

# *Proactive* Roof Management Programs

TO MAXIMIZE THE ROI ON YOUR PUBLIC BUILDING INVESTMENTS

For productivity, comfort and safety, too.

**TREMCO**  
ROOFING & BUILDING MAINTENANCE



**THOUSANDS of Public Entities.  
TENS OF THOUSANDS of Buildings.  
BILLIONS OF SQUARE FEET of Roofing.**



**Fiscal  
Responsibility.**

**Fewer  
Disruptions.**

**Dependable  
Data.**



If you're challenged to manage diverse, aging or complex roofing systems and face a backlog of deferred maintenance, a customized roof management program from Tremco Roofing and Building Maintenance can help you do more with less. Our proven program puts you in control of your roofing inventory by providing a clear roadmap for prioritized roof maintenance, repair, restoration and replacement.

**Tremco Roofing and Building Maintenance has been in the business of helping public entities effectively manage their roofing inventories for decades. Since our founding in 1928 we've worked with institutions across North America to solve their most difficult roofing problems with customized roof management programs that include even the most aged, diverse and complex roofing systems.**

Because we understand from experience that managing public spaces is uniquely challenging – with comfort, health and safety as critical as fiscal responsibility – programs by Tremco Roofing are developed with all your facility needs in mind, including short-term and long-term objectives for the life of your buildings.

No matter how large or small your roofing inventory, every facility can benefit from a proactive and comprehensive program that puts you in control of your roofing assets.



**You'll get the facts & figures.  
We'll show you what to do with them.**

Information may be power, but when it comes to extending performance life and protecting your valuable roofing assets, information alone is not enough. What's also needed is the ability to turn information into a real-world action plan aligned with your operational and financial goals so you're in control of one of your most critical building assets. Which is why we've taken everything we know about roofing systems, installation, repair, maintenance, restoration and replacement and turned it into the industry's most comprehensive and reliable roof management program.

FOUR PILLARS

# TREMCO ROOF MANAGEMENT PROGRAMS

Roofs may be out of sight, but from the moment a roof is installed it should not be out of mind. If you neglect even the highest quality roofs for too long, the consequences are inevitable – premature failures that result in operational disruptions and unplanned expenses. Serious comfort, health and safety issues may also result. *So, what to do?*

**Reduce Risk**



We understand the role of risk management in organizational decision-making. Our processes reflect our ability to help you identify, assess and prioritize your roofing inventory so you can make decisions in relation to minimizing risk and the resources required to meet your risk management objectives.

1

**Eliminate Disruptions**



When roofs leak or otherwise fail prematurely, the consequences often go well beyond repair and construction costs. Consequential damages – both interior structural damage and workplace disruptions – can escalate quickly. Our programs are developed to ensure your most vulnerable interiors are kept dry to eliminate costly disruptions.

2

**Improve Comfort, Health And Safety**



As the first line of defense against weather and other contaminants, your roofs and building envelopes not only keep your buildings dry, but also sustain desired temperature and humidity, and protect inhabitants from potentially hazardous pollutants. Which is why our plans can include building envelope solutions to ensure your roofs and building envelopes work in concert to keep your buildings dry.

3

**Maximize Return On Investment**



Obviously every dollar counts, especially when budget constraints and deferred maintenance projects continue to escalate simultaneously. In accordance with your short-term and long-term building objectives, we'll show you how to avoid the high cost of premature roof failures and emergency repairs so your money goes farther and you can deploy your resources to other facility needs.

4

Consider a Roof Management Program customized by Tremco Roofing.

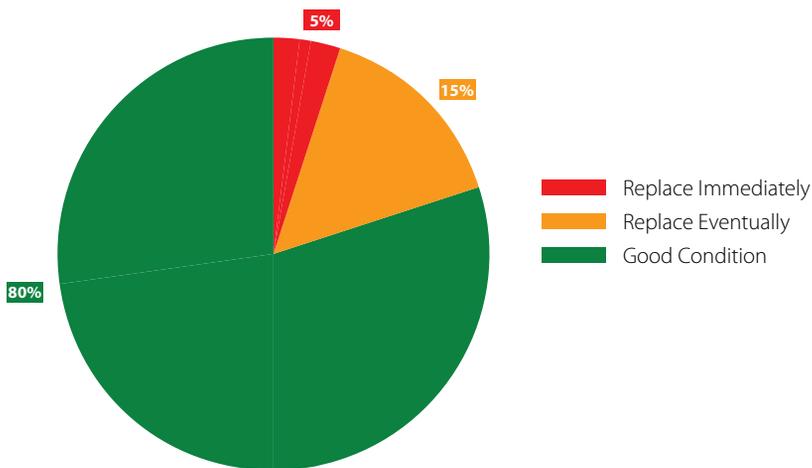


# Tremco Roofing Management: The Methodology that Works.

## PHASE 1 **The facts.** Know what you have.

The age, structural components and condition of each roofing system within your inventory are professionally evaluated to determine their current and projected performance life. No matter how complex or aged your roofs, or how many types of roofing systems, we have the organizational resources and technical know-how to build detailed profiles, recommendations and budgets for each roof.

And with OLI® (Tremco Roofing's on-line information management system), accurate and real-time information is at your fingertips 24/7. You can even download your data directly into your own facility management system.



## PHASE 2 **The plan.** Match priorities to budgets.

With detailed roof-by-roof data on hand, we'll rank the condition of every roof system in your inventory so you can see which roofs are in good shape, which need some level of care, and which are at the greatest risk for failure. Then we'll work with you to define a schedule of housekeeping, maintenance, repair, restoration or replacement to maximize the performance of all your roofs. And we'll do it all within your budget so it's a real-world plan you can take to the bank.

## Phase 3 **Execution.** Work the plan.

Simply put, we put into action the recommendations you decide to implement. Following an agenda of priorities, we can assume responsibility for housekeeping, maintenance, repair and leak response services for the duration of your roof management program. And roof restoration and replacement projects are also projected so they can be reflected in your budget plan and construction project schedule.



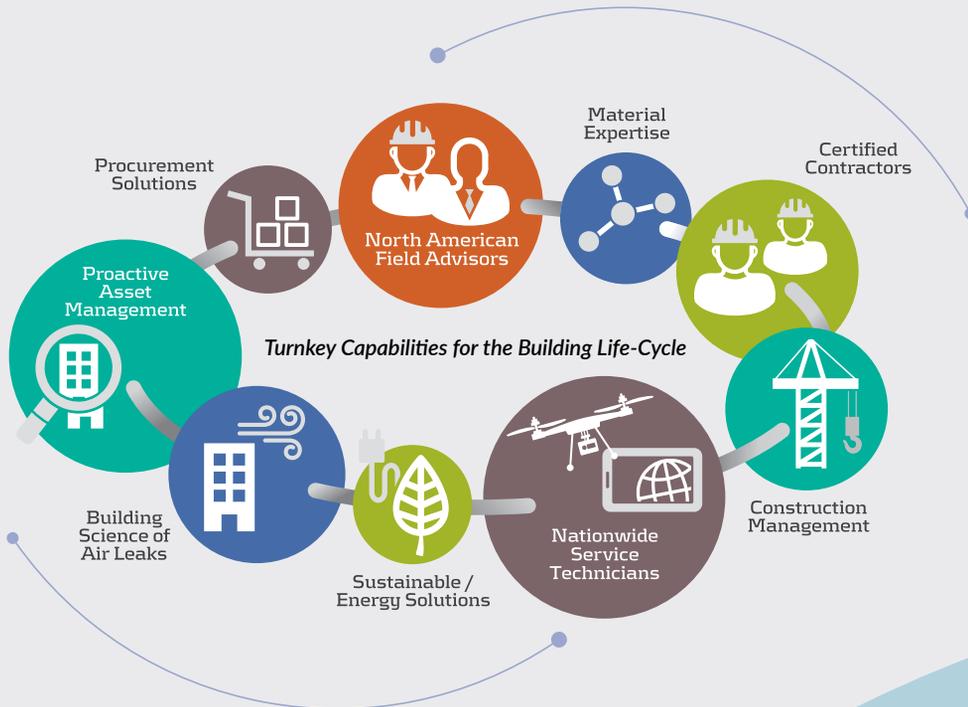


## The Power Couple: Tremco Roofing and WTI

Tremco Roofing and Building Maintenance offers a breadth and depth of roofing systems for every environment, and the technical know-how to solve our customers' biggest problems. And because our affiliated construction services company WTI offers turnkey maintenance, repair, roof management and general contracting services for the entire building envelope, we have the unique ability to provide a total solution to maximize building performance and return on investment.

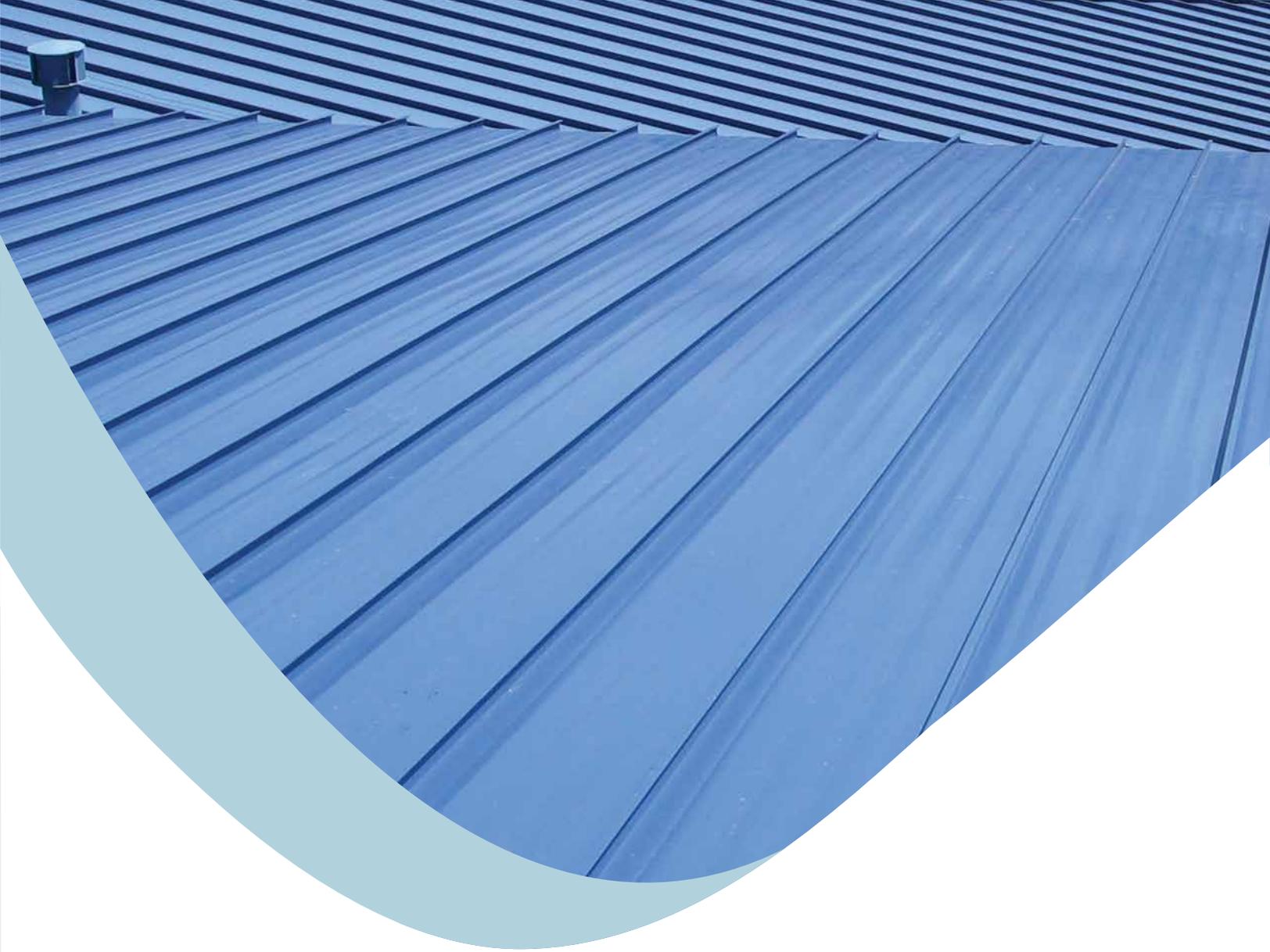
### Your Goals

**Our High-Performance Roofing and Building Envelope Solutions.** Tremco Roofing's turnkey approach to problem-solving means public entities can turn to Tremco/WTI to meet the needs of their entire team, from facility and maintenance management to construction services and procurement officials. And because your goals are our goals, we continually advance our capabilities to meet your evolving needs.



## Procurement Solutions for Speed, Quality and Compliance

If you are a member of a purchasing cooperative, your organization already understands the benefits of procuring products and services through cooperative contracts that allow you to streamline procurement with assured value and transparency. As you consider the roof management program that best meets your needs, also consider procuring it through a cooperative contract awarded to Tremco Roofing/WTI. Your local field advisor can tell you more.



**LONG  
LIVE  
YOUR  
BUILDINGS**

To learn how our integrated roof management programs reflect our commitment to delivering long-term, high-performance building solutions, please request a consultation with an expert Tremco Roofing field advisor in your area.

TREMCO ROOFING & BUILDING MAINTENANCE | WTI 3735 GREEN ROAD | BEACHWOOD, OH 44122

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TRUST IN EXPERIENCE. STRENGTH IN NUMBERS.