

MEMORANDUM

DATE: March 27, 2018

TO: Bill Stowe, CEO & General Manager

FROM: Don Staley, PE, Engineering Supervisor

SUBJECT: Roof Replacements and Repair Program

Des Moines Water Works owns 35 buildings which support 82 individual roof areas. These roofs vary widely in age and type, but all require routine maintenance. Roof Replacements and Repair is included in the annual budget but recently we transformed this work plan into a comprehensive maintenance program. The differences in execution are subtle but we have transitioned from responding to roof distress with repair projects to understanding our overall roof conditions and proactively planning for routine roofing maintenance into the future. The program is still in its early stages but we have already been successful at eliminating many roof problems that have challenged the utility for years.

The key ingredient to this Roof Replacements and Repair program was to create comprehensive roof inventory and evaluation system. Similar roofing programs are common in manufacturing and industrial applications so protocol for creating an inventory and evaluation system was available from the roofing industry. Des Moines Water Works utilized the roof consulting firm WTI, a division of Tremco Incorporated, to inspect, evaluate, and document our entire inventory of roofs and to establish a tracking system. The WTI service includes use of an Internet based roof documentation system referred to as OLI. This presentation introduces the Des Moines Water Works roof inventory and evaluation system constructed within the OLI framework and demonstrates how we are using it to conduct the Roof Replacements and Repair program.