

TECHNICAL PUBLICATION

CONSULTING SERVICES ROOFING AND WATERPROOFING

Preparatory work for roof repairs of roof replacement or waterproofing restoration is the most cost effective part of any project.

The Consultant's Analysis Report

A professional prepared report on your facility will become the basic foundation for the next ten, fifteen, or twenty years. The integrity of your roofing system can be analyzed in its entirety for expected life, replacement costs, and preventive maintenance. These critical issues can be properly budgeted for your facility to avoid unexpected costs and eliminate frustration. This invaluable tool will pay for itself several times over.

Further Testing and Troubleshooting

In the case of ongoing leaks and other specific matters, the consultant can implement further testing on your facility. The following procedures are very reliable for a closer look into any roofing system.

- Nuclear Moisture Survey
- Wind Uplift Test
- Asbestos Content
- Core Analysis
- Infrared Technology

The results of testing coupled with a thorough visual analysis will pinpoint problem areas.

The Consultant's Services

Should the result of the analysis report or testing procedures indicate a roof replacement or façade restoration, the consulting provides valuable services in managing your project from start to finish, ensuring you of appropriate costs and a superior project. The following services are crucial in supervising a well run project.

■ Develop Drawings, Specifications, Detail Drawings and Bid Documents

The specifications, professionally prepared by the consultant, are designed with emphasis for superior performance for the best costs. Over designing, often implemented by others with a lack of experience which inflates costs, is not required for performance.

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■ **Certified and Bondable Contractors Will Submit a Price on the Project, As Specified**

Contractors are applicators or installers of roofing and waterproofing products. The selected contractor is a very vital part of the project. In fact, the contractor is absolutely paramount for the success of the performance of the designed and specified work.

Certified contractors are those firms that are quality minded and approved to install products supplied by manufacturers. Companies that qualify for supplying a Payment and Performance Bond must meet stringent business criteria by an insurance bonding company.

Only certified and bondable firms are considered for your project.

■ **Prepare Contract Documents**

A contract is prepared to link the contractor, specifications and owner together. This document will ensure that owner that the contractor will perform on the project as indicated in the specifications.

■ **Conduct a Pre-Job Conference with Client and Contractor**

The purpose of the pre-job conference is to clearly identify items such as the starting point of the project, staging area, calendar days required to complete the project, and a thorough understanding of the specifications and detail drawings. The discussion of these issues clears up any misunderstanding for the entire project.

■ **Inspect the Project On Site As It Progresses**

Specifications give the contractor direction. However, on site inspections by the independent consultant actually verify the materials installed and compliance with the specifications. These inspections are vital for the integrity of the entire project. system. In addition, typical progress of the project is photographed and the inspection reports and photography are delivered to the client upon project completion.

■ **Approve Draw Requests**

Draw requests are prepared by the contractor, as specified, and submitted for payment. The request is verified on site for accuracy and forwarded for payment. This action eliminates any overpayment.

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■ Close Out Documents

All close out documents are delivered to the client at the close of the project, to include:

- Guarantees
- Final Draw Requests
- Inspection Reports
- Final Lien Waivers

These documents are vitally important for verification that liens are properly administered and all applicable documents are in hand to the client upon completion. On numerous occasions, ninety-nine percent, guarantees are nowhere to be found. This information is very important for future work, especially preventive maintenance.

The Competition Quotient

These professional services create competition in the marketplace with contractors and manufacturers. Alternate pricing can be implemented into the specifications to examine more than one type of system or material. The consulting fees literally are absorbed into the entire project costs due to competition that is created. The design specifications eliminate all guess work and inflated pricing. This results in a savings to the client and the consulting fees really do become irrelevant.