



**Wampanoag Mill**  
Fall River, MA  
2009

BSC Services Provided:  
Building Enclosure and Energy  
Performance Consultant

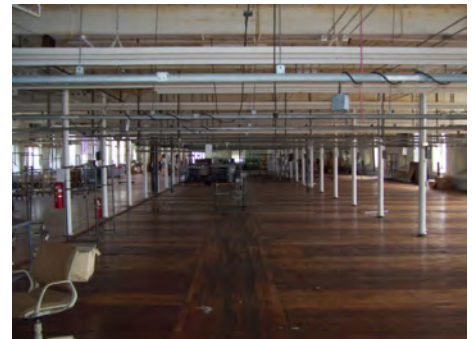
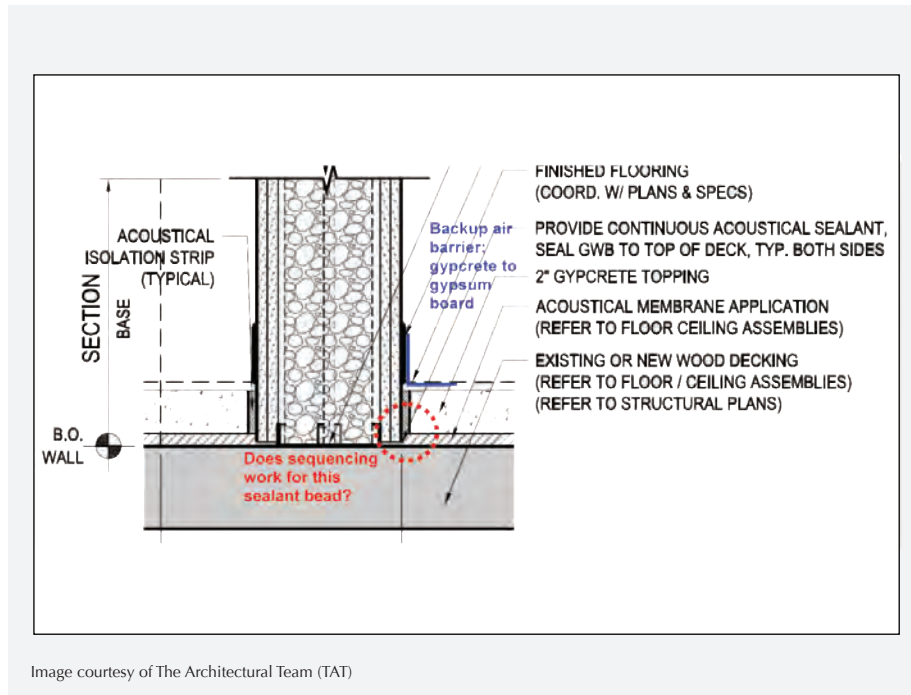
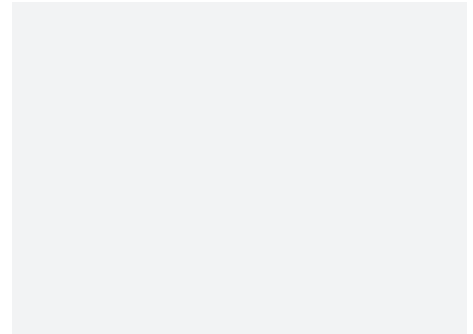
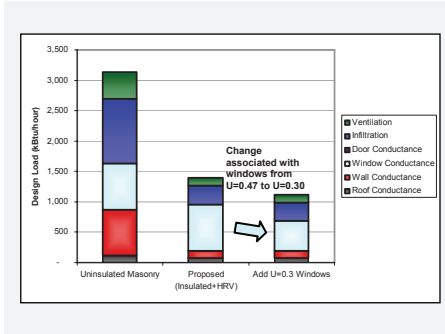


Image courtesy of The Architectural Team (TAT)

Wampanoag Mill is a 125,000 square foot, 5-story granite historic textile mill building built circa 1871. It is undergoing a gut rehabilitation and conversion from a factory outlet center to 97 energy efficient loft style apartments. BSC is providing building enclosure and air barrier/compartmentalization consulting for the project. Existing enclosure and fenestration conditions were assessed during field visits. Areas of particular concern for this type of building include retrofit of insulation to a masonry structure, airsealing, adequate provision for drainage at the historic windows, risks of moisture damage at structural wood beams embedded in the masonry walls, and moisture control on the interior of the masonry foundation wall in the basement or crawl space. The architectural plans were carefully reviewed for airtightness details, airtightness/compartmentalization of units, thermal bridging, and condensation risks. BSC then worked with the architect to develop details that would address these concerns.