is different or in addition to the relationship described in the Agreement. Notwithstanding any different or additional terms and conditions which may be contained in any such purchase order, Allied's agreement to provide the subject professional services is expressly made conditional on the client's assent to the terms and conditions set forth in the Agreement. The terms and condition of the Agreement shall not be modified or amended in any way through any such purchase order.

Relationship with Other Professionals

Allied's responsibility is to its client. Allied provides analyses and recommendations that the client may use to make informed business decisions. Allied is not responsible for the act or omission of any contractor, subcontractor or design professional working on the Project. Allied is not responsible for construction means, methods, sequences or procedures; or for approval or failure to check or approve any submittals of those means, methods, sequences, techniques or procedures.

Requests For Review And Analysis Of Operational Issues Related to Designed Systems

In the event the Client requests that Allied review and analyze any operational issues related to designed systems and work done in connection with the Project, Allied will do so, pursuant to the terms of the Offer and the other terms and conditions contained in this Schedule. In the event Allied determines that the operational issues are due to or related to the act or omission of any contractor, subcontractor or design professional providing work in connection with the Project other than Allied, Client agrees that it shall compensate Allied for its services in reviewing and analyzing the problems according to the hourly rates provided in this Schedule.

LEED Buildings

The LEED Green Building Rating System or similar environmental guidelines ("LEED") utilizes certain design, construction and usage criteria in order to promote environmentally friendly building. The Owner acknowledges and understands that LEED is subject to interpretation and achieving levels of compliance involves factors beyond the control of the Engineer, including, but not limited to, the Owner's use, operation and maintenance of the completed project. In addressing LEED, the Engineer shall perform its services in a manner consistent with that degree of skill and care ordinarily exercised by design professionals performing similar services in the same locality, and under the same or similar circumstances and conditions. The Engineer will use reasonable care consistent with the foregoing standard in interpreting LEED and designing in accordance with LEED. However, the Engineer does not warrant or represent that the Project will actually achieve LEED certification or realize any particular energy savings. The Engineer shall not be responsible for any environmental or energy issues arising out of the Owner's use and operation of the completed project.

Cost Estimates

Allied has no control over construction costs or contractor's prices. Any cost estimates that Allied may provide in its evaluations, reports or analyses are made on the basis of its engineering experience and Allied does not guarantee that actual costs or prices will not vary from its estimates.

Client Responsibilities

Allied will rely on information furnished by the client when performing its calculations and analyzing the results. Where the client furnishes any such information, the reliability and accuracy of its results will depend directly on the accuracy and reliability of the information furnished by the client. If the client becomes aware of any fault or defect in its work they shall immediately notify us.

Termination

The client may terminate this Agreement at any time, for any or no reason upon actual notice in writing addressed to Allied at its then current business address. In the case of termination of this Agreement by the client, the client shall be responsible to pay for all services performed prior to the date of termination together with all reimbursable expenses then due. Failure by the client to make prompt payments when due pursuant to this Agreement shall be sufficient basis for Allied to terminate this Agreement. Allied may terminate this Agreement in the event the client (1) fails to make prompt payments when due pursuant to this Agreement, or (2) otherwise fails to honor the terms of this Agreement or any other agreement concerning services to be provided by Allied to client. In the case of termination, the client shall be responsible to pay for all services performed prior to the date of termination together with all reimbursable expenses then due.

Use of Instruments of Service

Reports, plans, drawings, specifications and other documents, in any medium, prepared by or for Allied pursuant to this Schedule and the Agreement of which it forms a part, are Instruments of Service for use solely with respect to the Project as described in the Proposal Letter. Allied shall

be deemed the author and owner of the Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Upon execution of the Agreement, Allied grants to Client a nonexclusive license to reproduce Allied's Instruments of Service solely for purposes of constructing, using and maintaining the Project described in the Proposal Letter, provided that the Client shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. The Client shall not use the Instruments of Service for future additions or alterations to this Project or for other projects, unless the Client obtains the prior written agreement of Allied and Allied's consultants. Any termination of this Agreement by either party prior to completion of the Project shall terminate the license. Upon such termination, the Client shall refrain from using the Instruments of Service in any manner, making further reproductions of the Instruments of Service, and Client shall return to Allied within seven (7) days of termination all originals and reproductions in the Client's possession or control. Client agrees that in the event it fails to return the Instruments of Service, Allied shall, in addition to such other remedies as it may have at law or in equity, be entitled to an injunction to be issued by a court of competent jurisdiction restraining and prohibiting Client from using the Instruments of Service.

Attorney's Fees Upon Breach

In the event the Client fails to make prompt payments when due as provided under this Agreement or otherwise breaches any term or condition of this Agreement, Allied shall be entitled to all attorney's fees and costs and expenses incurred in connection with any action by it to collect the sums due or otherwise enforce the terms and conditions of this Agreement.

Liability For Claims

To the extent permitted by applicable law, Allied disclaims liability for incidental or consequential damages based on any legal claim arising out of the goods or services to be provided under this Agreement. To the extent permitted by applicable law, Allied's liability for any such legal claim shall be limited to one of the following: (i) the amount paid for the goods or services with respect to which the claim is made, or (ii) re-working or replacing the subject plans, designs or schematics, the choice of such remedy to be in the sole discretion of Allied.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts and the parties hereto hereby consent to the exclusive jurisdiction of the state and/or Federal courts located within the Commonwealth of Massachusetts.

Extent of Agreement

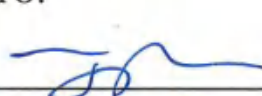
This Agreement represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

AGREED TO:

Name: _____

Title: _____

Date: _____

 Thomas J. Coucci
Agent for Associates
1/11/22

From: Paul Laurence <paul@alliedconsulting.net>
Sent: Tuesday, September 6, 2022 12:30 PM
To: Brittany Buick <bbuick@amsnewengland.com>; Tom Coucci <tcoucci@amsnewengland.com>
Cc: Michael Swanson <michael@storkarhu.com>; ellen_flynn@brown.edu
Subject: Chapel Hill Progress report

Tom, Brittany and all,

Attached are progress drawings showing the ventilation of equipment. The proposed routing is based on the following information and assumptions:

As you are aware based on the initial report from EDS Inc., that the bathroom exhaust fans, kitchen exhaust fan and clothes dryer exhaust are all run to three (3) common duct risers through the roof which is not code compliant. Additionally the material used for the dryer venting is not code compliant.

Furnace venting and combustion air:

First and Second floor units each have a high efficiency gas fired furnace with add-on DX cooling coils with a condensing unit up on the roof. This style furnace requires flue vent piping and combustion air piping connections to outdoors. Due to the conditions above the ceilings in the building, solid walls above the ceiling, we were unable to trace the flue and combustion air piping all the way to the terminations. We did not see any sidewall termination and there were only a couple of vent termination on the roof. for the number of furnaces installed. The piping may combine in some of the inaccessible ceiling areas, but combining flues from two or more units is not allowed by the manufacturer.

The Third floor units each have a standard efficiency gas fired furnace with add-on DX cooling coils with a condensing unit up on the roof. This style unit requires flue vent piping directly to the outdoors and the combustion air can be provided from the space or a connection to outdoors. These units have vents up through the roof, in some instances nearby units have a combined flue vent and roof termination which is acceptable. We are still calculating if there is enough air volume in the common attic for all the furnaces installed there.

If the flue vents and combustion air inlet pipes for the First floor units were to terminate up through the roof they would be required to run in a 2-hour fire rated chase. Due to the logistics and costs associated with finding a pipe route and the requirements for coring holes and constructing rated chases through the two units above we recommend sidewall venting and combustion air intakes for these systems.

Second floor units venting up through the roof would not require a fire rated chase but would still need to be routed through the unit above and framed out, sheetrocked and finished. Due to these requirements and their associated costs we recommend sidewall venting and combustion air intakes for these systems.

The vent and combustion air pipes for these units would be 2" or 3" depending on the equivalent total length of the flue vent and combustion air piping (sizing requirements noted on plans).

The indoor units have varying degrees of accessibility. Some units are easily accessible through an access panel in the bathroom or closet area of the unit. Lower level units are vertical units located in storage closets. Upper floor units are accessible through the attic (access issues noted above). There are a couple of units on the second floor that can only be accessed through a hallway access panel and crawling through the ceiling plenum over the flex ducts to get to filters and to service furnaces and cooling coils. Codes require that units be accessible for regular maintenance and replace when required.

Many unit Owner's were not aware how to access filters or that they need to be changed at least twice a year. Failure to properly replace filters and maintain equipment will reduce equipment capacities and may lead to early failure or condensate leaks that can cause damage to building elements. Many units have condensate overflow pans and auxiliary safety switches that should be tested annually and repaired or replaced as required.

Dryer venting:

Code requirements: Dryer venting shall comply with IMC 2015 Section 504 Clothes Dryer Exhaust. The maximum total equivalent length of the exhaust duct shall be 35 feet.

- Dryer duct fitting equivalent length:
 - 4"Ø radius mitered 45° elbow = 2.5 feet
 - 4"Ø radius mitered 90° elbow = 5 feet
- For units that exceed 35 feet equivalent length a dryer booster fan must be provided. Fantech DBF series or equal and must be UL 705 listed.
- Vertical risers require cleanouts.
- All dryer ducts other than the connection from the dryer must be rigid metal ducts.

Dryer vents can be combined to a common vertical riser, for vertically stacked apartments, if the vertical riser is straight with no offsets. Combined vents require a dryer rated exhaust fan on the roof with airflow switches at each dryer connection to enable the fan when any dryer is operating. The exhaust riser must be enclosed in a rated shaft.

Since not all units have the same floor plan in a stack and some dryer locations vary, finding straight shaft pathways for common dryer vent risers would not be straightforward. The cost of coring holes and constructing fire rated shafts is a more expensive option than individually sidewall venting each dryer. Third floor units could vent up through the roof.

Bathroom and Kitchen exhaust:

It is acceptable for kitchen and bathroom exhaust to terminate in a common enclosure as long as none of the kitchen hoods are commercial style hoods of grease laden exhaust. The bathroom and kitchen exhaust both require

backdraft dampers prior to common connection to prevent the backflow of odors from one space to another. All of the apartment's exhausts are connected to one (1) of three (3) common exhaust risers that rise through the building and through the roof. Prior to the roof penetration there is an inline exhaust fan. The exhaust fans we were able to access were not operational at the time of our visit. We were not able to access nameplate information so it is unknown what the capacity of the fan is or how it was sized. Since each bathroom and kitchen fan is manually controlled this fan should be variable speed with a controller that can vary the speed based on demand.

The majority of the ductwork in the building is flexible duct that runs for greater lengths than its design intent, many exhaust runs are 40 feet or greater. In many areas the flex duct is not properly supported or crimped which restricts airflow. We limit the use of flex duct on our projects to 5 feet at the diffuser and exhaust fan connections.

These bathroom and kitchen exhausts can be separately vented at the Owner's discretion.

Please note that the rear attic area equipment is not easily accessible due to a lack of walk paths to the equipment. There is original steel mesh and plaster on the bottom of the steel roof trusses and in a number of areas there are holes where this has failed or possibly someone has stepped and it broke though. One of our team crossed part of the attic walking on the bottom rails of the roof trusses, but a full survey and ongoing service of the equipment in the rear attic would require installation of plywood (or similar) walk paths to be installed. Installation requirements of these walk paths should be confirmed with a structural engineer.

Please review the information here and on the plans and we can coordinate a time to review any comments or questions you may have.

Thanks,

Paul Laurence
Project Engineer
401.244.6109 Direct



Allied Consulting Engineering Services, Inc.
235 Littleton Road, Suite 5
Westford, MA 01886
978.443.7888 Office ext.109
774.272.1294 Mobile
www.alliedconsulting.net

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Attachments: Mechanical Drawings



1590 FALL RIVER AVE | SEEKONK MA 02771
 www.lawrenceairsystems.com

Quotation/Proposal

Phone: (401) 438-8525
 Fax: (508) 336-3856
 E-mail: info@lawrenceairsystems.com

Chapel Hill East Condominium Association
 7 Mt. Hope Avenue
 Providence, RI 02908

Terms:
 1/3 deposit upon signing
 Balance progress billed

DESCRIPTION

6/5/2023

Estimate for the corrections to the mechanical systems throughout the entire building. Primary issues are kitchen hood, dryer and bathroom venting combined throughout the building. Units 304-307 have insufficient insulation and excessive flex ducting. The existing bathroom ducting will remain combined in common duct shafts through the roof. Existing turbines will be checked for operation and replaced if not working properly.

Installation includes:

First floor:

- **Unit 101** New poly exhaust and PVC intake piping to sidewall. New metal 4" dryer ducting to sidewall, both near studies. Kitchen exhaust hood vented out exterior side of the building. Piping to be routed through entry ceiling over laundry, bathroom, and study. Ceilings will need to be opened in these areas and replaced when completed.
- **Unit 102** New poly exhaust and PVC intake piping to sidewall. New metal 4" dryer ducting to sidewall, both near studies. Kitchen exhaust hood vented out exterior side of the building. Piping to be routed through entry ceiling over laundry, bathroom, and study. Ceilings will need to be opened in these areas and replaced when completed.
- **Unit 103** New poly exhaust and PVC intake piping to sidewall. Kitchen exhaust hood vented out exterior wall near kitchen along with the furnace piping. New metal 4" dryer venting out to sidewall, possibly with dryer or out above study, will know once kitchen ceiling is opened. Ceiling will need to be replaced when completed.
- **First floor common furnace** to be vented with poly exhaust and PVC intake to sidewall through unit 103's kitchen ceiling.
- **Unit 104** New poly exhaust and PVC intake piping to sidewall. New metal 4" dryer ducting to side wall, both near studies. Kitchen exhaust hood vented out exterior side of the building. Piping to be routed through entry ceiling over laundry, bathroom, and study. Ceilings will need to be opened in these areas and replaced when completed.

Second floor

- **Unit 201** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom. Kitchen hood exhaust vented out exterior wall near kitchen. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Second floor common furnace** to be vented with poly exhaust and PVC intake to sidewall through the open area over unit 201 or 202.
- **Unit 202** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom or near kitchen exhaust. Kitchen hood exhaust vented out exterior wall near kitchen. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 203** New poly exhaust and PVC intake piping to sidewall. New metal 4" dryer ducting to sidewall. Kitchen hood exhaust vented out exterior wall. All venting out the front of building above the kitchen and dining area. There should be enough space to make these corrections without opening ceilings, not known until work begins.

- **Unit 204** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom. Kitchen has a microwave vent. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 205** New poly exhaust and PVC intake piping to sidewall above living room. New metal 4" dryer ducting to sidewall above bedroom. Kitchen hood exhaust vented out exterior wall above the living room. This unit needs plywood flooring to service the furnace, we will install. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 206** New poly exhaust and PVC intake piping to sidewall above living room. New metal 4" dryer ducting to sidewall above bedroom. Kitchen hood exhaust vented out exterior wall above the living room. This unit needs plywood flooring to service the furnace, we will install. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 207** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom. Kitchen has a microwave vent. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 208** New poly exhaust and PVC intake piping to sidewall. New metal 4" dryer ducting to sidewall. Kitchen hood exhaust vented out exterior wall. All venting out the front of building above the kitchen and dining area. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 209** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom or near kitchen exhaust. Kitchen hood exhaust vented out exterior wall near kitchen. There should be enough space to make these corrections without opening ceilings, not known until work begins.
- **Unit 210** New poly exhaust and PVC intake piping to sidewall above bedroom. New metal 4" dryer ducting to sidewall above bedroom. Kitchen hood exhaust vented out exterior wall near kitchen. There should be enough space to make these corrections without opening ceilings, not known until work begins.

Third floor

- **Unit 301** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Unit 302** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Unit 303** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Unit 304** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented. Remove excessive flex duct and properly duct and insulate the entire system.
- **Unit 305** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented. Remove excessive flex duct and properly duct and insulate the entire system.
- **Unit 306** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented. Remove excessive flex duct and properly duct and insulate the entire system.
- **Unit 307** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented. Remove excessive flex duct and properly duct and insulate the entire system.
- **Unit 308** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Unit 309** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Unit 310** Verify flue venting is installed properly. New 4" metal dryer vent to be installed through roof opening. Kitchen exhaust to be side wall vented or roof vented.
- **Common area furnace** Verify flue venting is installed properly
- Masonry core drilling
- Exterior staging for drilling and installation
- Labor
- Tax
- Labor

Total \$306,158.55

Installation does not include:

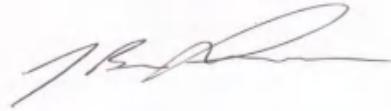
- Line voltage wiring components if existing materials are unsuitable for re-use or not to code
- Relocation of plumbing or sprinkler piping due to inaccessibility of equipment
- Permanent service ladder and access to roof through third floor electrical room
- Unforeseen or uncovered issues discovered during work, there will be full disclosure prior to repair or additional work for approval
- Opening of walls and ceilings, replacement when completed
- Carpentry or painting
- Engineered stamped plans, currently working with Allied Consulting Engineering

Date of Acceptance _____ **By** _____

***SEE ATTACHMENT FOR ADDITIONAL TERMS AND CONDITIONS.**

Accepted; the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature



**J. Brian Lawrence, President
LAWRENCE AIR SYSTEMS, INC.**



ABOVE PRICES GOOD FOR 30 DAYS

**LAWRENCE AIR SYSTEMS, INC.
1590 Fall River Avenue
Seekonk, MA 02771**

Telephone: (401) 438-8525

Fax: (508) 336-3856

AUTHORIZATION AND GUIDELINES FOR REPAIRS AND/OR NEW INSTALLATION WORK

I hereby authorize Lawrence Air Systems, Inc. (hereinafter Lawrence) to do and perform the installation of new HVAC systems or all necessary repair work to be done with the materials required to return my HVAC system to its prior function and appearance and/or I hereby authorize Lawrence to install a new HVAC system or similar item as set forth in the estimate received. An express mechanics lien is hereby acknowledged to secure the amount of repairs and/or new work and I agree to pay all reasonable costs and expenses incurred in connection with any action to collect for such repairs and/or new work, including but not limited to attorney's fees and court costs. Additionally, interest in the amount of eighteen (18%) per annum shall accrue on any balances not paid within thirty (30) days of completion of repairs and/or new work. Upon notifications of completion of repairs and/or new work, I agree to pay the outstanding balance due to Lawrence.

If this is an applicable insurance claim, I agree to be solely responsible for reporting of all claim information. Lawrence agrees to cooperate in all aspects with my insurance company where necessary. The new work or repairs are to commence as soon as practical with regard to parts and material availability, insurance inspections and shop scheduling. This authorization extends to all supplemental repair needs.

I further authorize Lawrence, in its best and honest judgment, to either repair or replace materials, working parts or the like in my existing system. I defer to such decision as they shall make even if the repair or replacement differs from the insurance estimated repair. Any item repair denied by the insurer will not be performed. I agree that Lawrence will not accept liability for underpaid, unitemized insurer allowances. I may direct specifics before commencement of repairs or new system installation. Lawrence reserves the right to discontinue repairs or omit underpaid procedures at any time.

I acknowledge that I shall be solely responsible for deductible(s), depreciation, or prior unrelated damage deducted from any payment by the insurer. I acknowledge that I am required to secure payment to Lawrence and are solely responsible for payment of all repairs. I agree to fully and unconditionally hold harmless and indemnify Lawrence for any and all actions brought by any entity who may take action against them regarding the new installation or repair, including, but not limited to insurer specified denied, or omitted repairs. Such indemnifications shall include any and all attorneys' fees and costs incurred in the defense of such actions.

I have been given an estimate for the most of the proposed repairs and/or for the new installation in the amount of \$_____. I hereby authorize this work to commence as soon as practical by Lawrence and further agree to the terms and conditions set forth in this authorization. If, due to unforeseen circumstances, the cost of the repair and/or new work exceeds the estimate, then work will cease or will not commence until a new authorization is executed.

The customer's signature below is an acknowledgement that the customer understands that this authorization shall become part of the contract and that the undersigned has read the same, accepts it, and understands the authorization.

Customer Signature _____ Date: _____

PROPOSAL

Malone Plumbing & Heating, Inc.

75 Russe Street - Unit #3
Cranston, RI 02910

Tel: (401) 943-9790 Fax: (401) 943-5840

www.maloneri.com

E-mail: maloneplumbing@cox.net

"A Plumber You
CAN Depend On"

Estimate No.
4006

<u>Date</u>
12/1/2022

___ Residential ___ Commercial

Acropolis Mgmt Services, LLC
One Turks Head PI
Providence, RI 02903

Customer Phone 453-4100

Cell Phone _____

Fax No. _____

Address of Job:

Description of Work	Qty		Total
Chapel Hill Condos 7 Mount Hope Ave Providence To disconnect the roof drains from the old cast iron drain in the attic. To run new PVC drainage for the 5" roof drains. To run a 6" PVC drain outside the building from the attic to the 6" PVC in the ground for rain water. To dig to adapt to 6" PVC in the ground. NOTE* Backfill to rough grade. Finish landscaping to be done by condo. Price includes parts and labor.		19,895.00	19,895.00

Total	\$19,895.00
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This to confirm that the customer has accepted this proposal.

Payment Upon Completion

Date ___/___/___ _____
Customer Signature

Method of Payment _____

Proposal good for 30 days

Thank You For Your Business