

NOBLIN & ASSOCIATES L. L. C.

CONSULTING ENGINEERS
1 WASHINGTON ST., SUITE 3050
DOVER, NH 03820
PHONE (603) 740-9400
FAX (603) 740-9339

FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 10/24/14
Project: #13294
Report: #7

Contractor: Tom Mathena Contracting
Work Force: 2

Foreman/PM: Johnny Yepes
Equipment Used: swing staging, boom lift,
power hand tools
Weather: Cloudy, 60°(F)

Time: 10:00 am
Attendees: Peter Czepiel, Johnny Yepes

Work Completed:

- Cutting, pointing & washing of masonry joints on the 1st through 8th drops.
- Cutting, pointing & washing of masonry joints at the lower front elevation (entrance area).
- Waterproofing application on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st through 8th drops.
- Installation of the new trench drain at the garage entrance.

Work In Progress:

- Cutting and pointing of masonry joints on the 9th drop.

Observations:

- 1) Pointing of masonry joints was underway on the 9th staging drop at the time of our inspection. The upper area of the lower front entrance is complete. Johnny Yepes anticipates that the 9th drop will be complete by the middle of next week. He also anticipates that the lower areas back from the lower entrance wall will be complete in 3 weeks (Photograph 1).

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 2) Installation of the trench drain at the garage door is complete (Photograph 2). The drain was tested during heavy rain during the past week and worked properly.

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 3) Work on the lower wall over the garage entrance is scheduled to begin next week. It will be necessary to restrict parking in 3 spaces adjacent to the driveway to allow access to the wall using the lift (Photograph 3).

Person(s) Notified: Peter Czepiel, Johnny Yepes

Canal Place Condominium
Lowell, Massachusetts

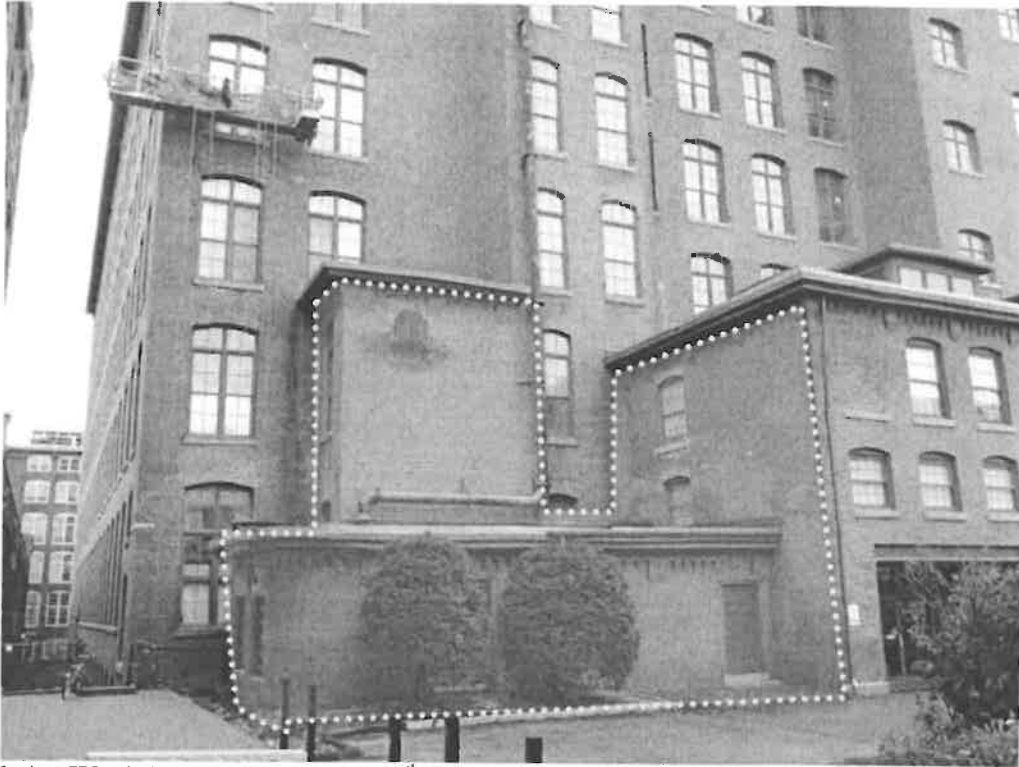
Date: 10/24/14
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- 4) We inspected the windows and walls in the northeast stairway for evidence of significant water infiltration. The only water observed was noted at the sill of the windows on the 3rd and 6th floors on the north side of the corner (Photograph 4), which have not yet been subject to perimeter sealing or repair of the masonry around them. This area will be addressed in the final phase of the current work.

Person(s) Notified: Peter Czepiel, Johnny Yepes

Submitted by: Peter Czepiel – Project Engineer

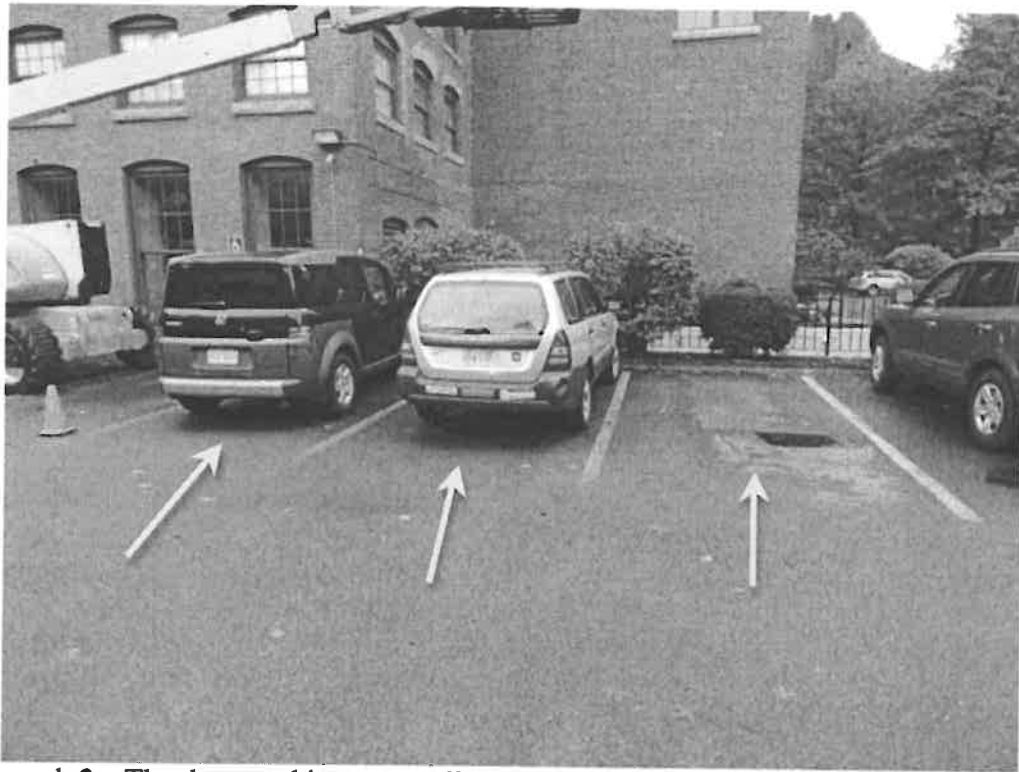
Distribution: Cathy Deloge – Royal Management
Tom Mathena – Tom Mathena Contracting



Photograph 1 – Work is underway on the 9th drop. The highlighted lower walls will be addressed next.



Photograph 2 – The completed trench drain.



Photograph 3 – The three parking areas adjacent to the driveway are needed for lift operation.



Photograph 4 – Water infiltrated the stairway window sill at the sixth floor on the north elevation.

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FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 9/30/14
Project: #13294
Report: #6

Contractor: Tom Mathena Contracting
Work Force: 5

Foreman/PM: Johnny Yepes
Equipment Used: swing & pipe staging,
power hand tools

Time: 12:00 pm
Attendees: Peter Czepiel, Johnny Yepes

Weather: Cloudy, 58°(F)

Work Completed:

- Cutting and pointing of masonry joints on the 1st through 6th drops.
- Washing of masonry on the 1st through 6th drops.
- Waterproofing application on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st through 6th drops.

Work In Progress:

- Cutting and pointing of masonry joints on the 7th drop.
- Cutting and pointing of masonry joints at the lower front elevation (entrance area).
- Excavation of the trench drain at the garage entrance.

Observations:

- 1) Pointing of masonry joints was underway on the 7th staging drop and the lower front entrance area at the time of our inspection (Photographs 1 & 2). The upper area of the lower front entrance will be completed using a boom lift to be brought onsite next week. Johnny Yepes anticipates that the 7th drop will be complete by the beginning of next week.

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 2) Installation of the trench drain at the garage door was underway at the time of our inspection. Excavation of the existing drain is nearly complete (Photograph 3). The drain is anticipated to be complete by the end of the week. However, forecasted rain for Wednesday may delay completion.

Person(s) Notified: Peter Czepiel, Johnny Yepes

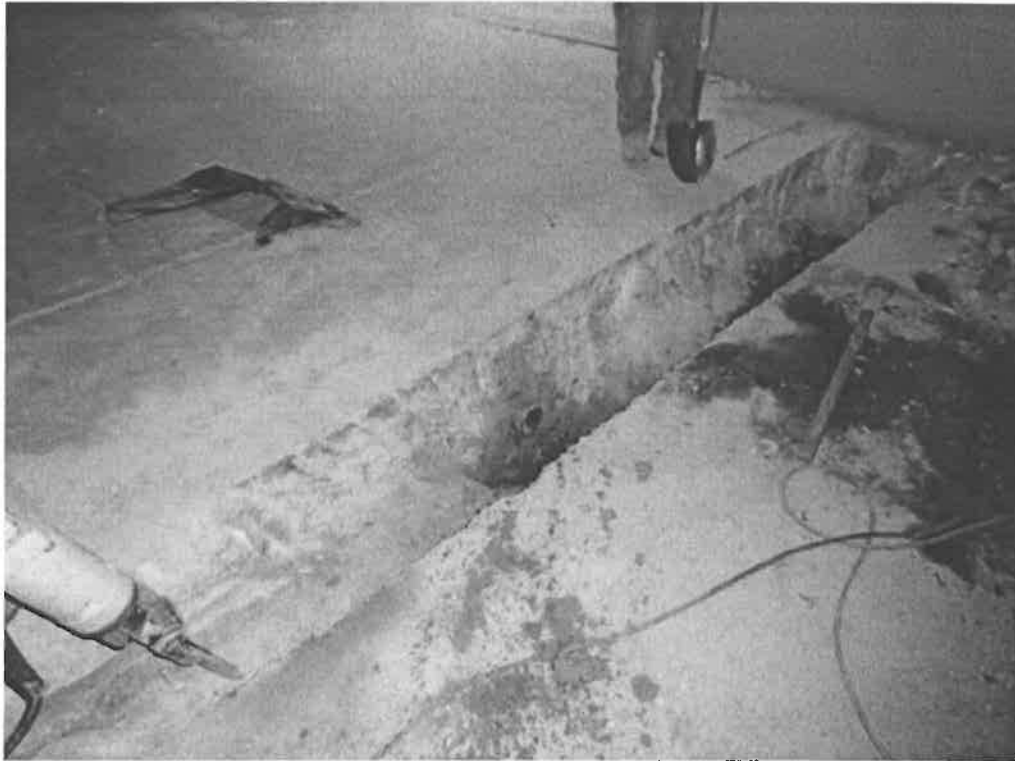
Submitted by: Peter Czepiel – Project Engineer
Distribution: Cathy Deloge – Royal Management
Tom Mathena – Tom Mathena Contracting



Photograph 1 – Work is underway on the 7th drop in the highlighted area.



Photograph 2 – Work is underway on the lower elevation area around the entrance.



Photograph 3 – The excavated trench drain.

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FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 9/19/14
Project: #13294
Report: #5

Contractor: Tom Mathena Contracting
Work Force: 2
Time: 11:00 am
Attendees: Peter Czepiel, Johnny Yepes

Foreman/PM: Johnny Yepes
Equipment Used: swing staging, power hand tools
Weather: clear, 58°(F)

Work Completed:

- Cutting and pointing of masonry joints on the 1st through 5th drops.
- Washing of masonry on the 1st through 5th drops.
- Waterproofing application on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st through 5th drops.

Work In Progress:

- Cutting and pointing of masonry joints on the 6th drop.
- Application of new sealant in window perimeter joints on the 6th drop.

Observations:

- 1) Pointing of masonry joints and installation of window perimeter sealant was underway on the 6th staging drop at the time of our inspection (Photograph 1). Johnny Yepes anticipates that the drop will be complete by the beginning of next week.

Person(s) Notified: Peter Czepiel, Johnny Yepes

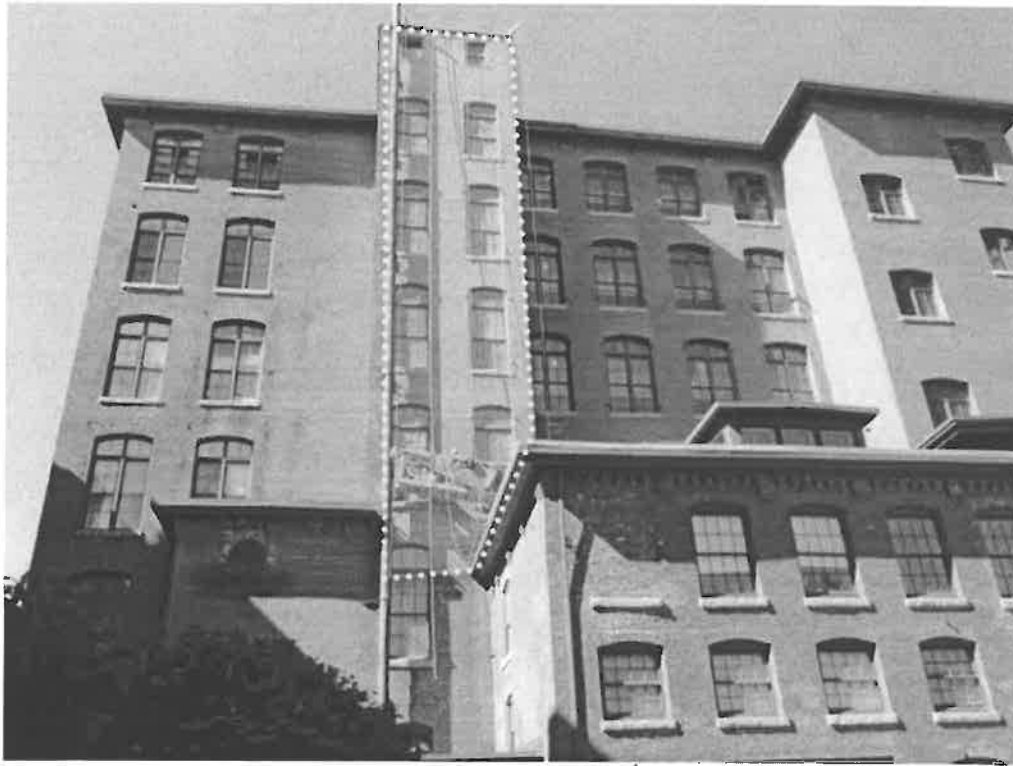
- 2) Installation of the trench drain at the garage door is scheduled to begin on Monday 9/29. It is expected to require 5 days to complete, provided no heavy rain occurs. It will be necessary to prohibit cars from entering and exiting the garage between 7:30 am and 5 pm while work is underway. The work area will be covered to provide access for cars outside of work hours.

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 3) Sidewalk protection will be setup outside the main entrance on Monday 9/22 before the beginning of work on the front lower wall.

Person(s) Notified: Peter Czepiel, Johnny Yepes

Submitted by: Peter Czepiel – Project Engineer
Distribution: Cathy Deloge – Royal Management
Tom Mathena – Tom Mathena Contracting



Photograph 1 – Work is nearly complete on the 6th drop in the highlighted area.

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PHONE (603) 740-9400, FAX (603) 740-9339

FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 9/5/14
Project: #13294
Report: #4

Contractor: Tom Mathena Contracting

Work Force: 2

Time: 11:00 am

Attendees: Peter Czepiel, Johnny Yepes

Foreman/PM: Johnny Yepes

Equipment Used: swing staging, power hand tools

Weather: clear, 82°(F)

Work Completed:

- Cutting and pointing of masonry joints on the 1st through 4th drops.
- Washing of masonry on the 1st through 4th drops.
- Waterproofing application on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st through 4th drops.

Work In Progress:

- Cutting of masonry joints on the 5th drop.

Observations:

- 1) Cutting of masonry joints was underway on the 5th staging drop at the time of our inspection (Photograph 1). Johnny Yepes anticipates that the drop will be complete by the end of next week. We have urged the Contractor to bring an additional staging rig and personnel to the site to speed up the work.

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 2) Johnny Yepes reported that the fascia and soffit at the top of the wall appear to be solid, although the paint finish is very deteriorated (Photograph 2). We would recommend that this area be painted while the contractor is mobilized on the wall. Tom Mathena will submit a price to paint the upper fascia and soffit.

Person(s) Notified: Peter Czepiel, Johnny Yepes

- 3) We discussed installation of the new trench drain. We also discussed the installation with Tom Mathena who will contact Cathy Deloge to coordinate the installation schedule.

Person(s) Notified: Peter Czepiel, Johnny Yepes

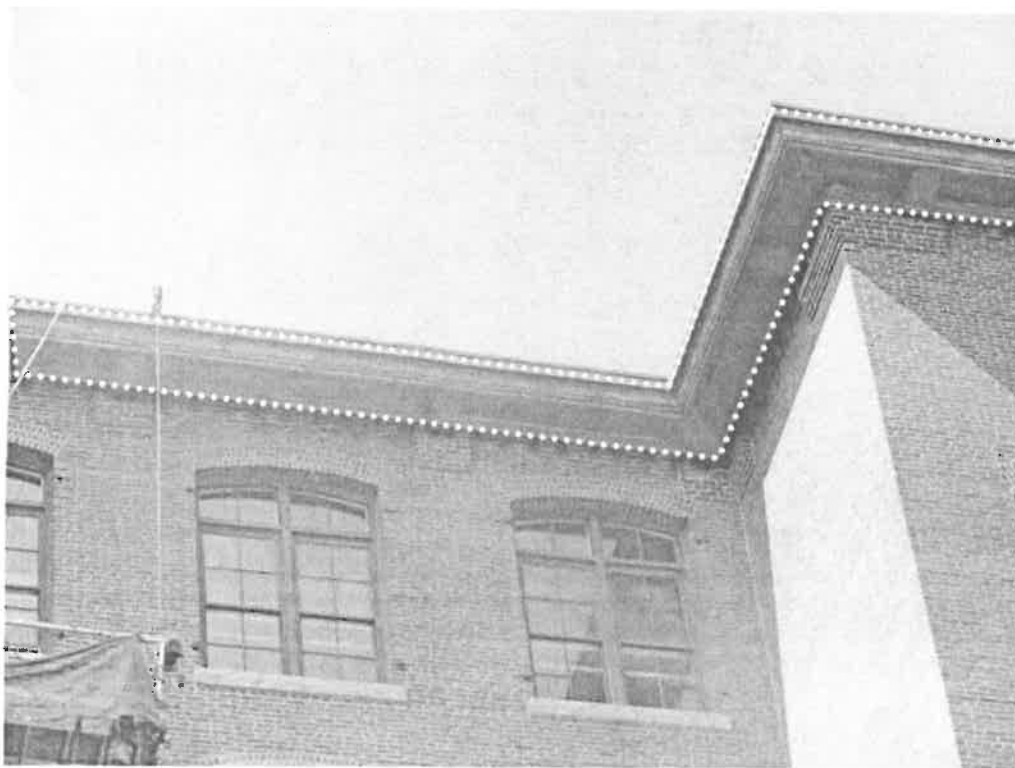
Submitted by: Peter Czepiel – Project Engineer

Distribution: Cathy Deloge – Royal Management

Tom Mathena – Tom Mathena Contracting



Photograph 1 – Work is underway on the 5th drop in the highlighted area.



Photograph 2 – An area of the soffit and fascia recommended for painting is highlighted.

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FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 8/15/14
Project: #13294
Report: #3

Contractor: Tom Mathena Contracting

Foreman/PM: Johnny Yepes

Work Force: 2

Equipment Used: swing staging, power hand tools

Time: 11:00 am

Weather: clear, 78°(F)

Attendees: Peter Czepiel, Cathy Deloge, Johnny Yepes

Work Completed:

- Cutting and pointing of masonry joints on the 1st & 2nd drops.
- Washing of masonry on the 1st & 2nd drops.
- Waterproofing application on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st drop.

Work In Progress:

- Cutting of masonry joints on the 3rd drop.

Observations:

- 1) Cutting of masonry joints was underway on the 3rd staging drop at the time of our inspection (Photograph 1). Johnny Yepes anticipates that the 3rd drop will be complete within 1½ weeks. We have urged the Contractor to bring an additional staging rig and personnel to the site to speed up the work.

Person(s) Notified: Peter Czepiel, Cathy Deloge, Johnny Yepes

- 2) We noted two large holes at the top of a lower wall at the south end of the front elevation (Photograph 2). It will be necessary to fill these holes with new bricks. Installation of the new bricks will be charged at the unit price submitted in the contract.

Person(s) Notified: Peter Czepiel, Cathy Deloge, Johnny Yepes

- 3) Cathy Deloge has authorized the installation of the new trench drain at the garage entrance. It will be necessary to carefully communicate the work schedule with Management to minimize disruption to the Residents parking in the garage.

Person(s) Notified: Peter Czepiel, Cathy Deloge, Johnny Yepes

Submitted by: Peter Czepiel – Project Engineer

Distribution: Cathy Deloge – Royal Management

Tom Mathena – Tom Mathena Contracting



Photograph 1 – Work is underway on the 3rd drop in the highlighted area.



Photograph 2 – The holes to be filled at the south side of the front elevation.

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FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 7/22/14
Project: #13294
Report: #2

Contractor: Tom Mathena Contracting

Foreman/PM: Johnny Yepes

Work Force: 2

Equipment Used: swing staging, power hand tools

Time: 12:00 Pm

Weather: clear, 82°(F)

Attendees: Peter Czepiel, Cathy Deloge, Johnny Yepes

Work Completed:

- Erection of swing staging on the 1st drop.
- Cutting and pointing of masonry joints on the 1st drop.
- Application of new sealant in window perimeter joints on the 1st drop.

Work In Progress:

- Washing of masonry on the 1st drop.

Observations:

- 1) New mortar has been installed on the 1st staging drop and the final washing was being completed at the time of our inspection (Photograph 1). Liquid waterproofing will be applied in the specified area of the building corner after drying of the masonry. The swing staging is scheduled to be moved to the next adjacent area on the main wall by the end of the week. We have requested that the Contractor bring an additional staging rig and personnel to the site to speed up the work.

Person(s) Notified: Peter Czepiel, Cathy Deloge, Johnny Yepes

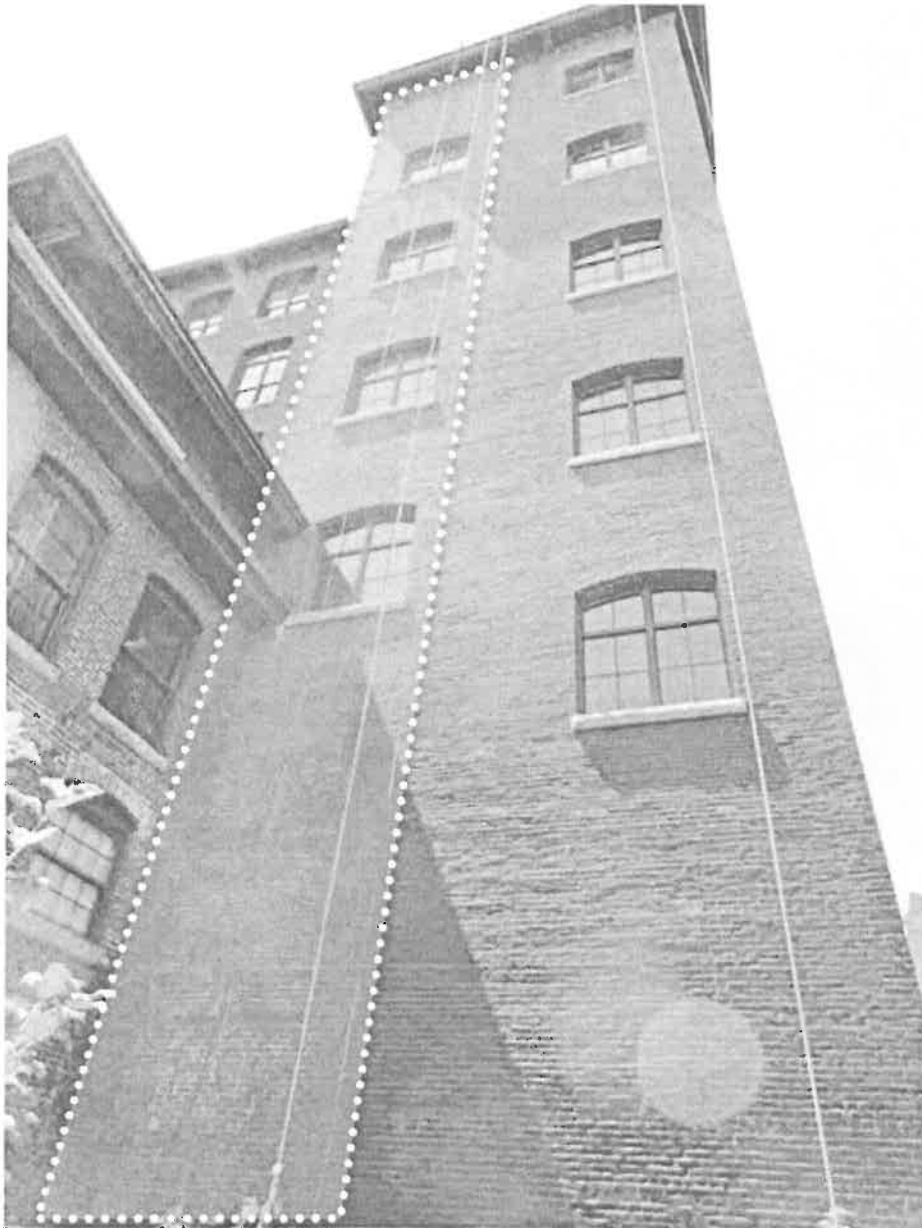
- 2) Tom Mathena Contracting has submitted a price of \$7,600 to replace the trench drain in front of the garage door. A copy of their proposal has been attached to this document.

Person(s) Notified: Peter Czepiel, Cathy Deloge, Johnny Yepes

Submitted by: Peter Czepiel – Project Engineer

Distribution: Cathy Deloge – Royal Management

Tom Mathena – Tom Mathena Contracting



Photograph 1 – Staging will be moved to address the adjacent area on the main wall in the dotted rectangle.

August 6, 2014

Toni Molinaro Contracting, Inc.
140 South St., 2nd
Worcester, MA 02081
Phone: 508-663-8384
Fax: 508-668-8588

TC Peter Caplan
Cathy DeLong
Grand Place Condominiums
c/o Royal Management
P.O. Box 850
Methuen, MA 01844

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Thank you for your business!

NOBLIN & ASSOCIATES L. L. C.

CONSULTING ENGINEERS

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DOVER, NH 03820

PHONE (603) 740-9400, FAX (603) 740-9339

FIELD REPORT

Project: Masonry Restoration & Related Work
Canal Place Condominium
Lowell, Massachusetts

Date: 6/18/14
Project: #13294
Report: #1

Contractor: Tom Mathena Contracting

Work Force: 2

Time: 10:00 am

Attendees: Peter Czepiel

Foreman/PM: Johnny Yepes

Equipment Used: swing staging, power hand tools

Weather: clear, 76°(F)

Work Completed:

- Erection of swing staging on the 1st drop.

Work In Progress:

- Cutting of brick mortar joints on the on the 1st staging drop.

Observations:

- 1) Swing staging and driveway protection has been erected on the 1st staging drop on the east building elevation at the north corner (Photographs 1 & 2). Cutting of the masonry mortar joints on this drop will be completed today (Photograph 3). Placement of new mortar will begin tomorrow.

Person(s) Notified: Peter Czepiel, Johnny Yepes

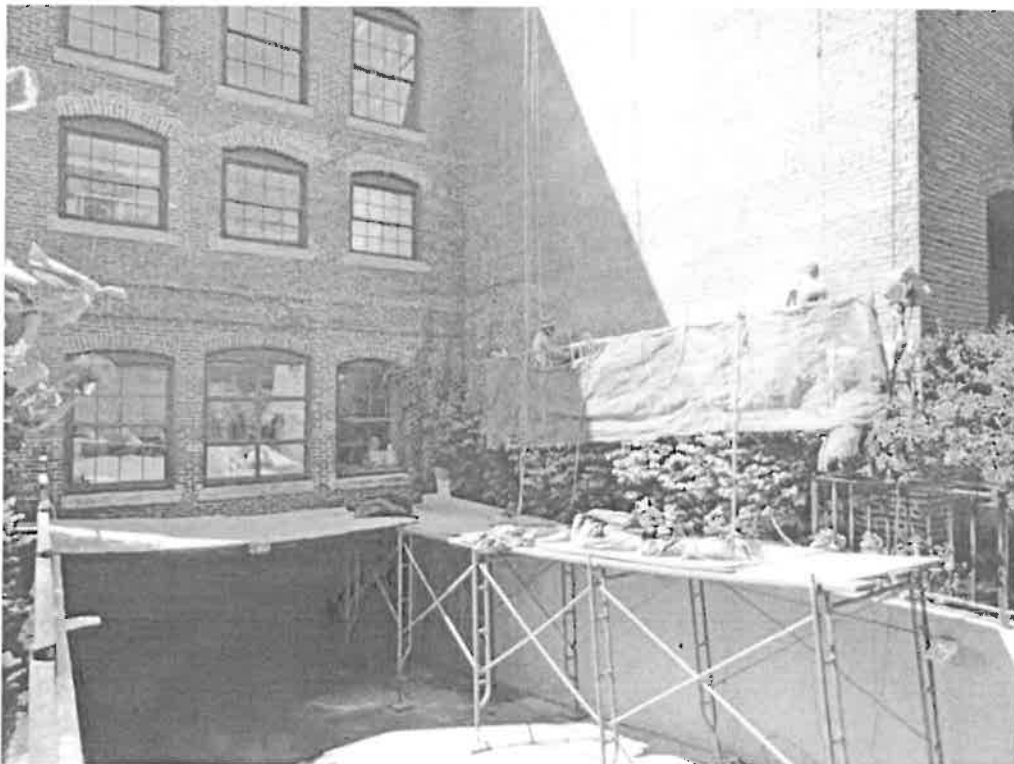
Submitted by: Peter Czepiel – Project Engineer

Distribution: Cathy Deloge – Royal Management

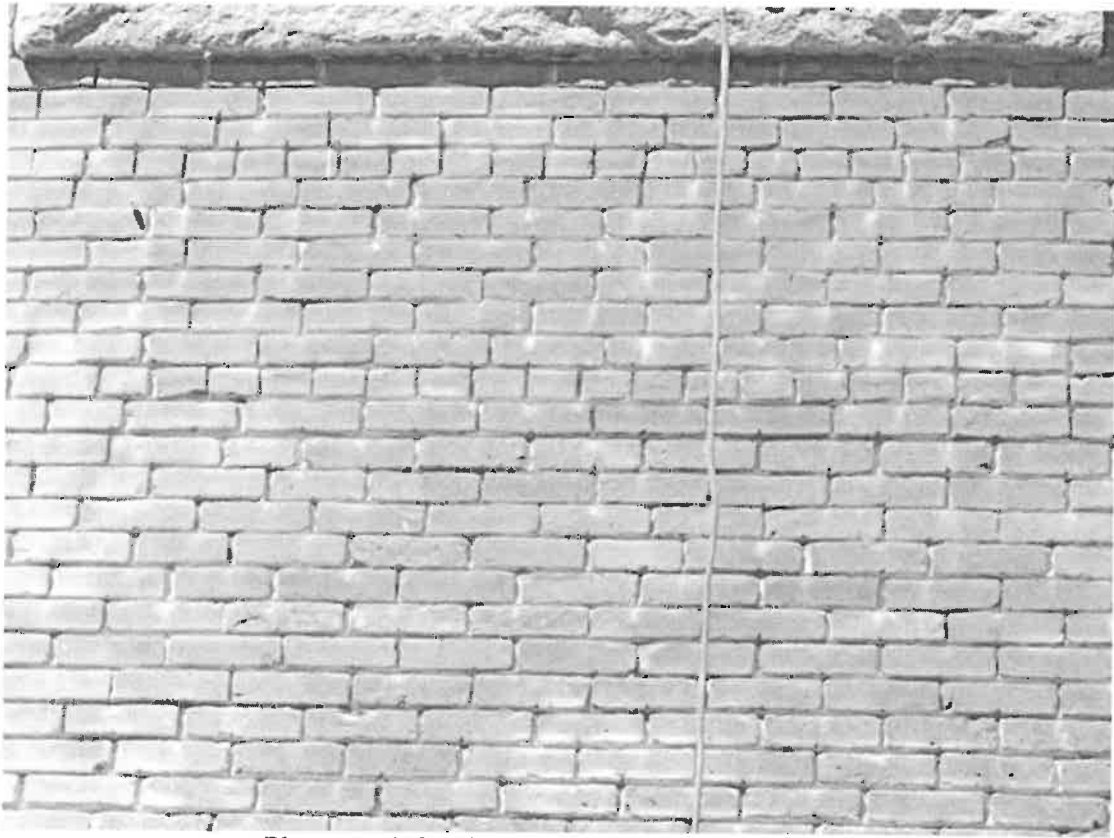
Tom Mathena – Tom Mathena Contracting



Photograph 1 – The masonry in the 1st staging drop is located within the dotted rectangle.



Photograph 2 – Driveway protection has been erected below the staging and across the garage entrance.



Photograph 3 – A close-up of cut mortar joints.

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DOVER, NEW HAMPSHIRE 03820
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FAX (603) 740-9339

June 2, 2014
Project #13294

Canal Place Condominium Association
c/o Ms. Catherine Deloge
Royal Management
P. O. Box 850
Methuen, MA 01844

RE: Masonry Restoration and Related Work
Canal Place Condominium
Lowell, Massachusetts

Dear Ms. Deloge,

On May 8, 2014, a Pre-Construction Meeting was held for the above referenced project. The following people were in attendance:

Cathy Deloge	Royal Management
John Yepes	Tom Mathena Contracting
Peter Czepiel	Noblin & Associates

The following items were reviewed:

- The Contracts have been signed and delivered to the Owner, Contractor, and Noblin.
- An insurance certificate naming the Association and Noblin & Associates as additional insureds is in process.
- Submittals and requisitions will be sent to Noblin for review.
- The Contractor is in the process of applying for the required building permits.
- Mobilization is expected to begin on Thursday June 5, 2014. The first staging drop will be located from the outside corner along the wall above the garage driveway. Pipe staging will be erected along the edge of the driveway against the foundation to provide protection against falling debris. It is anticipated that the work on the first drop will be complete within 3 weeks. It is anticipated that the next repair area will be the lower wall over the garage entrance, which will be performed using a boom lift. A platform will be erected across the entrance to protect cars from falling debris.
- The full scope of work is anticipated to be complete within 10 to 12 weeks, weather permitting.

- Cathy Deloge requested a proposal from Tom Mathena Contracting for repair of the outside retaining wall along the garage driveway (Photograph 1) and the installation of a new trench drain in front of the garage door (Photograph 2). The wall repair work will include excavation of the outside of the wall, the application of waterproofing materials on the outside surface and repair of the concrete surfaces.



Photograph 1 – A section of the outside retaining wall along the garage driveway.



Photograph 2 – The existing trench drain in front of the garage door.

- Debris will be removed from the site by truck during the work. No dumpster will be permanently located onsite. Room for a tool storage box and materials will be available in the garage.
- Work hours will be 8:00 am to 5:00 pm. There shall be no weekend work without approval by the Owner/Management.
- Power and water will be available to the Contractor from the building. The Association's electrician will be contacted to determine the best available location for a connection to the building's power for the 208 volts necessary to operate the swing staging motors.
- The Contractor's crew will wear appropriate clothing, including shirts, at all times.
- The Contractor's crew will not use inappropriate language, or excessively loud radios, when on the site.
- Noblin will typically make weekly site visits of approximately one hour in duration to get a representative sampling of the work. Additional site visits will be made when necessary to cover critical phases of the work.

If you are in need of additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Czepiel".

Peter Czepiel
Senior Project Manager

cc: Tom Mathena Contracting