

SCHWICKERT'S



# Protecting Your Assets: Benefits of Proactively Planning Your Roof Expenses

Julie Leiferman, Business Development Manager



# About Us

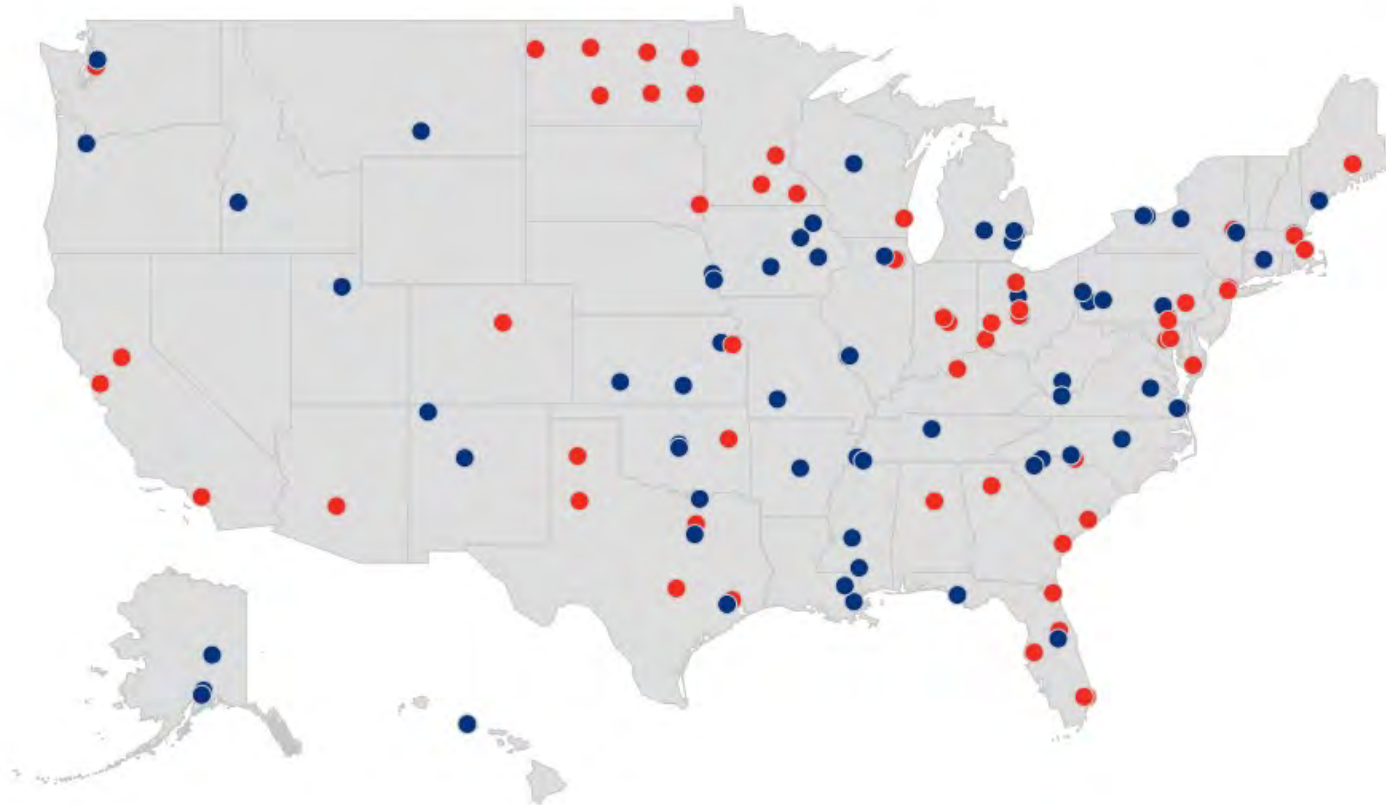
- **Established in 1906** by George Schwickert
- Founding member of Tecta America Corporation (2000) **nation's leading roofing contractor**
  - Corporate Tecta America has over 70 locations which are wholly owned subsidiaries; with more than 3,500 Employees
- Schwickert's operating unit has four locations in **Mankato, Rochester, Savage, MN & Lawrence, KS**
- One of the **best safety ratings in the industry**- EMR of .59
- **Deep financial strength** - unlimited bonding capacity
- **Experience in all roof systems and certified by every major manufacturer**
- **Design/Build/Assist** on mechanical piping and HVAC systems
- **Comprehensive preventative maintenance** programs for roof and HVAC systems



SCHWICKERT'S



# Tecta America Operating Unit Locations



SCHWICKERT'S

 TECTA AMERICA

# Maintenance: Roofing Systems

## Preventative Maintenance

- Structured maintenance programs that repair roofs before leaks occur
- Allows for educated maintenance decisions
- Maximizes roof life expectancy
- Minimizes upkeep
- Assesses roof condition

## Inspections

- Asset Management
- Customized Roof Maintenance Inspection Service
- Survey and 1-5 years short term planning & 1-10 years long term planning



SCHWICKERT'S

 TECTA AMERICA



# Maintenance: Roofing Systems- Tecta Tracker

Tecta Tracker breaks down the assessment into the following categories for each section of your roof:

- Budget
- Reports- R.A.P., Portfolio, Topline Summary
- Roof Sections Listing and Details
- Benchmarks- 10 Point Rating System
- Forecasts- Maintenance and Capital
- Executive Summary
- Photos and Drawings
- Service History
- Documents- Warranties, Forecasts



*Detailed real-time information on your facility's roofing sections by performing a roof audit to combine all critical information in one place.*

SCHWICKERT'S

 TECTA AMERICA



# Reactive Vs. Proactive



VS.



SCHWICKERT'S

 TECTA AMERICA



# Reactive Approach

## Reactive:

- x Acting in a response to a situation rather than creating or controlling it
- x Doing things only in response to something that has happened

## Outcomes of a Reactive Approach

- Not able to budget
- Putting out fires
- General maintenance turns into emergencies
- Not able to plan – daily, weekly, monthly, quarterly, annually



SCHWICKERT'S

 TECTA AMERICA



# Proactive Approach

## Proactive:

- ✓ Creating or controlling a situation by causing something to happen rather than responding to it after it has happened
- ✓ action and result oriented behavior

## Benefits of a Proactive Approach

- Budgets
- Planned Maintenance
- Plan spending
- Real time
- History
- Inventory
- Analysis
- Accuracy
- Accessible



SCHWICKERT'S

 TECTA AMERICA

# REACTIVE APPROACH AT WHAT COST?

SCHWICKERT'S

 TECTA AMERICA



# AT WHAT COST?

- Increased Maintenance Costs:
  - Waiting for a roof leak to occur, fixing just that leak and then waiting for the next leak to happen costs an average of 30 cents per square foot annually, versus an average of 15 cents per square foot annually.
- Life Cycle:
  - Proactively maintained roofs last an average of 21+ years compared to an average lifespan of 13 years for reactive maintenance

SCHWICKERT'S

 TECTA AMERICA

# AT WHAT COST?

- Replacement Cost:
  - Roofs that have been proactively maintained can sometimes cost less than ½ the cost of a roof that has not been maintained.
  - Difference between a complete tear off and a membrane swap with added insulation is approximately \$8.00 per square foot. (Do the math 100,000 SF roof is \$800,000.00)
- Other Hidden Factors:
  - Mold
  - OR Room Shutdown due to leaks
  - Patient Room Shutdown due to leaks
  - Others?

SCHWICKERT'S

 TECTA AMERICA



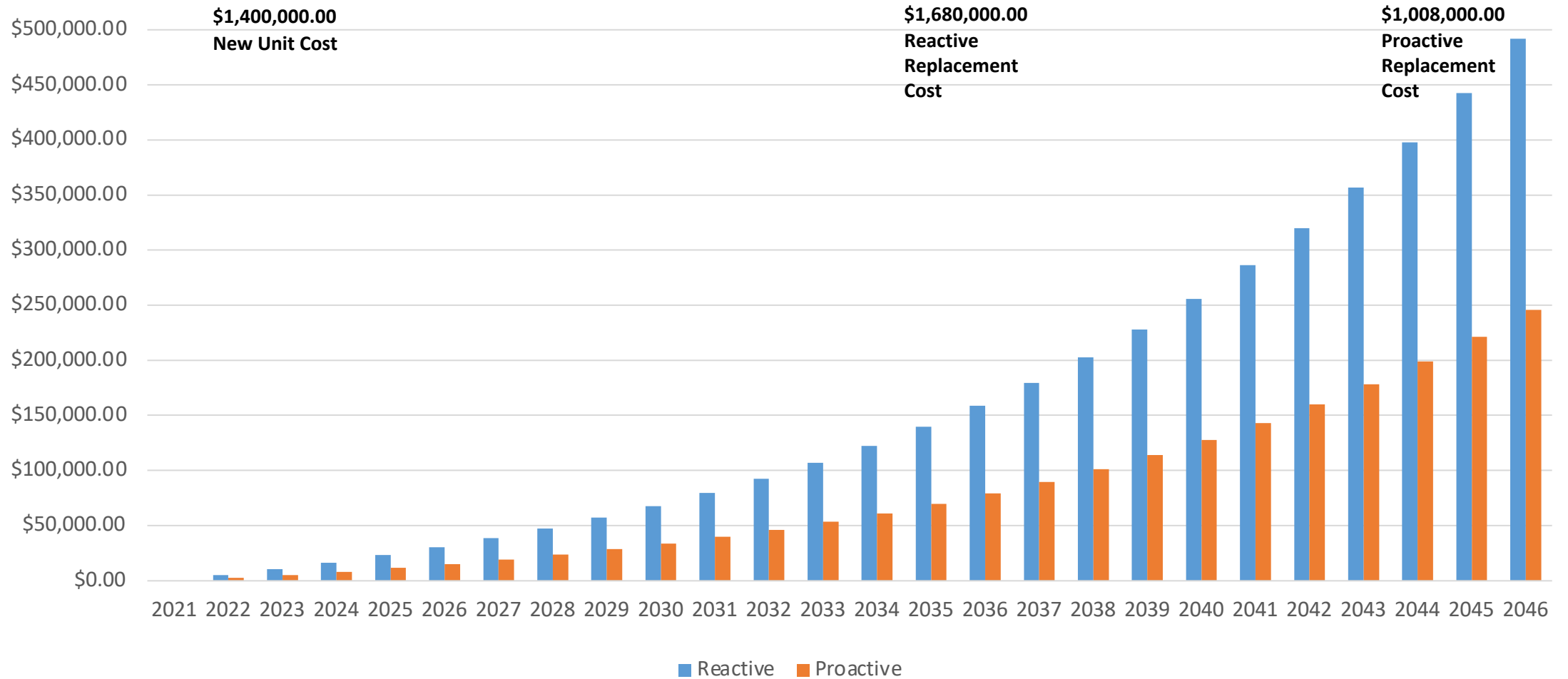
# 25 Year Life Cycle Comparison

**The longer a roof's life can be extended, the more the overall savings increase and life cycle costs decrease.**

- Ballast EPDM Example 100,000 SF roof new \$1,400,000.00
- Reactive maintenance – Maintenance cost is \$5K per year and goes up incrementally by 10% per year until failure at year 13. New roof is 20% higher at cost of \$1,680,000.
- Reactive maintenance and then switched to proactive maintenance after 5 years. At the 5 year mark maintenance cost is \$10K, but then goes down to \$2500 per year until failure at year 21. New roof is potentially 40% lower due to being able to reuse substrate. Cost for the new roof would be approximately \$1,008,000.
- Proactive maintenance – Maintenance cost is \$2500K per year and then goes up incrementally by 10% per year until failure at year 21. New roof is potentially 40% lower due to being able to reuse substrate. Cost for the new roof would be approximately \$1,008,000.

SCHWICKERT'S

 TECTA AMERICA





# BREAKING THE REACTIVE ROOF CYCLE

- Proactive roof asset management goal is to maximize the life of an entire roofing portfolio and to accurately predict the expense or capital dollars needed to maintain the portfolio over time.
- Determining roof life expectancy is the basis for all recommendations of an asset management program.
- Approximately 85% of roofs are replaced unnecessarily due to bad information. A roof undergoes serious wear and tear throughout its lifetime, with factors of weathering and degeneration taking their toll.
- The current condition of a roof can be determined by testing and analysis that will determine if roof repair or restoration is an option or whether roof replacement is necessary. Repairing a roof should be considered if it will survive its original service life expectancy without exceeding the cost of a new roof.

SCHWICKERT'S

 TECTA AMERICA

# Where to Start

1. Comprehensive Roof Inspection with core cuts to get baseline
2. Condition Assessment Analysis
3. Recommended Solutions and Costs
4. Online Software
5. History and Data Tracking

SCHWICKERT'S

 TECTA AMERICA



# Conduct Routine Inspections and Maintenance

- *There is no such thing as a maintenance free roof system*
- *Maximize performance, extend the life of the roofing system*
- *Keep warranty valid*
- *Reduces or eliminates leak repair calls*
- *Reduces overall cost of the life of the roof*
- *Just because the water isn't seen in the building doesn't mean the roof isn't leaking*
- *The sooner the deficiency or damage is repaired the smaller the cost of the repair, exterior and interior*

SCHWICKERT'S

 TECTA AMERICA

# Preparing Your Roof for Seasonal Wear

*Maintenance & repair*

=

*the key to making sure your roof is ready at all times.*

Being proactive can mean the difference  
between having a small repair vs. a full tear off and replacement

SCHWICKERT'S

 TECTA AMERICA

# What should be inspected?

## 1. Material

Look at the roof surface for cracks, bubbles, cuts, worn or missing material and loose materials.

With your permission, your roofers should immediately make repairs to any damage found

### *Associated Risks:*

- *These issues can allow water into the roofing system. This may not show up inside the building but is degrading the roof system from within. This can also cause issues with mold and deck deterioration.*



# What should be inspected?

## 2. Flashings

All flashings should be inspected and verified as secure and sealed

### *Associated Risks:*

- *Water could accumulate under the flashings and then freeze in the cold temperatures, causing the flashing to pull loose further until the water makes it into the building.*

# What should be inspected?

## 3. HVAC and other Projections

Ensure there haven't been alterations made to any penetrations.

If there have been, make sure all are flashed and properly sealed.

### *Associated Risks:*

- *When alterations are made this adds added stress to the roofing system and can separate pourable sealer in pitch pans or caulked joints on units. If not properly sealed this can cause damage not only to the building but also to your roof top units.*

SCHWICKERT'S

 TECTA AMERICA

# What should be inspected?

## 4. Metal Details

Inspect and make sure all details are secure and properly installed.

### *Associated Risks:*

- *Improper metal installation can allow water and ice into the system causing premature degradation to the metal. This can cause metal to come loose and get blown across a roof and cause more damage.*

SCHWICKERT'S

 TECTA AMERICA



# What should be inspected?

## 5. Pitch Pans

Inspect and ensure all pitch pans are properly sealed.

### *Associated Risks:*

- *Pitch pans are usually located at electrical connections, AC condensers and gas lines. If not properly sealed this will allow water into electrical panels which can cause equipment to ice up putting stress on gas line joints causing leaks.*

# What should be inspected?

## 6. Drainage

Inspect all drains, scuppers, gutters and downspouts to make sure water is properly draining from the roof.

All strainer baskets will also need to be cleaned and inspected for proper attachment.

### *Associated Risks:*

- *A plugged drain, scupper, gutter or downspout can cause water and ice to build up on a roof system and it can also cause ice dams. This adds unneeded weight and stress to the roof and can cause major damage not to mention, pushing water into the building that would have run off if not for the ice dam.*

*It's also important to examine surrounding areas  
adjacent to your facility for things  
that could affect your roof during the winter months*

SCHWICKERT'S

 TECTA AMERICA



# What should be inspected?

## 7. Trees

Don't forget..snow = weight!

Surrounding trees and branches hanging over and around your building are a potential hazard.

### *Associated Risks:*

- *Branches can dump a significant amount of snow on your roof*
- *Entire branches could break and land on your roof*

# What Can Void a Warranty?

- *Unauthorized alterations, adding or deleting equipment on you roof. You need to contact your roofing manufacturer before installing anything on your roof*
- *Incorrect repairs, not using the manufacturers product or not performing them to manufacturers specifications.*
- *Failure by the owner to use reasonable care in maintaining the roof*
- *Read the Terms and Conditions of the warranty.*

SCHWICKERT'S

 TECTA AMERICA

**OUT OF SIGHT OUT OF MIND  
UNTIL YOU HAVE A LEAK**

***PICTURES OF EXAMPLES OF WHAT TO LOOK FOR***



SCHWICKERT'S







SCHWICKERT'S





SCHWICKERT'S





SCHWICKERT'S

 TECTA AMERICA





SCHWICKERT'S





SCHWICKERT'S

 TECTA AMERICA





SCHWICKERT'S





SCHWICKERT'S

 TECTA AMERICA



SCHWICKERT'S







SCHWICKERT'S





SCHWICKERT'S







SCHWICKERT'S

 TECTA AMERICA

# PROACTIVE APPROACH

SCHWICKERT'S

 TECTA AMERICA

PROVIDING SERVICE  
DISPOSING IT PROCESS  
ENTITY ASSET PROPERTY FINANCIAL  
MONITORING COST INTELLECTUAL  
LIFE CYCLE MANAGEMENT  
FIXED UPGRADING MAINTAINING SYSTEM  
FACILITIES GOODWILL OBJECTIVE DIGITAL  
INFRASTRUCTURE OPERATING EQUIPMENT PHYSICAL GROUP EFFECTIVELY ENTERPRISE

SCHWICKERT'S

 TECTA AMERICA

# What is Asset Management?

*Asset Management is a systematic process of developing, operating, maintaining, upgrading and disposing of assets cost effectively to ensure a company's tangible and intangible assets are maintained and accounted for.*

SCHWICKERT'S

 TECTA AMERICA

# Benefits of Asset Management

Asset Management allows you to go from a reactive approach to a proactive approach.



SCHWICKERT'S

 TECTA AMERICA

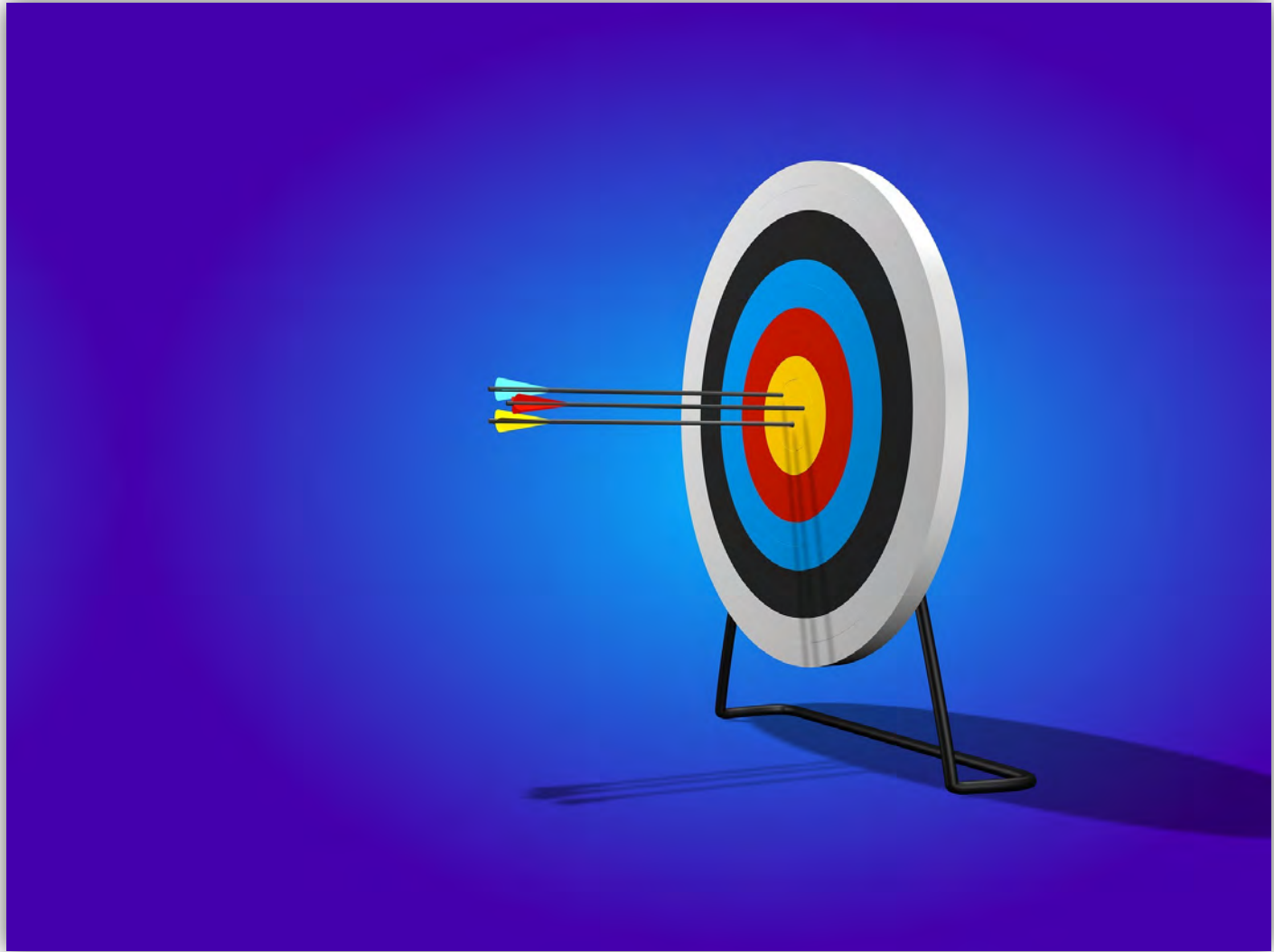


# Why Have an Asset Management Plan

- Critical for **efficient location monitoring, inventory, oversight** of maintenance, asset condition and depreciation
- **Manual documentation and asset tracking can be overwhelming and therefore is often not done**
- In some industries such as health care and government, **regulations mandate that certain assets be carefully monitored and managed.**
  - **Some insurance policies require you to have an asset management plan**
- **Missed opportunities** for uncovering ways to optimize performance, enhance productivity and boost the company's bottom line
- **Predicts asset failure** in order to **avoid costly downtime** and **reduces maintenance costs**
- **Saves time and money**
- Allows you to **make effective budgeting operations and financial decisions** based on **accurate data**

SCHWICKERT'S

 TECTA AMERICA



# Successful Asset Management Program Inclusions

- Integrated data systems (Roofing, HVAC, etc.)
- Centralized database
- Visibility
- Ability to add, subtract and capture history
- Conducts a critical equipment analysis
- Aids in optimizing life cycle
- Short/long range planning (budgets)
- Benchmark system to critically analyze your assets to determine remaining service life
- Tailored to fit your needs

SCHWICKERT'S

 TECTA AMERICA

# Schwickert's Tecta Tracker



SCHWICKERT'S



# “One Company - Endless Solutions.”

**Roofing | Architectural Sheet Metal | Specialty Metal Fabrication | Electrical  
Heating, Cooling & Refrigeration | Plumbing | Pipe Fitting | Crane Service  
24/7 Emergency Service Response | Waterproof Systems | Preventative Maintenance  
Facilities Asset Management | Roof Top Safety Solutions  
Metal Wall Panel Systems | Gutters & Down Spouts  
Air Duct Cleaning | Chimney Sweeping | Dryer Vent Cleaning  
Cooperative Purchasing Contracts through TIPS & NCPA | Design Build & Design Assist  
Specialty Mechanical Systems for Healthcare, Industrial & Manufacturing  
Backflow Prevention & Fire & Smoke Damper Testing and Certification**

SCHWICKERT'S

 TECTA AMERICA



# Questions?

**Julie Leiferman**

**Business Development Manager**

**[jleiferman@tectaaamerica.com](mailto:jleiferman@tectaaamerica.com)**

**507-381-5524**




**Mankato | Rochester | Savage, MN | Lawrence, KS**

**[www.schwickerts.com](http://www.schwickerts.com)**





# EXAMPLES FROM AN ASSET MANAGEMENT SYSTEM




Welcome, Julie Leiferman

[LOGOUT](#) [PROFILE](#) [MY OUS](#) [SUPPORT](#) [TASKS](#)


[FACILITIES](#) [OVERVIEW](#) [REPORTS](#) [PROJECT SUMMARY](#)

Home > [Schwickert's](#)



**Schwickert's**  
221 Minnesota Street  
Mankato , MN 56001

[EDIT CLIENT](#) [Show Contacts](#)



[NEW FACILITY](#) Facility Status [Online](#)

[SEARCH](#) [CLEAR](#) [A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#) [0-9](#) [All](#)

[PENDING](#)

FACILITY	CITY	ST	SECTIONS	SQ FT	REPAIRS	CAPITAL	TOOLS
Main Building	Mankato	MN	7	18,170	\$2,144	\$255,159	<a href="#">EDIT</a>
Schwickert's Service Center Building	Mankato	MN	1	3,515	\$4,285	\$31,635	<a href="#">EDIT</a>
Sheet Metal Building	Mankato	MN	3	28,870	\$2,783	\$278,037	<a href="#">EDIT</a>
Warehouse & Maintenance Shop	Mankato	MN	1	32,376	\$1,643	\$291,384	<a href="#">EDIT</a>
All 4 Facilities Totals			12	82,931	\$10,855	\$866,215	

Home > Schwickert's > Main Building

1 of 4 Schwickert's Service Center Building



### Main Building

330 Poplar Street  
Mankato, MN 56001

EDIT FACILITY

Show Contacts



Sections [NEW SECTION](#)

[LIST VIEW](#) [MAP VIEW](#)

**\*The most recent Facility Roof Audit was performed on 06/22/2017.**

SECTIONS	ROOF SYSTEM INFORMATION					CONDITION INFORMATION			TOOLS
	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	EDIT
Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	EDIT
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	EDIT
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	EDIT
Section E	EPDM	FA	639 (approx)	5	3	\$369	41	10+ Years	EDIT
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	EDIT
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	EDIT
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			



\*The most recent Facility Roof Audit was performed on 06/22/2017.

ROOF SYSTEM INFORMATION						CONDITION INFORMATION			
SECTIONS	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	TOOLS
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	EDIT

- GENERAL
- SYSTEM COMPONENTS
- DEFICIENCIES (2)
- RAP
- WARRANTY
- PHOTOS

Main Building, Section A Information

**Section Overview:** Section A is a Asphalt Built-Up Roof roof system that is believed to be approximately twenty-six years old, and is in good condition. As of the Facility Roof Audit, there are approximately \$1,000.00 in pending repairs that should be completed on this roof section. With timely completion of recommended repairs and continued regular maintenance, this section has an estimated remaining service life of 3-5 Years.

**System Type:**

Asphalt Built-Up Roof (BUR-A)

**Square Feet:**

1,626 (approximate)

**Roof Pitch:**

Unknown

**Attachment Type:**

Hot Asphalt

**Installation Date:**

01/01/1991

**Core Cut Taken:**

No

**Membrane Color:**

Unknown Color

**Manufacturer:**

Johns Manville International

**No. of Roof Layers:**

Unknown

REVIEW SECTION

**Installed By:**

Schwickerts

Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	EDIT
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	EDIT
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	EDIT
Section E	EPDM	FA	639 (approx)	5	3	\$369	41	10+ Years	EDIT
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	EDIT
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	EDIT
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			



### HVAC Building A

330 Poplar Street  
Mankato, MN 56001

[EDIT FACILITY](#)

[Show Contacts](#)

[MECH UNITS](#)
[MECH BUDGET](#)
[ROOF SECTIONS](#)
[BUDGET](#)
[REPORTS](#)
[DRAWINGS](#)
[DEFICIENCIES](#)
[DOCUMENTS](#)
[PROJECTS](#)

#### Mechanical Units

[NEW MECHANICAL UNIT](#)

Mechanical Status Active

MECHANICAL UNIT INFORMATION					CONDITION INFORMATION			
MECHANICAL UNITS	UNIT TYPE	ROOF SECTION	TONNAGE	AGE	REPAIRS	MAP SCORE	ERSL	TOOLS
RTU #1 Lennox	RTU	Section A	15.00	14	\$0	3	7-10 Years	<a href="#">EDIT</a>

[GENERAL](#)
[FILTERS & BELTS \(3\)](#)
[CIRCUITS \(1\)](#)
[DEFICIENCIES \(2\)](#)
[MAP SCORE](#)
[PHOTOS](#)

#### HVAC Building A, RTU #1 Lennox (Section A) Information

<b>Unit Type:</b> RTU	<b>Tonnage:</b> 15.00	<b>Installation Date:</b> 06/01/2004
<b>Model Number:</b> LGC180H2BS1Y	<b>Serial Number:</b> 5604F00705	<b>Make:</b> Lennox
<b>Heating Type:</b> Gas	<b>Refrigeration Type:</b> R407C	<b>Voltage Phase:</b> Three Phase
<b>Economizer:</b> No	<b>Installed by Schwickert's Tecta America:</b> Yes	<b>Installed by other Contractor:</b> No

RTU #2 Lennox	RTU	Section A	5.00	14	\$0	<a href="#">EDIT</a>
RTU 5 Lennox	RTU	Section A	5.00	20	\$0	<a href="#">EDIT</a>
<b>MECHANICAL UNIT TOTALS</b>			<b>25.00</b>		<b>\$0</b>	



\*The most recent Facility Roof Audit was performed on 06/22/2017.

ROOF SYSTEM INFORMATION						CONDITION INFORMATION			
SECTIONS	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	TOOLS
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	EDIT

GENERAL	SYSTEM COMPONENTS	DEFICIENCIES (2)	RAP	WARRANTY	PHOTOS
---------	-------------------	------------------	-----	----------	--------

Main Building, Section A - Roof Assessment Profile\*

RAP HISTORY

ASSESSMENT CATEGORIES	ROOF ASSESSOR POINTS							RAP	ERSL	ASSESSMENT DATE: 06/22/2017
Membrane, Seams & Surfacing	5	4	<u>3</u>	2	1	0	-5	Roof Assessor Points Estimated Remaining Service Life <b>RAP: 27</b> <b>ERSL: 4-6 Years</b>	Previous RAP: 29 ERSL: 4-6 Years	
Membrane Base Flashings	5	4	3	<u>2</u>	1	0				
Insulation & Decking	5	<u>4</u>	3	2	1	0	-5			
Drainage Condition	5	<u>4</u>	3	2	1	0				
Roof Top Traffic	5	4	3	<u>2</u>	1	0				
Leak Status	5	4	<u>3</u>	2	1	0				
Roof Age	5	4	3	<u>2</u>	1	0				
Interior Sensitivity	5	4	3	<u>2</u>	1	0				
Current Repair Status	5	4	3	<u>2</u>	1	0	-5			
Overall Assessment	5	4	<u>3</u>	2	1	0	-5			
<b>TOTAL POINTS</b>	<b>27</b>									

\* This table suggests the Estimated Remaining Service Life of this roof section based on ten key categories of assessment. Remaining service life depends on regular maintenance, timely completion of additional recommended repairs, environmental conditions & risk factors, roof system type and overall design specifications and certain non-roofing components of the building envelope.

Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	EDIT
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	EDIT
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	EDIT
Section E	EPDM	FA	839 (approx)	5	3	\$369	41	10+ Years	EDIT
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	EDIT
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	EDIT
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			

Sections [NEW SECTION](#)

[LIST VIEW](#) [MAP VIEW](#)

**\*The most recent Facility Roof Audit was performed on 06/22/2017.**

ROOF SYSTEM INFORMATION						CONDITION INFORMATION			
SECTIONS	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	TOOLS
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	<a href="#">EDIT</a>

[GENERAL](#) | [SYSTEM COMPONENTS](#) | [DEFICIENCIES \(2\)](#) | [RAP](#) | [WARRANTY](#) | [PHOTOS](#)

Main Building, Section A Deficiencies

DEF #	REPAIR	PRIORITY	CATEGORY	QTY	PHOTOS	STATUS	COST	HISTORY	TOOLS
1	<a href="#">BUR-10B</a>	A	Roof Repair	52 LF	3	Pending	\$744	15	<a href="#">EDIT</a> <a href="#">X</a>
2	<a href="#">BUR-09B</a>	A	Roof Repair	3 LF	2	Pending	\$256	15	<a href="#">EDIT</a> <a href="#">X</a>

Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	<a href="#">EDIT</a>
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	<a href="#">EDIT</a>
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	<a href="#">EDIT</a>
Section E	EPDM	FA	639 (approx)	5	3	\$369	41	10+ Years	<a href="#">EDIT</a>
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	<a href="#">EDIT</a>
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	<a href="#">EDIT</a>
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			



Sections [NEW SECTION](#)

[LIST VIEW](#) [MAP VIEW](#)

**\*The most recent Facility Roof Audit was performed on 06/22/2017.**

ROOF SYSTEM INFORMATION						CONDITION INFORMATION			
SECTIONS	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	TOOLS
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	<a href="#">EDIT</a>

[GENERAL](#) | [SYSTEM COMPONENTS](#) | [DEFICIENCIES \(2\)](#) | [RAP](#) | [WARRANTY](#) | [PHOTOS](#)

Main Building, Section A - Warranties

WARRANTY	COMPANY	DURATION	NUMBER	EXPIRES
Contractor	Schwickerts	Warranty Info Unknown		
Manufacturer	Johns Manville International	Warranty Info Unknown		

Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	<a href="#">EDIT</a>
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	<a href="#">EDIT</a>
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	<a href="#">EDIT</a>
Section E	EPDM	FA	639 (approx)	5	3	\$369	41	10+ Years	<a href="#">EDIT</a>
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	<a href="#">EDIT</a>
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	<a href="#">EDIT</a>
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			

## Sections

NEW SECTION

LIST VIEW

MAP VIEW

\*The most recent Facility Roof Audit was performed on 06/22/2017.

ROOF SYSTEM INFORMATION						CONDITION INFORMATION			
SECTIONS	TYPE	ATT	SQ FT	AGE	PHOTOS	REPAIRS	RAP	ERSL	TOOLS
Section A	BUR-A	Hot	1,626 (approx)	27	3	\$1,000	27	4-6 Years	EDIT

GENERAL

SYSTEM COMPONENTS

DEFICIENCIES (2)

RAP

WARRANTY

PHOTOS

Main Building, Section A Photos

Section Overview Photo



Section Overall Drawing



Section Aerial Image



Section B	EPDM	B	2,838 (approx)	12	3	\$406	32	7-9 Years	EDIT
Section C	BUR-A	Hot	8,048 (approx)	16	3	\$0	34	7-9 Years	EDIT
Section D	TPO	U	2,595 (approx)	5	3	\$0	40	7-9 Years	EDIT
Section E	EPDM	FA	639 (approx)	5	3	\$369	41	10+ Years	EDIT
Section F	EPDM	B	2,407 (approx)	16	3	\$369	31	7-9 Years	EDIT
Section G&H	EPDM	FA	17 (approx)	12	3	\$0	37	7-9 Years	EDIT
<b>SECTION TOTALS</b>			<b>18,170</b>			<b>\$2,144</b>			



[Home](#) > [Schwickert's](#) > [Main Building](#) > [Drawings](#)

1 of 4 Schwickert's Service Center Building



### Main Building

 330 Poplar Street  
 Mankato, MN 56001

[EDIT FACILITY](#)
[Show Contacts](#)

[MECH UNITS](#)
[MECH BUDGET](#)
[ROOF SECTIONS](#)
[BUDGET](#)
[REPORTS](#)
[DRAWINGS](#)
[DEFICIENCIES](#)
[DOCUMENTS](#)
[PROJECTS](#)
[ASSESSMENTS](#)

## Drawings

[NEW DRAWING](#)

CAPTION	FILE	DATE	TOOLS
2014 Main Building Drawings	copied_5360_2014 Main Building Drawings_533db648a2dea.pdf	07/10/2014 12:19	<a href="#">EDIT</a> <a href="#">X</a>
2014 Overall Roof Drawing	copied_5360_2014 Main Bldg-Overall_533db6143f9e6.png	07/10/2014 11:27	<a href="#">EDIT</a> <a href="#">X</a>

Home > Schwickert's > Main Building > Reports



### Main Building

330 Poplar Street  
Mankato, MN 56001

EDIT FACILITY

Show Contacts



1 of 4 Schwickert's Service Center Building

MECH UNITS

MECH BUDGET

ROOF SECTIONS

BUDGET

REPORTS

DRAWINGS

DEFICIENCIES

DOCUMENTS

PROJECTS

ASSESSMENTS

#### NAME

Roof Section Information

RUN REPORT

Mechanical Inventory Report

RUN CSV

RUN XLSX

Roof Repair History

RUN REPORT

RUN CSV

RUN XLSX

Customize

Project

All Projects

Mechanical Repair History

There are no completed mechanical projects for this facility.

Photographic Essay

RUN REPORT

Project

06/22/2017 Facility Roof Audit

Facility Summary report has been moved to the project reports page.



Home > Schwickert's > Main Building > Deficiencies

1 of 4 Schwickert's Service Center Building



### Main Building

330 Poplar Street  
Mankato, MN 56001

[EDIT FACILITY](#)

[Show Contacts](#)



## Deficiencies

PROJECT

SECTION	DEF #	REPAIR	PRIORITY	CATEGORY	QTY	PHOTOS	STATUS	COST	HISTORY	TOOLS
Section A	1	<a href="#">BUR-10B</a>	A	Roof Repair	52 LF	3	Pending	\$744	15	<a href="#">EDIT</a> <a href="#">X</a>
Section B	1	<a href="#">SP-09A</a>	A	Roof Repair	4 LF	1	Pending	\$406	15	<a href="#">EDIT</a> <a href="#">X</a>
Section E	1	<a href="#">SP-03A</a>	A	Roof Repair	1 LF	1	Pending	\$369	15	<a href="#">EDIT</a> <a href="#">X</a>
Section F	1	<a href="#">SP-09A</a>	A	Roof Repair	1 LF	2	Pending	\$369	15	<a href="#">EDIT</a> <a href="#">X</a>
Section A	2	<a href="#">BUR-09B</a>	A	Roof Repair	3 LF	2	Pending	\$256	15	<a href="#">EDIT</a> <a href="#">X</a>



## FACILITY SUMMARY REPORT



**Schwickert's**  
Old Company Building  
221 Minnesota Street, Mankato, MN 56001

**Facility Roof Audit Performed On:**  
Jun 23, 2017

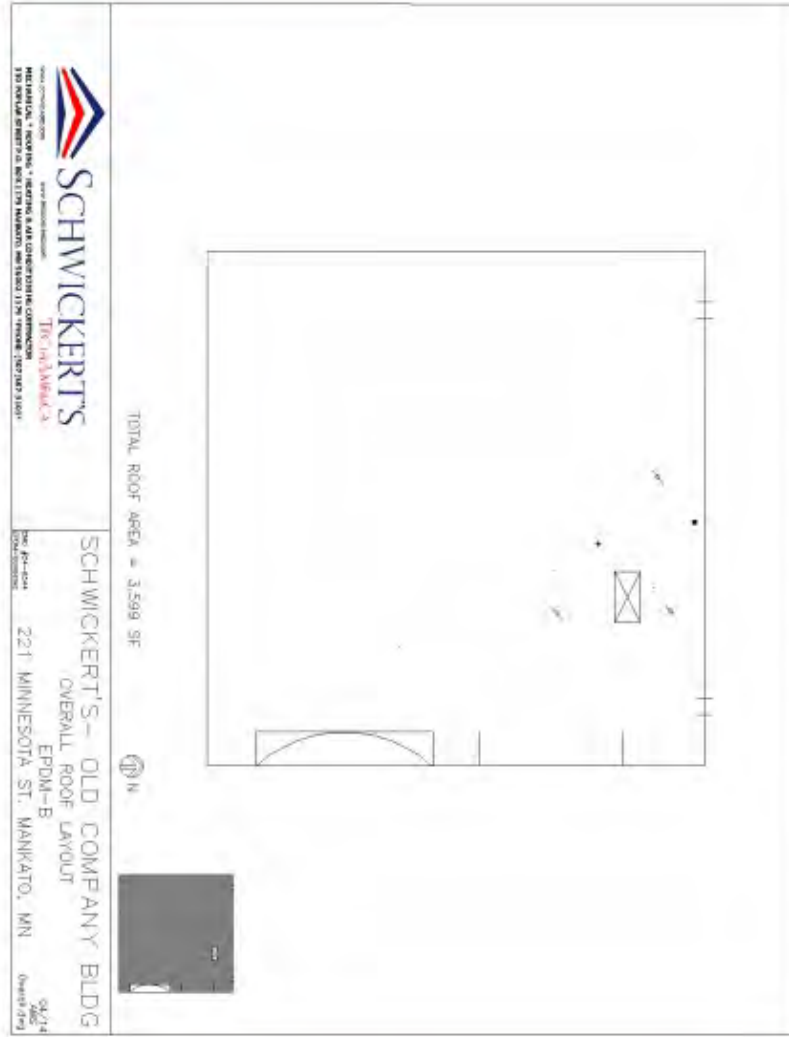


**TABLE OF CONTENTS**

Overall Facility Drawing	2
Project Overview	3
Project Summary	
Facility Overview	
Financial Forecast	
Action Items	
Section Information	
Section A	5
Program Overview	9

*Please note that the financial figures provided in this report reflect opinions of probable costs based on current pricing. However, conditions may change with time, and market fluctuations in raw material pricing are common. As such, financial figures should be considered initial budget estimates derived from current roof information. In addition, the identification of roof system components is based on test cut sampling and/or information from the owner's records. However, in some cases actual roof system components may vary from those reported here.*

OVERALL FACILITY DRAWING





## PROJECT OVERVIEW

### Project Summary

On June 23, 2017, Tecta roofing specialists performed a comprehensive roof audit of your facility.

The goal of the TectaPlan inspection and maintenance program as a management tool is to identify and address your roofing issues and needs.

### Facility Overview

Currently, this facility has 1 roof section that is approximately 26 years old and in satisfactory condition.

ROOF SECTION	SQ FT	SYSTEM TYPE	AGE	ERSL	PRIORITY A	PRIORITY B	PRIORITY C
Section A	3,515	EPDM	26	3-5 Years	\$4,285	\$0	\$0
<b>Totals</b>					<b>\$4,285</b>	<b>\$0</b>	<b>\$0</b>

\*Repair pricing is for budget purposes, and may not reflect travel charges or additional project costs. Actual project repair costs depend on the scope of work selected. Please request a proposal for final pricing.

### Financial Forecast

There is 1 capital project currently being proposed for this facility over the next five years. The complete Financial Forecast includes Annual Program Fees (Inspection Costs), as well as any current Pending Repair Costs, and an Additional Service Budget for unplanned repairs throughout the year.

COST CATEGORY	2017	2018	2019	2020	2021
<b>Capital Projects*</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,635</b>	<b>\$0</b>	<b>\$0</b>
Section A	\$0	\$0	\$31,635	\$0	\$0
<b>Pending Repairs**</b>	<b>\$4,285</b>				
<b>Program Fees</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>
<b>Additional Service</b>	<b>\$1,800</b>	<b>\$1,900</b>	<b>\$2,000</b>	<b>\$2,100</b>	<b>\$2,200</b>
<b>Totals</b>	<b>\$6,585</b>	<b>\$2,400</b>	<b>\$34,135</b>	<b>\$2,600</b>	<b>\$2,700</b>

\* Typically roof replacements or full-scale restorations.

\*\*Includes all Priority A, B and C Repairs.

### Action Items

Regularly inspecting and properly maintaining your roofs are instrumental to prolonging service life and deferring costly replacements as long as possible. Therefore, we recommend that you continue with the planned maintenance program on an annual or semi-annual basis.

Two (2) deficiencies were noted on the day of the 2017 roof audit, which are pending at an approximate total repair cost of \$4,285.00.

By completing the above repairs, it will help extend the life of the roof and will help prevent water from entering the roof system.

**SECTION A OVERVIEW**

Section A is a Ethylene Propylene Diene Monomer roof system that is believed to be approximately twenty-six years old, and is in satisfactory condition. As of the Facility Roof Audit, there are approximately \$4,300.00 in pending repairs that should be completed on this roof section. With timely completion of recommended repairs and continued regular maintenance, this section has an estimated remaining service life of 3-5 Years.

**SYSTEM INFORMATION**

<b>System Type</b>	EPDM
<b>Sq Ft</b>	3,515
<b>Attachment</b>	Ballasted
<b>Install Date</b>	01/01/1991
<b>Manufacturer</b>	Carlisle Syntec, Inc.
<b>Installed By</b>	Unknown Contractor


**NOTES**

Recommend re-roofing this section in the next 3 years due to age and weathering - flashing details and glued seams starting to curl. No roof deficiencies noted at the time of the 2016 roof audit.

WARRANTY TYPE	COMPANY	NUMBER	EXP DATE
Contractor	Warranty Info Unknown		
Manufacturer	Carlisle Syntec, Inc.		

**PENDING REPAIRS\***

<b>Priority A</b>	\$4,285
<b>Priority B</b>	\$0
<b>Priority C</b>	\$0
<b>Total Pending</b>	\$4,285

**PROPOSED CAPITAL PROJECT**

<b>Project Year:</b>	2019
<b>Project Cost:</b>	\$31,635
<b>Project Type:</b>	Tear Off / Replace
<b>Proposed System:</b>	EPDM

**ROOF ASSESSMENT PROFILE\***

06/23/2017

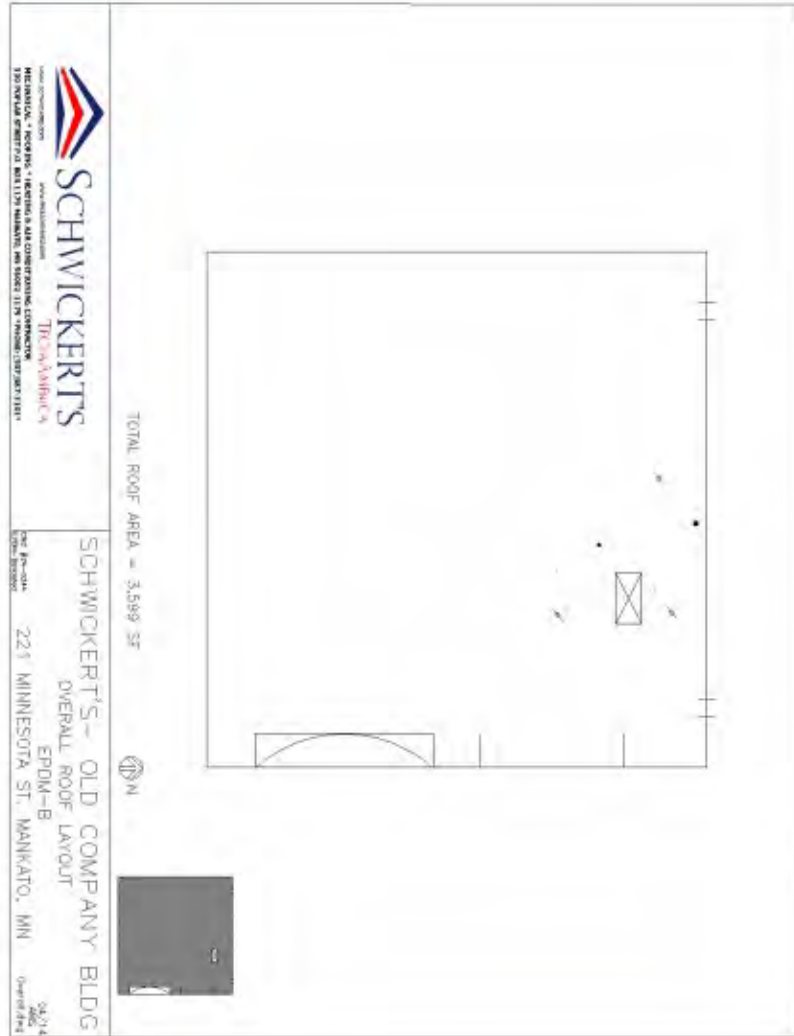
Assessment Categories	Roof Assessment Points	Roof Assessor Points	Estimated Remaining Service Life
Membrane, Seams & Surfacing	5 4 3 2 1 0 -5	0-15	0-1 Year
Membrane Base Flashings	5 4 3 2 1 0		
Insulation & Decking	5 4 3 2 1 0 -5	16-20	2-3 Years
Drainage Condition	5 4 3 2 1 0		
Roof Top Traffic	5 4 3 2 1 0	21-30	3-5 Years
Leak Status	5 4 3 2 1 0		
Roof Age	5 4 3 2 1 0	31-40	5-10 Years
Interior Sensitivity	5 4 3 2 1 0		
Current Repair Status	5 4 3 2 1 0 -5	41-50	10+ Years
Overall Assessment	5 4 3 2 1 0 -5		
<b>Total Points</b>	<b>25</b>	<b>RAP: 25</b>	<b>ERSL: 3-5 Years</b>

\*Repair pricing is for budget purposes, and may not reflect travel charges or additional project costs. Actual project repair costs depend on the scope of work selected. Please request a proposal for final pricing.

\*\*This table suggests the Estimated Remaining Service Life of this roof section based on ten key categories of assessment. Remaining service life depends on regular maintenance, timely completion of additional recommended repairs, environmental conditions & risk factors, roof system type and overall design specifications and certain non-roofing components of the building envelope.



**SECTION A** OVERALL DRAWING





**SECTION A PENDING REPAIRS**

<https://www.tectatracker.com/103462>
**Repair #1:**

Deteriorated membrane flashing will be removed and replaced using compatible Single-Ply materials and repair procedures in compliance with membrane manufacturer's recommendations and/or current industry standards.

**Problem:** SP-08 - Deteriorated Membrane Base Flashing  
**Section:** Section A  
**Status:** Pending  
**Priority:** A - Urgent  
**Category:** Roof Repair  
**Quantity:** 180 LF  
**Life Safety:** No  
**Monitor Only:**  
**Estimated Cost:** \$3,347


**Repair #2:**

Unbonded membrane laps will be repaired using compatible Single-Ply materials and repair procedures in compliance with membrane manufacturer's recommendations and/or current industry standards.

**Problem:** SP-03 - Membrane Lap Unbonded  
**Section:** Section A  
**Status:** Pending  
**Priority:** A - Urgent  
**Category:** Roof Repair  
**Quantity:** 40 LF  
**Life Safety:** No  
**Monitor Only:**  
**Estimated Cost:** \$938



**SECTION A****COMPLETED REPAIRS**

<https://www.tectatracker.com/j/23445>

*No repairs were completed during this inspection.*

## PROGRAM OVERVIEW

The initial phase of the TectaPlan program consists of an assessment of the roof(s) on your facility, including: meeting with site personnel, gathering available roof maintenance and warranty documentation, performing a walk-through of the facility to identify possible leak areas, determining field measurements and (where possible) system component information, visually inspecting the roof to determine overall condition and documenting defects.

The second phase consolidates information gathered during the initial site visit. In this phase, we utilize TectaTracker, our online roof asset management tool, to collate photographs, computer drawings, physical attributes and historical data to provide a complete assessment of your roof(s).

The final phase comprises a professional analysis of installed roofing on your facility with an emphasis on actions needed to return each roof to a maintainable condition, maximize performance and extend service life. To this end, a 5 year financial forecast of maintenance budgets and capital expenditures is provided.

The success of the TectaPlan inspection and maintenance program depends upon regular follow-up inspections, preventive maintenance and timely completion of recommended repairs, which allow the short term recommendations to be continually fine-tuned, and your roofing portfolio to remain in top condition. This approach maximizes roof service life and reduces overall cost over the life of the asset.







Project [CREATE SECTION](#)

[LIST VIEW](#) [MAP VIEW](#) [INVOICE](#)

[VIEW SUMMARY REPORT](#) [VIEW REPAIR PROPOSAL](#)



## Budget Information

5 YEAR

10 YEAR

## Main Building, Maintenance and Repairs

	PENDING REPAIRS			MAINTENANCE AND REPAIR FORECAST										TOTAL	
	PRIORITY A	PRIORITY B	PRIORITY C	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Pending Repairs	2,144	0	0	2,144											
Annual Program Fees				560	560	560	560	560	560	560	560	560	560		<a href="#">EDIT</a>
Additional Service Estimate				1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300		<a href="#">EDIT</a>
				4,104	2,060	2,160	2,260	2,360	2,460	2,560	2,660	2,760	2,860		

## Main Building, Capital Forecast

NEW FORECAST

Active Forecast

2017 Inspection

[VIEW](#)[EDIT](#)[X](#)

CAPITAL FORECAST

SECTIONS	SQ FT	AGE	ERSL	SYSTEM TYPE	PROJECT TYPE	2017	2018	2019	2020	2021	2022	2023	2024
Section A	1,626	26	4-6 Years	BUR-A	R1	0	0	0	29,268	0	0	0	0
Section B	2,838	11	7-9 Years	EPDM	R1	0	0	0	0	0	25,542	0	0
Section C	8,048	15	7-9 Years	BUR-A	R1	0	0	0	0	0	0	144,864	0
Section D	2,595	4	7-9 Years	TPO	R1	0	0	0	0	0	0	0	0
Section E	639	4	10+ Years	EPDM	R1	0	0	0	0	0	0	0	7,668
Section F	2,407	15	7-9 Years	EPDM	R1	0	0	0	21,663	0	0	0	0
Section G&H	17	11	7-9 Years	EPDM	R1	0	0	0	0	0	0	204	0
						0	0	0	50,931	0	25,542	145,068	7,668



## Budget Information

5 YEAR

10 YEAR

Main Building, Maintenance and Repairs

	PENDING REPAIRS			MAINTENANCE AND REPAIR FORECAST					
	PRIORITY A	PRIORITY B	PRIORITY C	2017	2018	2019	2020	2021	TOOLS
Pending Repairs	2,144	0	0	2,144					
Annual Program Fees				560	560	560	560	560	<a href="#">EDIT</a>
Additional Service Estimate				1,400	1,500	1,600	1,700	1,800	<a href="#">EDIT</a>
				4,104	2,060	2,160	2,260	2,360	

Main Building, Capital Forecast

NEW FORECAST

Active Forecast

2017 Inspection ▾

[VIEW](#)[EDIT](#)

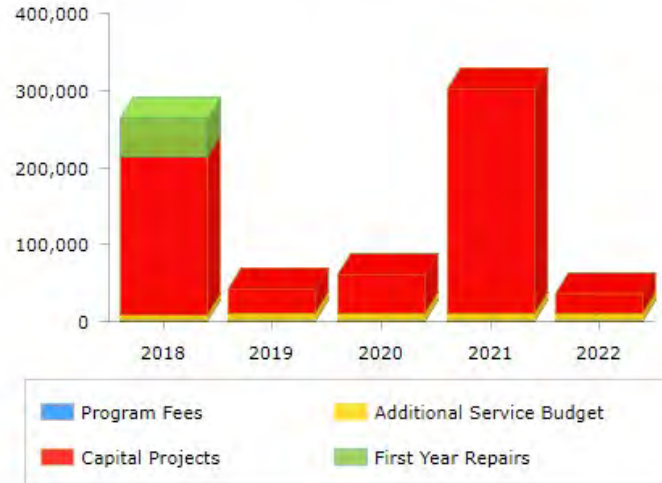
CAPITAL FORECAST

SECTIONS	SQ FT	AGE	ERSL	SYSTEM TYPE	PROJECT TYPE	2017	2018	2019	2020	2021
Section A	1,626	26	4-6 Years	BUR-A	R1	0	0	0	29,268	0
Section B	2,838	11	7-9 Years	EPDM	R1	0	0	0	0	0
Section C	8,048	15	7-9 Years	BUR-A	R1	0	0	0	0	0
Section D	2,595	4	7-9 Years	TPO	R1	0	0	0	0	0
Section E	639	4	10+ Years	EPDM	R1	0	0	0	0	0
Section F	2,407	15	7-9 Years	EPDM	R1	0	0	0	21,663	0
Section G&H	17	11	7-9 Years	EPDM	R1	0	0	0	0	0
						0	0	0	50,931	0

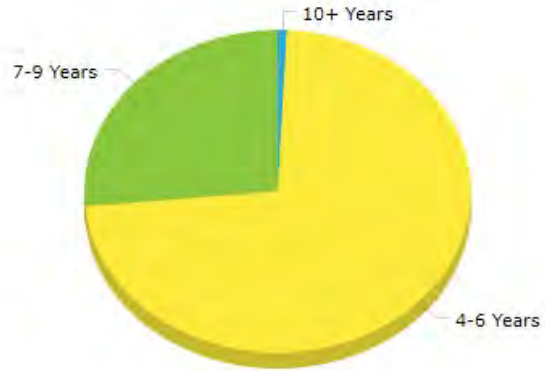
# Overview

CURRENT SUMMARY HISTORY TRENDING

### Five Year Budget



### Estimated Remaining Service Life



### Repairs by Priority



### ERSL by Roof Type





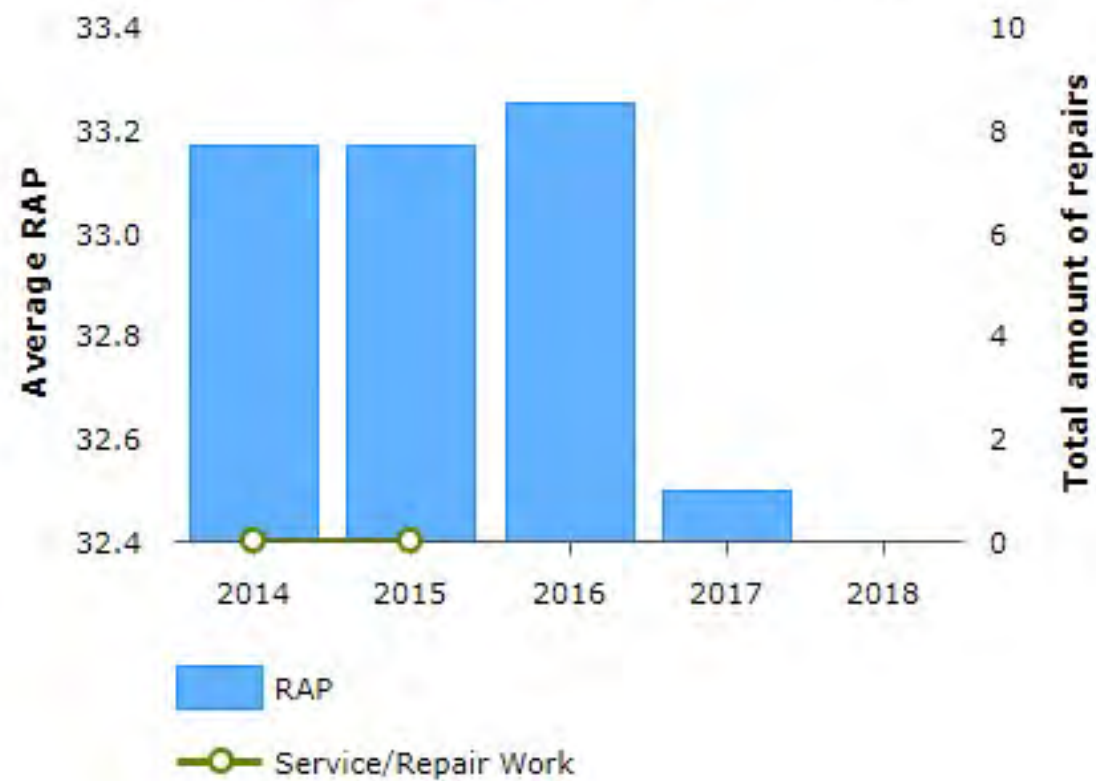
## Overview

CURRENT SUMMARY

HISTORY

TRENDING

### Trending Data - RAP/Service



[Home](#) > [Schwickert's](#) > [Reports](#)



### Schwickert's

221 Minnesota Street  
Mankato , MN 56001

[EDIT CLIENT](#)[Show Contacts](#)

NAME		
Portfolio Overview (Portrait)	<a href="#">RUN PDF</a>	<a href="#">RUN DOC</a>
Portfolio Overview (Landscape)	<a href="#">RUN PDF</a>	<a href="#">RUN DOC</a>
Capital Expenditures (Portrait)	<a href="#">RUN PDF</a>	<a href="#">RUN DOC</a>
Capital Expenditures (Landscape)	<a href="#">RUN PDF</a>	<a href="#">RUN DOC</a>
Topline Summary	<a href="#">RUN XLS</a>	
Topline Detailed	<a href="#">RUN XLS</a>	
Client Project History Report	<a href="#">RUN CSV</a>	
Roof Repair History	<a href="#">RUN CSV</a>	<a href="#">RUN XLSX</a>
HVAC Repair History	<a href="#">RUN CSV</a>	<a href="#">RUN XLSX</a>
Mechanical Topline Summary	<a href="#">RUN XLS</a>	

Main Building							#####	Pending Repairs			Financial Forecast											
Roof Section	Installed	Expiry	Roof Type	Sq Ft	RAP	ERSL	Priority A	Priority B	Priority C	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			
Section A	01/01/1991		BUR-A	1,626	27	4-6 Years	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,268.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section B	01/01/2006		EPDM	2,838	32	7-9 Years	\$406.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,542.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section C	01/01/2002		BUR-A	8,048	34	7-9 Years	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144,864.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section D	01/01/2013		TPD	2,535	40	7-9 Years	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,950.00	\$0.00	\$0.00			
Section E	01/01/2013	01/01/2023	EPDM	633	41	10+ Years	\$369.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,668.00	\$0.00	\$0.00	\$0.00			
Section F	01/01/2002		EPDM	2,407	31	7-9 Years	\$369.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,663.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section GSH	01/01/2006	01/01/2012	EPDM	17	37	7-9 Years	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$204.00	\$0.00	\$0.00	\$0.00	\$0.00			
							Capital Totals			\$0.00	\$0.00	\$50,931.00	\$0.00	\$25,542.00	\$145,068.00	\$7,668.00	\$25,950.00	\$0.00	\$0.00			
							Annual Program Fees			\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$560.00	\$0.00		
							Additional Service Estimate			\$1,500.00	\$1,600.00	\$1,700.00	\$1,800.00	\$1,900.00	\$2,000.00	\$2,100.00	\$2,200.00	\$2,300.00	\$0.00			
							<b>Facility Totals</b>			<b>\$2,144.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,060.00</b>	<b>\$2,160.00</b>	<b>\$53,191.00</b>	<b>\$2,360.00</b>	<b>\$28,002.00</b>	<b>\$147,628.00</b>	<b>\$10,328.00</b>	<b>\$28,710.00</b>	<b>\$2,860.00</b>	<b>\$0.00</b>
Schwickert's Service Center Building							#####	Pending Repairs			Financial Forecast											
Roof Section	Installed	Expiry	Roof Type	Sq Ft	RAP	ERSL	Priority A	Priority B	Priority C	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			
Section A	01/01/1991		EPDM	3,515	25	4-6 Years	\$4,285.00	\$0.00	\$0.00	\$0.00	\$31,635.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
							Capital Totals			\$0.00	\$31,635.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
							Annual Program Fees			\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00			
							Additional Service Estimate			\$1,900.00	\$2,000.00	\$2,100.00	\$2,200.00	\$2,300.00	\$2,400.00	\$2,500.00	\$2,600.00	\$2,700.00	\$0.00			
							<b>Facility Totals</b>			<b>\$4,285.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,400.00</b>	<b>\$34,135.00</b>	<b>\$2,600.00</b>	<b>\$2,700.00</b>	<b>\$2,800.00</b>	<b>\$2,900.00</b>	<b>\$3,000.00</b>	<b>\$3,100.00</b>	<b>\$3,200.00</b>	<b>\$0.00</b>
Sheet Metal Building							05/07/2017	Pending Repairs			Financial Forecast											
Roof Section	Installed	Expiry	Roof Type	Sq Ft	RAP	ERSL	Priority A	Priority B	Priority C	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			
Section A	01/01/1991		EPDM	14,028	27	4-6 Years	\$454.00	\$2,328.00	\$0.00	\$126,252.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section B	01/01/1991		EPDM	8,773	26	4-6 Years	\$0.00	\$0.00	\$0.00	\$78,957.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Section C	01/01/2009	01/01/2024	TPD	5,069	40	7-9 Years	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,828.00			
							Capital Totals			\$205,209.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,828.00		
							Annual Program Fees			\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00		
							Additional Service Estimate			\$1,900.00	\$2,000.00	\$2,100.00	\$2,200.00	\$2,300.00	\$2,400.00	\$2,500.00	\$2,600.00	\$2,700.00	\$0.00			
							<b>Facility Totals</b>			<b>\$454.00</b>	<b>\$2,329.00</b>	<b>\$0.00</b>	<b>\$207,609.00</b>	<b>\$2,500.00</b>	<b>\$2,600.00</b>	<b>\$2,700.00</b>	<b>\$2,800.00</b>	<b>\$2,900.00</b>	<b>\$3,000.00</b>	<b>\$3,100.00</b>	<b>\$3,200.00</b>	<b>\$72,828.00</b>
Warehouse & Maintenance Shop							05/23/2017	Pending Repairs			Financial Forecast											
Roof Section	Installed	Expiry	Roof Type	Sq Ft	RAP	ERSL	Priority A	Priority B	Priority C	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			
Section A	01/01/1991		EPDM	32,376	30	4-6 Years	\$0.00	\$1,643.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291,384.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
							Capital Totals			\$0.00	\$0.00	\$0.00	\$291,384.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
							Annual Program Fees			\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00			
							Additional Service Estimate			\$1,500.00	\$1,600.00	\$1,700.00	\$1,800.00	\$1,900.00	\$2,000.00	\$2,100.00	\$2,200.00	\$2,300.00	\$0.00			
							<b>Facility Totals</b>			<b>\$0.00</b>	<b>\$1,643.00</b>	<b>\$0.00</b>	<b>\$2,462.00</b>	<b>\$2,562.00</b>	<b>\$2,662.00</b>	<b>\$294,146.00</b>	<b>\$2,862.00</b>	<b>\$2,962.00</b>	<b>\$3,062.00</b>	<b>\$3,162.00</b>	<b>\$3,262.00</b>	<b>\$0.00</b>
							<b>Capital Grand Totals</b>						<b>\$205,209.00</b>	<b>\$31,635.00</b>	<b>\$50,931.00</b>	<b>\$291,384.00</b>	<b>\$25,542.00</b>	<b>\$145,068.00</b>	<b>\$7,668.00</b>	<b>\$25,950.00</b>	<b>\$0.00</b>	<b>\$72,828.00</b>
							<b>Grand Totals</b>			<b>\$6,883.00</b>	<b>\$3,972.00</b>	<b>\$0.00</b>	<b>\$214,531.00</b>	<b>\$41,357.00</b>	<b>\$61,053.00</b>	<b>\$301,906.00</b>	<b>\$36,464.00</b>	<b>\$156,390.00</b>	<b>\$19,390.00</b>	<b>\$38,072.00</b>	<b>\$12,522.00</b>	<b>\$72,828.00</b>



