

ROOF MANAGEMENT SERVICES

Testing Engineers & Consultants, Inc. (TEC) focuses on delivering roof management programs that improve roof condition and lower the total cost of roof ownership. Our programs are thorough, easy to implement, and bottom-line driven.

Certainly, your roof is a valuable asset – and a costly one to replace. A proactive, systematic approach is what TEC recommends for your building's roof. The longer we can help you maintain your current roof system, the more sustainable and less costly it is for you. As an independent consulting firm, we represent you the owner, and have your needs and best interests in mind. Even so, the best roofs cannot last forever, so when it needs replacing our professional staff is here to assist.

TEC combines the following services in delivering Roof Asset Management services:

- Roof Condition Assessment
- Roof Management Programs
- Forensic Investigation
- Roof Design, Bidding & Construction Documents
- Contract Management, and
- Quality Inspection and Oversight Services

Roof Condition Assessments determine the type, age (lifecycle), size, and condition of each roof section as an asst. Utilizing this information, TEC assists Roof owners



in determining maintenance, repair and/or replacement strategies based upon proven financial measures and roof system criticality. Short-term and long-term Capital and Expense

budgets are developed. Project prioritization schemes are created based upon approved levels of funding.

Roof Management Program. The existing roof inventory is appraised as a capital investment. Each roof is evaluated and assigned a condition index number. A comparison of the entire inventory results in repair and/or replacement recommendations that provide the optimum return on investment. Action is taken to maximize the service life of the system while minimizing lifecycle costs. We tailor each program to the specific needs of the client to reduce cost and provide the greatest value.

Forensic Investigation helps determine roof lifecycle viability and probable sources of roof leaks. TEC's

forensic investigation includes infrared, nuclear and ultrasonic technologies. This technology is used to locate



moisture trapped in the roof system and leaks in the roofing and building envelopes. Experience and understanding of roofing materials and installation procedures are used in conjunction with

physical testing to investigate premature roof failures.

Roof Design, Bidding & Construction Documents

ensure that you get the highest quality roof for the competitive price. TEC provides full service roof design, specification, and administration services for roof system replacement and major repairs. Our Registered Roof Consultants plan and design roof systems to meet local code requirements and roof lifecycle requirements.

Contract Management is offered to clients who are short-staffed or simply want outside expertise to oversee and address construction and contract issues as they arise. TEC will oversee and manage the contract between the owner and the contractor. Invoices are verified with work progress. TEC also manages field orders, change orders and contractor submittals.

Quality Inspection and Oversight Services. Ongoing roof work is inspected on a daily or periodic basis by TEC for strict compliance to the construction documents. A report is generated that documents daily activities, tracks unit cost items, verifies compliance with specifications and materials used, along with weather conditions and other pertinent information. Daily input from our experienced inspectors helps us facilitate the contractors' work and minimize inconvenience to the owner.



Other Related Services. As a full service engineering and consulting firm, TEC provides the following additional facility and building services: Indoor Air Quality, Asbestos, Mold, and Water Intrusion Investigations; Structural Evaluations; and Environmental Assessments.

