



Roofing Capabilities

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Roofing Capabilities

Roofs are complex systems to monitor and maintain. NPC Group takes a holistic approach, pairing you with one of our experienced roofing advisers who will implement a 5-phase process:

1. Owner's Representative

- + Why are you looking at a roof replacement?
- + What is your goal?
- + Constraints – time frame, operations, interior protection, site logistics plan, safety, design standards
- + Determine project scope and integration with facades, parapets, & building envelope
- + Existing drawings, warranties, age of existing roof, as-builts, environmental reports

2. Comprehensive Roof Survey

- + Onsite interviews with field personnel familiar with leaks and other issues
- + Field measurement of project scope including locations of equipment & penetrations
- + Deficiencies will be demarcated on the roof survey
- + Plumbing video inspection
- + Identification of roof slopes, valleys, ridges, and crickets in relation to drains

- + Infrared survey & moisture probing to reveal heat loss
- + Core sampling to determine composition of existing system and inspection for attachment, damage, wetness and deterioration
- + Comprehensive reporting – field findings, estimated remaining service life, estimated repair costs, energy efficiency

3. Roofing Design Plans and Specifications

- + Preparation of plans, specifications and other sections of project manuals needed to bid and replace roof sections, incorporating client's design standards if applicable
- + AutoCAD drawings
- + Preparation of system specifications (membrane, insulation, sheet metal, drainage, etc.)
- + Design review meetings with the project team at predetermined time periods prior to issuing project for bid

4. Construction Administration & Management

- + Identification of qualified contractors & mandatory pre-bid meeting onsite to review technical and administrative requirements
- + Responses to RFI
- + Bid evaluation summary
- + Review of permits, if applicable
- + Development of schedule, site logistics plan, safety plan & phasing plan
- + Pre-construction meeting with team members
- + Quality Assurance Observation – full time, part time, or as-needed
- + Daily or as-needed reporting & progress meetings
- + Review & approve submittals & contractor pay applications
- + Preparation & review of change orders & punch list
- + Manufacturer inspection logistics
- + Close-out documentation (Warranties – manufacturer and workmanship, as-builts, etc.)

5. Roof Asset Management

- + Client tailored asset management program to analyze the roof condition of a portfolio of properties
- + A systematic approach will

ensure the following: enhanced decision strategies, financial planning forecasts, budget aligned recommendations, repairs vs. replacement and reduced unplanned expenses

- + Maintenance Advising – Bi-annual inspection, asset management, & work order consultation



Experience

- + Managed \$65M in roofing/ paving/ building envelope projects over 7 years for a confidential utility provider
- + Surveyed 275M sq ft of roof (5K+ buildings)
- + Quality Assurance Observation of 12.5M sq feet (200+ buildings)