

General Description:

- **Location:**
Grand Rapids, Michigan
- **Profile:**
Training and Development Facility
- **Project:**
Single-ply Reroofing

Services Provided:

- Cursory Review
- Construction Review
- Construction Administration

Challenge:

- Off-site facility which was not located on main campus
- Unscheduled project with very tight budget

Solution:

- Provided additional support to maintain quality assurance and clear communication with all parties
- Used value engineering to ensure that project stayed within budget

Western Michigan University Graduate Center for Advanced Studies

Western Michigan University was experiencing severe roof leakage from an existing single-ply roof assembly at the

insurance with the contractor. StructureTec was consulted to provide support. StructureTec designed additional details to



The new roof was constructed with careful attention to detail to prevent the premature failure which had occurred on the original roof.

enhance the performance of the single-ply roof. StructureTec also designed new drains to help support the elimination of ponding water. Attention to detail was given to field of the roof equipment details and perimeter edge details. A challenge came from the fact that this project had not

Graduate Center for Advanced Studies, a state-of-the-art training and development facility. The leakage had progressed to a point where it was affecting the operations inside the building. Western Michigan University had decided to reroof the facility with a similar roof system. The original roof system had been short-lived and failed prematurely. Western Michigan University wanted better attention to detail on the new roof system. In addition, the facility was located off of WMU's campus, making it extremely difficult for WMU to be able to maintain communication and quality as-

been originally figured into the budget for Western Michigan University, but severe leakage had forced WMU to schedule the project. The result was that the project was on a very tight budget. StructureTec helped support this process through value engi-



The original roof was experiencing severe leakage and had a premature service life due to lack of detail in the design.



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Field Quality Assurance was an important part of the construction process - ensuring a quality end product.



Overview of completed roof replacement.

neering and optimizing the resources available. During the Construction Phase, StructureTec performed field visits to inspect workmanship, verify the materials, and oversee testing. StructureTec also processed change orders and field orders. Serving as the communication hub between the owner and the contractor, StructureTec wrote field reports, maintained logs and files, and monitored the progress schedule. StructureTec processed

material data sheets and reviewed information with the manufacturer. By scheduling and administrating meetings, StructureTec was able to stay abreast of contractor and owner concerns. After certifying substantial completion, StructureTec developed a punch list. When the punch list was completed, StructureTec presented a final report to the owner with all of the documentation, pictures, and warranties. In conclusion, Western Michigan University was able to complete their project within budget and ended with a project which will yield the highest return on investment. ■

FEATURES	BENEFITS
Designed new drains	Helps eliminate ponding
Designed new coping system	Provides watertight integrity at the perimeter
Provided field of the roof metal flashing details	Long-term details requiring minimal maintenance over the service life
Provided additional details	Enhances performance and longevity
Provided Field Quality Assurance	Ensures higher quality end product



Severe leakage had occurred in the original roof system.

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