






“THIS HAS BEEN ONE OF THE BEST AND MOST REWARDING PROJECTS THAT I HAVE EVER BEEN PART OF.”

DAVID WILLIS
Yuba Community College District
District Director of Facilities Planning,
Maintenance and Operations



YUBA COMMUNITY COLLEGE DISTRICT SAVES \$2M BY RESTORING CAMPUS ROOFS
Through National Cooperative Contractor Network



YUBA COMMUNITY COLLEGE DISTRICT

AFTER AlphaGuard™ BIO restoration



A LONG-TERM SOLUTION *to maximize performance and ROI*

Recognizing the critical challenge to both campus operations and the budget if a dozen campus roofs had to be replaced, Willis turned to Tremco Roofing Sales Representative Bill Burke for an alternative solution.



BEFORE AlphaGuard™ BIO restoration



A Roof Management Plan

“Bill took the time required to visit the roof locations, inspect and take many pictures, listen to maintenance staff, and then return to the office to work with his team to develop strategies and solutions that proved to be cost effective, maximized long-term performance, and utilized the best products in the industry.”

-David Willis



Tremco Roofing restoration that's as good for the environment as the bottom line.

With leaks under control by WTI, Bill Burke completed a condition audit of 12 campus roofs and recommendations that included technical specifications and budgets, so Willis could establish priorities with comprehensive facts at hand.



Here's what happened next:

- >> More than 174,000 square feet of roofing over a dozen buildings was restored, repaired or replaced in just four months in 2018.
- >> Of the dozen depleted roofs, eight were eligible for restoration with Tremco's AlphaGuard™ BIO Restoration System, versus costly and disruptive replacement.
- >> Roof system tear-off and landfill costs were avoided on all restored, repaired and retrofitted roofs. The environment benefited too.
- >> The buildings remained occupied throughout the project, avoiding overtime costs.
- >> The remaining four roofs were improved with a combination of single-ply installation, partial restoration and repairs with Tremco Roofing materials.



Roofs restored with AlphaGuard™ BIO reflect the sun for lower energy use.

Yuba Community College District saves \$2 million by restoring roofs versus replacing them.

Tremco Roofing's uniquely comprehensive approach to problem solving delivered both the short-term and long-term solutions Yuba Community College District needed.



The National Cooperative Contractor Network and OMNIA Partners* Put Yuba Community College in Control

Finding the best technical solutions was only half of the challenge, as Yuba Community College also wanted to keep control of the campus-wide project without sacrificing quality. Procuring both materials and labor through OMNIA Partners, Public Sector (subsidiary National IPA), a nationwide cooperative purchasing network, and the National Cooperative Contractor Network, administered by Tremco Roofing, enabled the college to deploy its own staff as project managers.



With Burke's assistance, Willis sought proposals from pre-qualified local contractors within the National Cooperative Contractor Network. Confident that all participating contractors met the Contractor Network's quality standards, Yuba College awarded campus work to Madsen Roofing and Waterproofing and Brazos Urethane. This allowed Willis to have two quality contractors work simultaneously to complete this very large project, predominantly during the summer break.

*NATIONAL IPA BECAME OMNIA PARTNERS IN 2019.

“OMNIA Partners provided enhanced value to the District by utilizing proven roofing materials and system solutions that are competitively priced,” says Willis. “And through the National Cooperative Contractor Network, we also leveraged pre-qualified and established local contractors proficient in manufacturer ‘best practices’ to install the AlphaGuard system with highly efficient equipment and an experienced team of roofing technicians.”

AlphaGuard™ BIO delivered high-performance, odor-free solution

“There were no or very few odors since the AlphaGuard system is nearly 100 percent solids with no VOC to off-gas,” said Willis. “I was so impressed with the final roofing product appearance. It was not long before the new roof systems were tested with heavy wind-driven rains. Not a single roof leak resulted from the rains. Now that is amazing!”

First Order of Business: Stop the Leaks ASAP



20-YEAR-OLD TO 35-YEAR-OLD ROOFS WERE FAILING ACROSS CAMPUS



In 2016, the main campus of northern California's Yuba Community College District was experiencing roofing problems like many campuses across the country. Persistent roof leaks were disruptive and costly, raising the possibility that the college would have to replace a dozen failing roofs within a short period of time. So, while investigating a long-term solution, Director of Facility Planning, Maintenance and Operations David Willis contracted with Tremco Roofing and Building Maintenance's affiliated construction services company WTI to reduce the number of roof leaks across campus. WTI did exactly that with preventive maintenance, housekeeping and leak response.

“Yuba Community College District benefited from both the ‘Best Value’ and lowest ‘Total Cost of Ownership’ solution over the long-term,” said Willis about the total experience.



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Cooperative Contracts

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