Since 1976, Gorman Richardson Lewis Architects (GRLA) has provided workable, intelligent design solutions to a diverse client base including corporations, municipalities, colleges and universities, cultural institutions, and property developers and managers. Our services include architecture, planning, interior design, and building envelope consulting.

The building envelope is a collective term for roof, wall, window, curtain-wall and foundation systems. We focus on water penetration resistance, water vapor mitigation, and improving thermal performance. Our Building Envelope Sciences (BES) group was founded in 2003 and specializes in:

- Diagnosis of building envelope failures and remedial solutions for existing buildings
- Design and technical support and testing for new construction
- Capital Needs Assessments and Long Term Replacement Costs
- Building Envelope Commissioning
OUR SERVICES

Existing Construction

- Analysis and reporting on failures of building components
- Infrared Thermography
- Water penetration testing and reporting
- Remedial solutions design and documentation
- Remedial bidding and construction administration
- Due-diligence, facilities, and capital needs assessments
- Inspection and maintenance programs
- Historic restoration and renovation
- Coordination with MEP and structural consultants on investigations and remediation plans

New Construction

- Drawing and specification review and detailing
- Systems design and development
- Construction observation and testing
- Building Commissioning
• 1 McKinley Square Boston
• American Properties Team
• Beaver Country Day School
• Bose
• Boston Housing Authority
• Bristol Myers Squibb
• City of Marlborough
• City of New Bedford
• Columbia Construction Company
• Congregation of the Sisters of St. Joseph of Boston
• Corcoran Management
• Crowninshield Management Corp.
• Dellbrook Construction
• Eastport Real Estate Services
• EMC Corporation
• Erland Construction
• Fessenden School
• Garrison Square Management, Inc.
• Harvard University
• Hologic
• Jackson School - Newton, MA
• Kingsley Montessori School
• MA Dept. of Housing & Community Development
• Millennium Partners
• Newton Country Day School
• NorthPoint Property Management
• Phillips Andover Academy
• Premier Property Solutions
• Private Condominium Associations
• Rhode Island State Police Headquarters
• Schernecker Property Services
• Scituate Housing Authority
• St. Joseph Academy - Brighton, MA
• St. Mark’s School - Southborough, MA
• Sterling Services
• Sunovion
• Thayer & Associates
• The Dartmouth Group
• The Niles Company
• Town of Ashland
• Town of Canton
• Town of Douglas
• Town of Hopkinton
• Town of Shrewsbury
• WCVB-TV Channel 5
• Westford Housing Authority
• Worcester Business Development Corp.
• Worcester Polytechnic Institute
LEADERSHIP

Matthew Copeland, PE
Director, Building Envelope Sciences
As the Director of GRLA’s Building Envelope Sciences (BES) division, Matt is responsible for managing all aspects of the firm’s building envelope projects. Matt has over 12 years of experience spanning commercial, residential, academic, and institutional structures, both historic and contemporary. His expertise includes investigation and repair of existing structures, due diligence, litigation support, commissioning, and new design work. With a particular interest in materials, Matt is versed in all building envelope components including roofing, waterproofing, windows, facade systems, and coatings.

Michael Gorman, AIA, CSI
Principal
Mike has over 44 years of professional experience. He is well-versed in all building systems and is a key resource for each building envelope project. Mike works closely with the client, end-users, and contractor to ensure our projects are completed within schedule and budget parameters, without sacrificing quality.

Scott Richardson, AIA, LEED AP
Principal
Scott has over 44 years of experience in the architecture industry. His knowledge and experience is a major asset for the building envelope team, and he strives to incorporate sustainable design and construction practices in each GRLA project.

George O’Neill, AIA
Associate, Senior Project Manager
George has over 35 years of experience on new construction and renovations for corporate, municipal, residential, and institutional clients. He has a clear understanding of all building systems and is especially knowledgeable about current building codes. George serves as Architectural Project Manager on many BES projects.
Christopher Pazsko, PE
BES Project Manager
Chris is a registered Professional Engineer and has nine years of experience in building enclosure technology, including performing evaluations of existing failed and deteriorated systems, diagnosing issues, and designing repairs for masonry, flashing, roofing, waterproofing, and windows. He is skilled in generating construction cost estimates, technical specifications, and design drawings, and knowledgeable in performing Peer Reviews and reporting on construction practices and installations in process.

Nima Mansour
BES Project Manager
Nima has 28 years of experience in building envelope sciences including design of exterior building façade and building envelope development, field tests of weatherproofing, building energy auditing, building condition surveys, and all aspects of project management including supervising projects from start to end, and team coordination. Nima is certified to conduct building envelope testing in accordance with ASTM standards.

Robert Gutmann
BES Assistant Project Manager
Robert is an Assistant Project Manager with the BES group and is responsible for documenting existing conditions, producing drawing sets and details, writing project manuals, conducting site visits, and completing field reports. Robert supports senior BES staff from project kick-off to close-out.

Kevin Buckley
BES Assistant Project Manager
Kevin is an Assistant Project Manager with the BES group and is responsible for documenting existing conditions, producing drawing sets and details, writing project manuals, conducting site visits, and completing field reports. Kevin supports senior BES staff from project kick-off to close-out.

Ty Spencer
BES Technician
Ty supports the BES team with testing, documenting existing conditions, and field work. He is also a key part of the production team, using CAD and Revit to create detailed construction documents.

Sarah Krawiec
BES Technician
Sarah supports the BES senior staff in the testing, design, and construction phases of each project. Her responsibilities include building envelope testing and investigations of failed systems, drawings and details, and site visits and field reports during construction.
GRLA offers a broad range of exterior building envelope testing in accordance with ASTM (American Society of Testing Material) and AAMA (American Architectural Manufacturers Association) standards.

**ASTM E783** “Standard Test Method for Field Measurement of Air Leakage Through Installed Exterior Windows and Doors”

**ASTM E1105** “Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference”

**ASTM E331** “Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference”

**AAMA 501.2** “Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems”


**ASTM C1193** “Standard Guide for Use of Joint Sealants”

**ASTM D5957** “Standard Guide for Flood Testing Horizontal Waterproofing Installations”

**AAMA 502** “Voluntary Specification for Field Testing of Newly Installed Fenestration Products”

**AAMA 503** “Voluntary Specification for Field Testing of Newly Installed Storefronts, Curtain Walls, and Sloped Glazed Systems”
369 CONGRESS STREET
BOSTON, MA

This project involved facade repair and restoration of a former industrial building in the heart of Boston’s booming Seaport District. GRLA worked closely with the building’s owner, the City of Boston Landmarks Commission, and the Contractor to restore the crumbling concrete facade while preserving the building’s character within the neighborhood.

In addition to the work on the facade, GRLA completed an investigation and repair of spalling issues at multiple locations, and oversaw masonry re-pointing and replacement of window sealant systems.

The 8-story, 57,000 SF building was constructed in 1918 and is part of the Fort Point Channel Landmark District. It is currently home to a microbrewery, a small market, and multi-tenant office space.

Top photo: The restored facade.

Bottom photo: 369 Congress Street before restoration.
GRLA routinely provides new construction services to the design and construction industry. The intent is to provide technical assistance in guidance during design, bidding and construction phases to help mitigate building envelope failure in the built environment. Services typically include systems design, document reviews, team meetings to help with detailing, consulting during Subcontractor by-outs, and construction observation and testing.

The MERC at Main & Moody in Waltham, MA is a multi-use commercial and residential facility consisting of three buildings scheduled to go on line in 2015 and early 2016. GRLA worked for the CM, conducting design reviews, helping to manage the construction start-up and mock-up process, and performing construction observation and testing. Building envelope systems include membrane roofs; balcony waterproofing, brick masonry, architectural precast concrete, cement-panel siding, open-jointed rainscreen systems, and windows and storefront.

GRLA provided its expertise with the design, bidding, and construction of the following systems:

- Membrane Roofs
- Balcony Waterproofing
- Brick Masonry
- Architectural Precast Concrete
- Cement-Panel Siding
- Open-Jointed Rainscreen Systems
- Windows & Storefront
THE BASILICA
CHARLESTOWN, MA

GRLA has worked several years at the Basilica Condominium in Charlestown, MA, that is under the jurisdiction of the BRA. Projects have included leak repairs and restoration of structural damage to sections of the brick masonry walls. In 2013, GRLA provided design, bidding and construction services for the restoration of the historic rooftop ventilators.
TOWN OF SHREWSBURY
CAPITAL NEEDS ASSESSMENT

The Town of Shrewsbury hired GRLA to complete a capital needs assessment of ten properties totaling approximately 750,000 SF. Work includes the Town Hall, Police and Fire Stations, Senior Center, and K-12 schools.

For each building, GRLA is managing architectural and building envelope assessments, as well as overseeing a team of outside engineering consultants for building systems and site work. The final report will inform the Town's capital improvements for the next ten years.

KEY PROJECTS

Town Hall

Spring Street School

Police Station

Calvin Coolidge School

Floral Street School

Walter J. Paton School

Shrewsbury High School

Fire Department

Senior Center

Oak Middle School
GRLA conducted a peer review study of engineering efforts, that led to GRLA to undertake design, bidding and construction administration services for a $7,000,000 roof and wall re-cladding project at a condominium community in Wayland.

The scope included extensive structural repairs to address rot, deterioration, and microbial growth.
GRLA conducted a peer review study of engineering efforts, that led to GRLA being hired to undertake design, bidding, and construction administration services for a $5,000,000 roof and wall re-cladding project. The scope included extensive structural repairs to address rot, deterioration and microbial growth.
For St. Mark’s School in Southborough, MA, GRLA conducted a comprehensive campus-wide capital needs assessment. The survey included 17 school buildings and 23 faculty residences.

At each building, GRLA inspected the building envelope, identifying materials, conditions of same, maintenance issues, and expected remaining lifetime. Each building was examined for leaks, insect damage, and potential structural deficiencies.

A highly detailed report provided the client with capital planning recommendations, a schedule for building envelope repairs and maintenance, and cost analysis.
PAVILION PROPERTIES
CAMBRIDGE, MA

The Pavilion is a 114-unit luxury condominium complex located in Cambridge. GRLA was initially hired to perform a complete building envelope study to determine the cause of major water intrusion issues.

The BES team determined the exterior insulation and finish system wall cladding, windows and curtain wall system were a major source of the leaks and prepared a building remediation solution for the client. In 2012 the exterior building envelope was re-clad with a new exterior insulation and finish system (EIFS), new windows, and new curtain wall.

BETHANY HILL PLACE
FRAMINGHAM, MA

GRLA has worked with the Sisters of St. Joseph of Boston on a variety of restoration, renovation, and building envelope projects since 1994. The former school campus has been converted into housing for adults with special needs, a rehabilitation hospital, and a retirement home operated by the Congregation.

In 2006, GRLA conducted a complete building envelope evaluation and investigation of brick masonry bulging. Eventually this led to design and construction administration services for the roof cladding replacement and complete masonry restoration, including reconstruction of major portions of the façade, stone replacement, and pointing.

FLAGSHIP WHARF
CHARLESTOWN, MA

GRLA has been working at Flagship Wharf since 2007, when a comprehensive study of the building envelope was performed. At that time, the Board weighed options, and decided that leaks would be addressed as they arise. Since 2009, the BES team has sourced, designed repairs for, and provided construction services that have successfully addressed over two hundred leaks at this building. Building envelope systems include an EPDM roof membrane; standing-seam copper roofing; brick masonry, precast concrete, curtain wall, windows, and plaza-deck waterproofing.
KINGSLEY MONTESSORI SCHOOL  
BOSTON, MA

GRLA was hired to undertake a complete evaluation of the building envelope, intent of undertaking a restoration program. GRLA then provided design and construction services for the repair of the existing roof and complete restoration of the brick and stone masonry façade, as well as older, historic windows.

MAPLE RIDGE CONDOMINIUM  
BURLINGTON, MA

GRLA was hired to conduct investigative studies of roof, wall and windows conditions, leading to design, bidding and construction administration services for a $6,000,000 roof and wall re-cladding project with window replacement. The scope included extensive structural repairs to address rot, deterioration and microbial growth.

GARRISON SQUARE CONDOMINIUM  
BOSTON, MA

For many years, the below-grade garage under the buildings and plaza experienced leaks. GRLA undertook studies to source the leaks that led to providing design and construction administration services for new brick masonry wall through-wall flashing, and plaza deck planter waterproofing. The new plaza deck system required removal and re-installation of landscaping and plantings; and a new vector mapping water detection system was incorporated.
100 RUSTCRAFT ROAD
DEDHAM, MA

As part of a Construction Manager’s quality management program, GRLA provides routine document reviews and construction observation and testing. 100 Rustcraft included open-jointed rain screen metal panels, storefront and an EPDM roof membrane system.

NORTHWEST PARK
BURLINGTON, MA

As part of a Construction Manager’s quality management program, GRLA provides routine document reviews and construction observation and testing. Northwest Park Residential includes cement-fiber siding and open-jointed panels, windows and storefront, and a TPO membrane roof system.

HIGHLAND AT OVERLOOK RIDGE
MALDEN, MA

As part of a Construction Manager’s quality management program, GRLA provides routine document reviews and construction observation and testing. Highland at Overlook Ridge included three large residential buildings with envelope systems to include cement-fiber siding, brick masonry, windows and storefront, and an EPDM membrane roof system.
201 BURLINGTON ROAD
BEDFORD, MA

GRLA’s services included exterior wall assembly design assistance, document review, and construction observation and testing for the re-cladding of an existing office building at 201 Burlington Road, Bedford, MA.

WORCESTER POLYTECHNIC INSTITUTE
GATEWAY PARK
WORCESTER, MA

GRLA recently worked for WPI for the replacement of historic wood windows. As the project was closing, GRLA was asked to undertake a study of cold-air infiltration into the Biomedical Research Facility. GRLA conducted an investigation and diagnosed the issue, and worked with the Contractor to successfully implement repairs.

SISTERS OF ST. JOSEPH RETREAT CENTER
COHASSET, MA

As part of a long-standing relationship with the Sisters of Saint Joseph of Boston, GRLA undertook an investigation of water intrusion at multiple locations, and sagging and collapse of several areas of the building. GRLA then provided design and construction administration services for repairs to address the leaks and structural failures. GRLA has undertaken several such projects over the years, all-the-while maintaining the use of the year-round Retreat Center.
OXFORD COURT
CAMBRIDGE, MA

GRLA initially conducted studies to source leaks of the 15,000 square foot EPDM roof membrane system. After a program of limited roof insulation replacement, and infrared thermography monitoring, it was determined that the brick masonry parapet walls was the source of the leaks. GRLA then investigated the Owner’s options, and due to budget and access constraints, GRLA proposed the option of over-cladding the parapets with an exterior insulation and finish system coupled with complete roof replacement. In 2013, the project was completed and GRLA continues to monitor the roofs using infrared thermography. To date, water penetration of the roof has not returned.

VILLAGE FALLS
NEWTON, MA

Since 2010, GRLA has worked at the property to successfully diagnose and provide design and construction services to address over seventy-five leaks. The most recent efforts include a now ongoing investigation of the failure of a plaza deck and garage waterproofing system that will lead to design and construction services for repairs.

BOSTON DESIGN CENTER
BOSTON, MA

GRLA provided design, bidding and construction services for the replacement of a failed EPDM roof membrane system. The new system was designed to withstand high uplift pressures along the ocean, and included provisions to later incorporate a photovoltaic array.