

General Description:

- **Location:**
Grand Rapids, Michigan
- **Profile:**
National food cooperative
- **Project:**
DATAMANAGEMENT SERVICES
Roof Evaluation

Services Provided:

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

Challenge:

- Sprawling corporate complex with enormous square footage
- Needed to integrate their internal operations layout with the roof and exterior building envelope layout
- Needed to integrate roof program with existing internal management programs

Solution:

- Multiple crews with systematic analysis and programs
- Created special layered computerized drawings depicting internal and external layouts superimposed
- Performed IT Task Management to create links between programs

Spartan Stores, Inc.

Grand Rapids Corporate Complex

Spartan Stores, a leading regional food cooperative, wanted a clear understanding of all

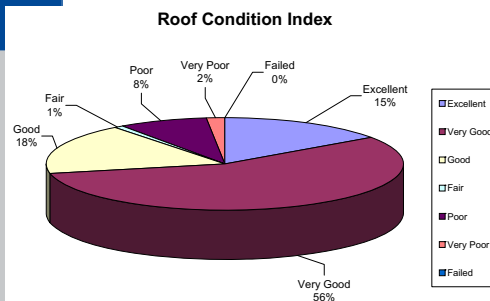
their roof assets at their multifaceted corporate complex in Grand Rapids. Their existing roofing program had not been achieving the desired results. Spartan Stores has over 630 cooperatives and, under their Retail Store Development division,

encompasses many various subsidiaries, including L & L Jiroch, Food Town, Glen's Markets, Family Fare, Great Day, and United Wholesale. The corporate complex, comprising close to two million square feet, served as an administrative center for their subsidiaries and cooperatives. Spartan

StructureTec, began by evaluating all of their roofs. With two million square feet covering eleven differ-



Overview of Kentwood Center



Roofs were rated using the Roof Condition Index as a standardized measure of condition.

Stores contracted StructureTec to partner with them to provide a customized engineered management system for their roofs. Data Management Services, a division of

ent buildings, this task posed the first challenge. There was an array of building types, from administrative offices to cold storage, from warehouses to a printshop. The second challenge arose from the fact that Spartan Stores wanted the program to integrate with their existing maintenance program. This meant that every rooftop unit needed to be coded so that the two programs would correlate the roof location with the correct unit so maintenance could be performed. StructureTec met these challenges by utilizing multiple crews with specialized forms and codes to evaluate each roof area. Spartan Stores also wanted all rooftop projections and curbs dimensionalized and denoted. All of this specific, detailed information was collected and then input into a tailor-made database for Spartan Stores. During the evaluation, it became evident that retrofitting roofs had contributed significantly to their



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FEATURES

Delineates integrity of each specific roof area

Develops a roof condition index rating

Prioritization which encompasses all roofs

Delineates which roofs need to be replaced and which need to be maintained

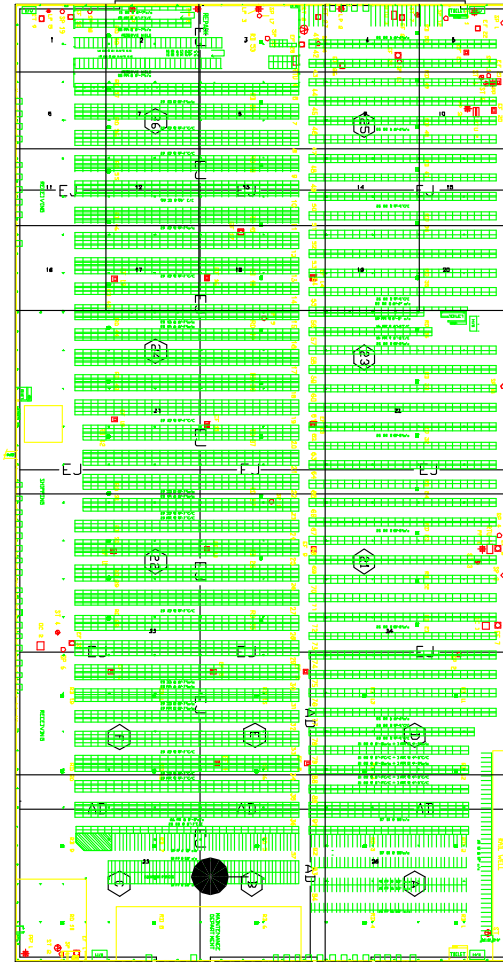
BENEFITS

Able to prioritize roof replacements

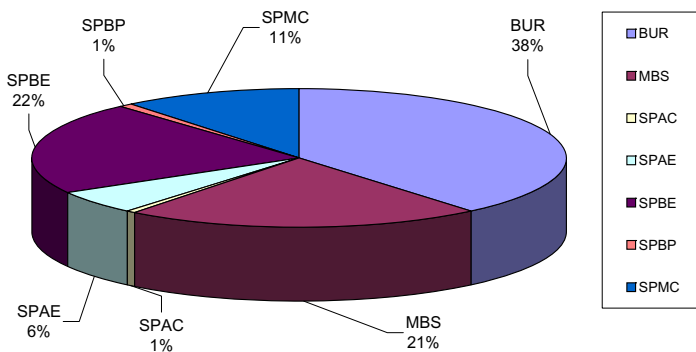
Establish budgets for future work

Inventory of all facility assets

Able to allocate resources properly, maximizing the return on investment



Composite Roof Types



DMS provided Spartan Stores with an accurate overview of their roofing assets.

Schematics were designed to show both the interior and the exterior layout.

existing roof program's lack of results. StructureTec performed life-cycle cost analysis to determine what roofing strategies would work best to meet their corporate objectives. StructureTec then combined all the data to develop a short-range and long-range roofing program which would, over time, bring their facilities to the desired performance standard. StructureTec performed follow-up evaluations for Spartan Stores to con-

tinually keep the database up-to-date and ensure that Spartan Stores received the maximum service life on each of their roofs. In conclusion, Spartan Stores had an extremely detailed, up-to-date, computerized, integrated roof management system, which allowed them to accurately budget for the future and achieve the best life-cycle cost for each roof, thereby maximizing their return on investment. ■

Total Building Envelope Management SolutionSM

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