

General Description:

- **Location:**
Woodhaven & Brownstown, MI
- **Profile:**
School District
- **Project:**
Strategic Maintenance Program

Services Provided:

- Emergency Repairs
- Annual Strategic Maintenance
- Predictive Repairs

Challenge:

- No existing maintenance program
- Vast array of roofing types and repairs needed
- Building envelopes at the roof line required maintenance

Solution:

- Established both short-range and long-range detailed schedules for maintenance using prioritization
- Used extensive knowledge and resources of StructureTec Group for high levels of interface
- Repaired building envelopes at the roof line to ensure that all roofs would remain watertight

Woodhaven-Brownstown School District School District

Woodhaven-Brownstown School District (WBSD), an extensive eighteen building district in Eastern Michigan, was experiencing minor leakage in a number of their facilities. WBSD did not have an existing strategic maintenance program. StructureTec had recently conducted an extensive evaluation and *StructureScan*[™] to determine the existing condition of the roofs and the building envelopes at the



Splits in the built-up roof membrane were marked and designated for repair.



Proper methods, means, procedures, and materials were used to provide long-term repair and reinforcement of the membrane.

roof line. The roofs had been prioritized based on their Roof Condition Index (RCI). A basic strategy had been determined for long-range capital projects as

well as long-range maintenance. WBSD decided that StructureTec Construction Services Group had the ability and flexibility to perform the necessary ongoing maintenance. Because there had previously been no program, the original evaluation had laid out a basic plan for maintenance. This basic plan was expanded and detailed as CSG marked all areas for repair and prioritized the areas based on severity and the schools' needs. CSG established a detailed

four-year plan based on WBSD's needs and budgets. CSG then began work on the areas which had first priority. There was a vast array of roofing types that needed



Web: www.structuretec.com

Email: geninfo@structuretec.com

All rights reserved.

StructureTec Construction Services GroupSM



Architectural metal cladding exhibited leakage at intermittent locations.



Metal panels were reconstructed to provide watertight integrity.

repair. This challenge was overcome through the extensive knowledge and cross-pollination that StructureTec Consulting was able to provide. CSG provided meticulous attention-to-detail in all of their methods, means, and procedures, ensuring that the repairs were done correctly and thoroughly. This approach provides a long-term solution. CSG also concentrated on performing maintenance on the building envelope at the roof line. This was done to protect the roofs. Many roof leaks originate

from water which enters the building envelope rather than the roof itself. CSG was also available 24 hours a day, 7 days a week to provide emergency roof repairs during the interim on areas which had not yet been addressed. This

process has developed into an ongoing maintenance program. This preventative maintenance, performed yearly, ensures that WBSD will be able to achieve the greatest return on investment by attaining the maximum service life on all of their facility roofs. ■

FEATURES	BENEFITS
Quality control as a result of consultant affiliation	Increased results in performance - leakage arrested
Greater attention to detail	Provides longevity of repairs
Strategic Maintenance Programs	Increases useful service life of roofs & building envelopes
Prioritization of deficiencies	Enables proper short-range and long-range scheduling
Flexibility and availability of crews	Response time is optimized
Existing conditions and materials are evaluated	Compatibility of materials ensures permanent solution

Total Building Envelope Management SolutionSM

www.structuretec.com

(800) 745-7832