

General Description:

- **Location:**
Lansing, MI
- **Profile:**
25 Buildings
- **Project:**
DATAMANAGEMENT SERVICES
Roof & Wall Evaluation

Services Provided:

- Roof Evaluation
- Wall Evaluation
- DMS Implementation
- DMS IT Task Management
- Development of Five-Year Long-Range Program

Challenge:

- Experiencing both roofing and building envelope concerns
- Needed to be able to integrate budgets with existing database

Solution:

- Provided capability to integrate both roofing and building envelope expertise in an integrated system
- Developed flexible, customized program able to network with existing program

Lansing Community College Entire Campus - 25 Buildings

Lansing Community College (LCC), encompassing twenty-five buildings, needed an accurate inventory of the facility assets they

were experiencing roof problems as well as profuse leakage through foundation walls, degraded masonry, and window systems. One of

the challenges LCC faced was that they wanted a firm to be able to handle all aspects of their exterior envelope problems. Data Management Services provided LCC with an effective and economical means of surveying both their large roof areas and their multiple building structures. Most of LCC's building envelope information was outdated,



Overview of the Arts & Sciences Building

have, as well as how best to prioritize and maintain them. Historically, they had not had a formal plan of action and now required a long-range program to provide proper support documentation in order to receive government grants. They

and DMS provided a detailed, updated evaluation of their assets. LCC was even able to include off-campus buildings, in particular their buildings located at the airport.

LCC utilizes a database which incorporates their budgets for all



Overview of Campus



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Open lap observed at the perimeter edge of the roof membrane.



Deteriorated sealant is evident at these wall panels.

aspects of their operations. DMS allowed LCC to network and incorporate the roofing and building envelope budgets into this existing program. With the benefit of accurate budgets and a prioritized plan, LCC was able to create a five-year program that will safeguard and enhance their facility assets through capital projects and maintenance. DMS's preventative maintenance schedule illustrated for LCC the cost effectiveness and benefits that repair and maintenance will offer in extending roof and building envelope life. With this expanded program, LCC has been able to plan preventative maintenance procedures, as well as bid their capital projects early and reduce the cost of remediation. DMS also helped improve LCC's capital projects by providing LCC with a contractor rating system. The rating information, generated by project managers involved in many previous projects, has provided LCC with legitimate reasons for selecting quality contractors, rather than being forced to simply use the lowest bidder. This is an essential tool for LCC, which is a public sector institution. Once projects are completed, the information is incorporated into LCC's program and provides a permanent record of data. In conclusion,

LCC has been able to prioritize, budget, plan ahead, and be prepared for the many challenges faced when dealing with roof and building envelope remedial programs. ■

FEATURES	BENEFITS
Develop a roof condition index rating	Establish budgets for future work
Prioritization which encompasses all roofs	Inventory of all facility assets
Delineates which roofs need to be replaced and which need to be maintained	Able to allocate their resources properly, maximizing the return on investment
Develop a wall condition index rating	Establish budgets for future work
Prioritization which encompasses all walls	Inventory of all facility assets
Delineate which walls require extensive remediation/restoration and which walls need to be maintained	Able to allocate their resources properly, maximizing the return on investment

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