

General Description:

- **Location:**
Eastern Michigan
- **Profile:**
14 Retail Stores - Commercial
- **Project:**
DATAMANAGEMENT SERVICES
Roof Evaluation

Services Provided:

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

Challenge:

- Coordination between StructureTec, VG's, and owners of leased buildings
- Extensive geographic area of facility locations
- Diversity of roof construction

Solution:

- Close communication and facilitated coordination
- Support from multiple offices for personnel
- Diversity incorporated into evaluation techniques, tailoring methods and processes

VG's Food Center 14 Retail Stores

VG's Food Center, a growing corporation with grocery stores throughout Eastern Michigan, needed comprehensive information on all of their facility roofs. With fourteen retail commercial facilities, VG's had



Overview of Davison Store



Overview of Genesee Store

on each building. This process was facilitated by both StructureTec and VG's. VG's had wanted to establish a program for several years. This pre-planning provided a foundation of organization once the project was executed.

extensive assets to manage and track. This was further compounded by the fact that some assets were owned while others were leased. Each of the locations had a manager of its own. StructureTec was contracted to perform an evaluation on all of the roofs and to establish a long-range management program. The first challenge StructureTec faced was with coordinating site visits on the roofs. Because some were leased, clearance had to be attained from the different owners. Also, the store managers had to be contacted and special details worked out for attaining clearance

Close communication allowed for the coordination. The next challenge StructureTec faced was with the expansive geographical area over which the stores were located. StructureTec solved this by utilizing personnel from both the Detroit Regional Office and



The customized Data Management Services program enabled VG's to be able to better manage assets.



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A large number of repairs were made to the roof membrane in this location.

the Corporate Office in West Michigan. This coordinated effort allowed all of the data acquisition to occur in a timely manner. The final challenge StructureTec faced was with the diversity of construction on all of the facilities: single-ply, ballasted, non-ballasted, BUR, MRA, and other specialty construction. The solution was to incorporate diversity into the evaluation methods, tailoring techniques and processes. After all of the information was collected, an RCI (Roof Condition Index) rating was established for each area. This established an objective measure of the condition and



The top of this pipe projection is no longer watertight and is a source of leakage into the building.

remaining service life. These ratings were used to develop a long-range program for maintenance and replacement. VG's then contracted StructureTec Construction Services Group to establish a maintenance plan and perform corrective repairs, as well as preventative maintenance. In conclusion, VG's now had a comprehensive roof asset management program established for all of their facilities with the necessary prioritization and budget estimates to use in the coming years to establish appropriate facility budgets, thereby achieving the greatest return on investment. ■



The lap sealant at the membrane seam is deficient in locations.

<u>FEATURES</u>	<u>BENEFITS</u>
Delineates integrity of each specific roof area	Able to prioritize roof replacement
Develops 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