

The Garland Company, Inc.

Roof Asset Management Program



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6280 W. Atlantic Inspection

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Prepared For  
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# Client Data

Client: City of Margate

## Client Data

Name	City of Margate		
Address 1	102 Rock Island Road	Address 2	-
City	Margate	State	FL
ZIP	33063	Country	United States

## Contact Info

Contact Person	Nick Cucunato	Title	Superintendent
Mobile Phone:	-	Office Phone:	954-972-8126
Email:	ncucunato@margatefl.com		



# Facility Summary

**Client:** City of Margate

**Facility:** 6280 W. Atlantic



## Facility Data

Address 1	6280 W. Atlantic Ave.
Address 2	-
City	Margate
State	Florida
ZIP	33063
Type of Facility	Municipal
Square Footage	3,677
Contact Person	Nick Cucunato

## Asset Information

Name	Date Installed	Square Footage	Roof Access
Main	N/A	3,677	Ladder Needed



# Construction Details

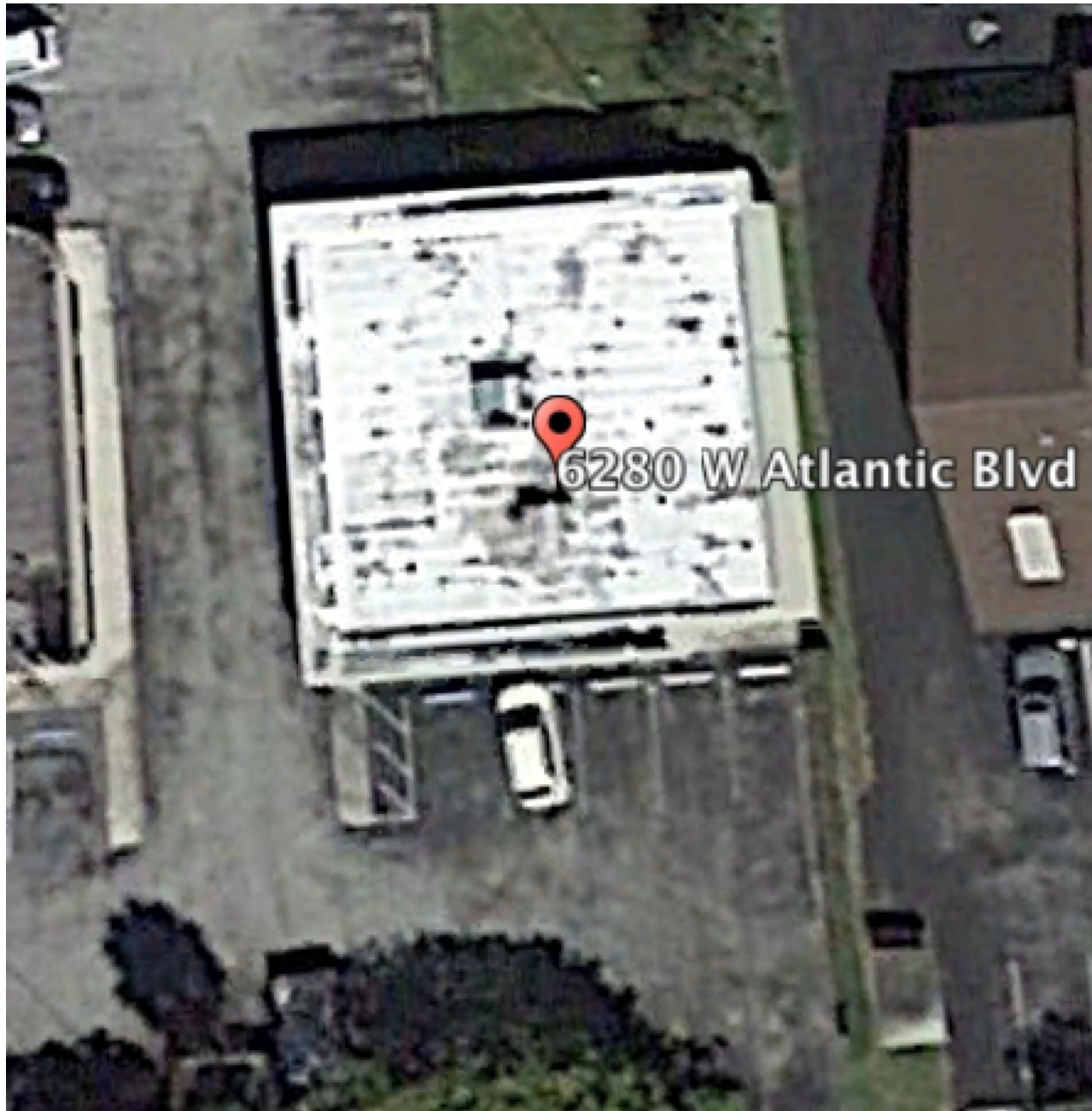
**Client:** City of Margate

**Facility:** 6280 W. Atlantic

**Roof Section:** Main

## Information

<b>Year Installed</b>	N/A	<b>Square Footage</b>	3,677
<b>Slope Dimension</b>	1:12	<b>Eave Height</b>	14'
<b>Roof Access</b>	Ladder Needed	<b>System Type</b>	Modified Bitumen





# Photo Report

Client: City of Margate

Facility: 6280 W. Atlantic

Roof Section: Main

Report Date: 10/17/2016

Title: Visual Inspection



**Photo 1**

Multiple coating failures.



**Photo 2**

Seams have been reinforced with coating and scrim.



**Photo 3**

Large repair perviously made.



**Photo 4**

Overview of roof surface.



**Photo 5**



**Photo 6**

Previous repair made.



**Photo 7**

Membrane failure, cracks in the membrane due to asphalt drying out of the cap sheet.



**Photo 8**

Crack in the membrane, holding water.



**Photo 9**

Cracks along the perimeter flashings perviously improperly repaired with caulk.



**Photo 10**



**Photo 11**

Failed coating.



**Photo 12**



**Photo 13**



**Photo 14**

Failed coating and repair.



**Photo 15**



**Photo 16**

Failed coating.



**Photo 17**

Failed coating.



**Photo 18**



**Photo 19**

Multiple failed layers of coating.



**Photo 20**



**Photo 21**



**Photo 22**



**Photo 23**

Failed coating.



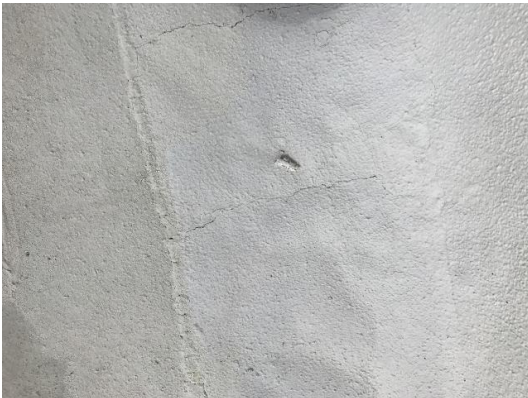
**Photo 24**

Failed coating.



**Photo 25**

Cracks in the perimeter flashing.



**Photo 26**



**Photo 27**



**Photo 28**



**Photo 29**



**Photo 30**




# Solution Options

**Client:** City of Margate

**Facility:** 6280 W. Atlantic

**Roof Section:** Main

## Repair Options

Solution Option:	Repair 	Action Year:	2016
Square Footage:	3,677	Expected Life Years:	2
Budget Range:	\$3,400.00 - \$4,200.00		
Three course all failed seams. Three course all cracked membrane sections. Torch over failed membrane where needed. Top off all pitch pockets.			

## Replace Options

<b>Solution Option:</b>	Replace	<b>Action Year:</b>	2018
<b>Square Footage:</b>	3,677	<b>Expected Life Years:</b>	30
<b>Budget Range:</b>	\$48,921.00 - \$61,155.00		
Remove existing roof system Replace with new hot applied modified bitumen system. 30yr warranty.  Price is estimated for 4077sqft of roof (including flashings) \$12-\$15sqft.			