



Roofing Division

The Process Ensures Overall Quality

The roof is your company's most vulnerable, but also most valuable asset. It has to withstand the extreme hot and cold as well as wind, rain, snow, sleet, hail, and sun. The roof protects and shields the entire facility from these elements.

Roofs typically consist of at least three components, with all three being vital for performance. The first component is the actual membrane and the flashings. There are many different types of configurations, but in a majority of roof systems, the membrane is what is exposed to the brunt of the elements and what is relied upon to keep moisture from penetrating the facility. The second major component is the insulation. It is usually directly under the membrane and helps maintain the indoor air at the correct temperature, regardless of the outside air. The third major component is the deck. It is the supporting structure for the rest of the system.

Because of the extreme performance demanded of

roofing systems, roofs cannot last forever. The roof's service life varies with type and maintenance. The goal of StructureTec's Roofing Division is to extend the service life of your existing roofs as long as possible and then, when replacement is necessary, to ensure that you receive the highest quality roof that will meet your company's needs and objectives.

The Process

StructureTec believes that a project needs to be performed with the highest standard of quality throughout. This is emphasized in our approach to roofing projects. The phases which follow constitute our proven method of achieving that quality in every project.

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The Phases

The majority of roofing projects begin initially with an **Evaluation Phase**. During this phase, our Registered Roof Observers and Technicians survey and document the type and current condition of all components of the roof. An infrared thermal imagery scan may also be conducted at this time by a certified thermographer to determine the amount of wet in the substrate. The causes of the problems are noted along with



Why not do it yourself?

There are over 300 types of roof systems, each with different applications and benefits.

What IS the best solution for YOU?

Why not just use the contractor or manufacturer?

Even quality contractors and manufacturers offer solutions based on their supplies, agreements, specialties, and profitability.

Contractors/Manufacturers offer LIMITED SOLUTIONS that may not be best for YOU.

Why use StructureTec as your roof consultant?

We provide an unbiased approach with no ties to contractors or manufacturers – allegiance is to our clients.

We employ RCI and CSI certified individuals with extensive knowledge and experience.

Our projects are conducted with Professional Engineering oversight and management.

We carry Professional Liability Insurance, providing protection to our clients.

We offer CUSTOMIZED SOLUTIONS that are best for YOU.



BENEFITS

Project Management process ensures all aspects of the project are properly coordinated

High level of technical expertise helps promote overall quality of project

Extensive experience helps prevent unexpected from occurring

Strong working relationships with specialized contractors helps uphold overall workmanship

Cost savings are realized by performing the project right the first time

the symptoms. This information is used to generate a Roof Condition Index. This is StructureTec's objective standard which then is used to prioritize maintenance and replacement. A five-year long-range program is developed for the facility with estimated budgets.

Once areas have been designated for replacement, they go into the **Design Development Phase**. This is when the owner's needs, requirements, and budgets are delineated and the process of system selection occurs. Most of the major decisions are made during this phase.

The **Construction Documents Phase** occurs after Design Development. The designed system is very specifically delineated in the technical specifications utilizing the CSI format. This is combined with a contract portion of the documents and drawings to form the completed Construction Documents, which later become legally binding with the contractor and describe the work, rights, duties, and responsibilities of all parties.

The project typically moves into the **Bidding/Negotiations Phase** when the Construction Document is completed. This process is very specialized by client. Public sector and private sector requirements vary. The private sector may choose to competitively bid the project among a group of pre-qualified bidders or negotiate with just one contractor. The public sector projects are advertised so that all qualified contractors may submit a bid, making it essential to delineate bidder qualifications.

Once the contractor is selected and the work begins, the project goes into the **Field Quality Assurance Phase**. This phase is crucial to overall project quality. Contractors, even high quality contractors, need to be monitored for adherence to the Construction Document. This is also a crucial time to have the consultant available to answer questions, perform testing and inspections, provide clear commu-

nication, generate the punch list, and finally closeout the project.

Areas which do not require replacement need to go into a **Maintenance Program**. Developing a program for on-going preventative maintenance and repairs is another area of expertise for the Roofing Division. Even recently replaced roofs require a structured maintenance program for optimum service life and performance.

An additional area of service the Roofing Division offers is in the area of **Forensic Evaluation/Dispute Resolution**. StructureTec can provide an expert opinion for situations which require an objective third party to determine causes and responsibilities of roofing failures.

Conclusion

In conclusion, StructureTec's Roofing Division is an industry expert that is well versed in all areas of project management. Our extensive experience and knowledge are invaluable tools which can be put to work for our clients in all the phases of a roofing project, from evaluation to construction and maintenance. Our proven process emphasizes strict adherence to quality throughout the project, ensuring that our clients receive the highest return on investment. ■



Total Building Envelope Management SolutionSM

www.structuretec.com
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