

The image features several rolls of architectural blueprints, partially unrolled, showing detailed technical drawings. The blueprints are set against a vibrant blue background that has a subtle, glowing effect, possibly representing a sky or a light source. The text is positioned at the top and bottom of the image.

SCOTT D. BONK ASSOCIATES, INC.
A ROOF AND WATERPROOFING CONSULTING FIRM

**11691 GATEWAY BOULEVARD
SUITE 102
FORT MYERS, FLORIDA 33913
TELEPHONE (239) 768-3654 - TOLL FREE 1-888-995-0661
FACSIMILE (239) 768-1064 - EMAIL: scott@scottbonk.com
WEBSITE: www.scottbonk.com**

NEWSLETTER

A NEWSLETTER FOR THE MANAGEMENT PROFESSIONAL AND BUILDING OWNER

ROOFING AND WATERPROOFING DURING A RECESSION

RECESSION

This recession affects everything and everyone and how we react to it is critical. Saving money and holding on to all that we have clearly is in the forefront of the way that we think. However, our buildings are not in a recession and we must continue to maintain them to avoid costly mistakes short and long term. Replacing a roofing system and or restoring the façade on your building should be a scheduled item and without regular maintenance the life of the roof or façade can be short lived. Regular maintenance is money well spent even during a recession.

ANNUAL INSPECTION

Inspections are recommended to be implemented annually. An inspection must be conducted from an honest non biased approach that reveals the actual condition of the roofing system or façade walls. The roof and walls are considered to be the building envelope. The inspection will list any and all deficiencies and recommend a course of action.

Estimated budget costs can be a part of the inspection report and this information in addition to the listed deficiencies will advise the building owner of anticipated costs to be expected. The professional must be experienced in the building envelope components and know the industry well.

PREVENTATIVE MAINTENANCE

Preventative maintenance is required for any roofing system and façade restoration. A properly specified, designed and installed roofing system is expected to perform for a minimum of twenty (20) years. A properly designed, specified and installed waterproofing system for the building façade is expected to perform for a period of seven (7) years. Sealants for the façade will out perform the waterproof coating (paint).

Implementing a Preventative Maintenance plan will include following a well compiled plan prepared by an experienced professional. The plan will include regularly scheduled maintenance items for the roofing and waterproofing system.

Preventative maintenance must be scheduled annually to comply with the specified guarantee parameters. Guarantee holders (manufacturers) require annual inspections and maintenance to be performed and is a caveat to the guarantee period.

The experienced professional will identify all related items with the intent to properly maintain the roofing or waterproofing system.

NEWSLETTER

ROOF REPLACEMENT / FAÇADE RESTORATION

Roof replacement and façade restoration must be implemented should the service life of the existing components expire or fail. Roof replacement and façade restoration involves numerous considerations that start from the initial site review to determine existing conditions.

Review of existing architectural and structural drawings are required and then actual site verification of all related items is required to confirm the conditions. This review is critical for determining the design of a new roofing system and confirmation for façade components.

Compiling the design and specifications to meet or exceed all requirements for the applicable Building Code, Guarantee parameters and Industry Standards is required for a complete document for the contractors to follow. Architectural detailing at all penetrations, equipment, perimeter conditions, etc., is a part of the design. The Project Manual and Drawings complete the design phase for the project and pricing will be submitted by qualified contractors.

Planning and scheduling is a key element for a roof replacement and or façade restoration project. Thorough planning and scheduling will steer the project properly resulting in a smooth operation from the start to completion.

On site inspections will verify contractor compliance.

SUMMARY

Implementing a site inspection during this recession is money well spent to eliminate a costly roof replacement and or restoration of a façade. The inspection will document the review and keep the guarantee in compliance. Manufacturers require annual maintenance or at a minimum an annual inspection.

Implementing a maintenance plan is intended to service the installed components and continuing maintenance may extend the service life beyond the guarantee parameters.

Roof replacement and or façade restoration is required should existing components expire or fail. The site review, design document preparation and drawings are the key documents to be prepared for the contractor to follow during the bidding phase and during the progress of the project. Site inspections confirm contractor compliance.

Preparation, planning, design and scheduling for a roof replacement and or façade restoration project are the key elements to eliminate an unpleasant experience.

Preventative maintenance, roof repairs, roof replacement and façade repairs/restoration must be implemented at appropriate intervals during the life of the building.

Scheduling your project in phases should be considered should costs be a factor for maintenance, replacement or restoration. This concept will allow the project to be properly maintained during a recession.

Buildings will remain through this recession and they do require to be maintained. Our firm can help you with your building and save you money during this recession.

NEWSLETTER MARCH 2009©

SCOTT D. BONK AND ASSOCIATES, INC.