

# Value-Added Services

Garland's involvement in your roofing program ensures that each project will follow the same process in support of roofing asset management and preservation. Each newly constructed or renovated roofing system is eligible to receive many or all of the value-added services provided by Garland at no charge as detailed below. These services are included in the price of the materials.



Work with the facility management team to identify existing waterproofing needs and future new construction requirements.

Conduct a detailed visual roof inspection whenever a corrective action is to be budgeted on any roof. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

Perform a core sample analysis and moisture probes to determine the condition of the current roof system material. When asbestos\* is suspected, coordinate sampling and testing with licensed hazardous material consultants.

Schedule and provide laboratory-engineering analysis on core cut information to verify if the existing roof asset is maintainable for cost-effective restoration, repairable to provide additional life expectancy, or should be scheduled for replacement.

Provide written and photographic documentation of each roof section surveyed, as requested.

Recommend and direct non-destructive moisture detection to aid in determination of roof restoration versus roof replacement.

Create AutoCAD blueprint, roof outline and detail construction/repair drawings to clearly identify the expectations for the roofing work.

Review current accumulated customer data (as built/construction specifications) to standardize roofing standards on all new construction projects.

Submit detailed roof condition reports to the local facility contact with an electronic copy to centralized Facilities Department. This will be identified as the RAMP report – Roof Asset Management Program.

Identify maintenance, repair, restoration, and/or replacement recommendations based upon the analysis of current roof conditions for each roof surveyed.

Prioritize roof repairs, restoration, or replacement budgets based upon the input of the Facilities Department for the efficient management of expenditures across all operations.

Prepare extended budget forecasts to incorporate into a five (5) year capital investment plan using the priority levels of roofing needs and new construction requirements.

Recommend materials that are customized to meet the waterproofing system expectations for the uniqueness of each facility.

Assist in the drafting of detailed specifications tailored for each roof by taking into account the site specific and environmental factors.

Identify prequalified contractors for the installation of roofing systems and provide evaluation assistance in the final contractor selection.

\*Direct costs of asbestos handling & testing to be billed by asbestos certified technician

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Assist in conducting the pre-bid meeting with the engineer or maintenance director of the site where the work is to be completed. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

Verify bid accuracy (e.g. labor cost, material quantities, etc.) to assist in the bid evaluation and contract award determination.

Conduct a preconstruction meeting prior to the start of any project to review the rules, guidelines and your site-specific safety concerns. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

Conduct construction in-progress inspections to ensure completed work is in compliance with the detailed specifications. Quality control inspections are ongoing throughout the progress of the work until the job is complete. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

Perform a final inspection to develop a punch list and assure that all work is completed in accordance with the detail construction specifications, all prior to the final release of monetary retainage to the performing contractor. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

The Garland Company agrees to provide a 20 – 30-Year No Dollar Limit Warranty at no additional costs on qualifying roofs.

Conduct annual inspections to ensure all Garland roofs are performing to Garland standards. Issue reports back to individual Facilities Department. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

Garland will review all architectural roof drawings and offer recommendations for waterproofing critical details on new construction projects anywhere throughout your building inventory. No travel expenses (i.e. food, time, travel, and lodging) will be charged.

The Garland Company will provide an ASCE 7 Method Wind Uplift Engineering Analysis on every proposed roof project. This engineering calculation will determine the critical, job specific attachment patterns for the various roof pressure zones. Results are based upon tested roof assemblies specific to the project's deck type and products, including fasteners, adhesives, insulation boards, and roof membranes.

The Garland Company will provide existing drainage capacity check on every roof replacement project to be performed. These calculations shall be based upon the applicable Plumbing Code and provide important and relevant information for any primary and secondary drainage system recommendations.

The Garland Company will provide ANSI/SPRI ES-1 tested Coping and Metal Edge, ASCE 7 Method Wind Uplift Engineering analysis on every roof project to be performed. It provides product design and attachment requirements based upon wind loading at critical corners and perimeters. The resulting analysis provides metal gauge thicknesses and fastening patterns for roof assemblies to be in compliance with the ANSI/SPRI ES-1 tested assemblies.

The Garland Company will provide your Facilities Department with secure web-based technology so their entire Roof Asset Management Program can be viewed online at any time. The program allows the user to print out reports, details and specifications.

The Garland Company will provide energy savings documentation, when requested, that will show cost-savings over the life-expectancy of the new roofing system by increasing the insulation loads (R-values) on that individual section. This shall be performed using the Insulation Upgrade Cost Saving Calculator and provided to your Facilities Department in letter format for their review.