The University of Georgia isn’t the only organization in Athens with many facilities to manage. The city is also the seat of Clarke County: 52 county buildings include 163 roof levels with a total of 559,000 square feet and a value of just under $3,000,000.

The county’s Facility Management Division (FMD) had long wanted a “Roof Asset Management” (RAM) program that included preventive maintenance and housekeeping. The FMD found exactly what it wanted by purchasing a Tremco TremCare Gold program off the GSA Federal Supply Schedule. Using the GSA Federal Supply Schedule ensured the county of receiving the best possible value for its roofing maintenance dollars while shortening the cycle time from solicitation to contracting of a Roof Asset Management program.

In addition, Tremco’s services division, Weatherproofing Technologies, Inc., will act as the roof consulting firm, as needed, when re-roofing or major renovations are required.

The most unique feature of the FMD’s RAM program is the use of Tremco’s On-Line Information system, OLI, to track each individual roof according to its lifecycle and asset value. For example, if a roof is estimated to have 10 more years of service life, the FMD includes the cost of replacing that roof a decade from now in its long range budget. It bases the cost on projected inflation factors and roofing costs in that particular year. As each roof is annually inspected and preventive maintenance and housekeeping performed, the FMD can slow down or accelerate the roof’s remaining life depending on the results. This allows them to truly monitor every roof’s performance, anticipating when it will need to be replaced and the approximate cost, a huge benefit in roof--and financial--management.

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