

Goose Creek Consolidated Independent School District

Completing Seven Complex Roofing & Building Restoration Projects in less than 10 Weeks



"The principals involved in this project were very impressed with the speed and quality of work accomplished on their campus with a minimum of disruption. They were kept informed about any inconveniences that might occur and were very sensitive to testing days and start of school. It was overall a great team effort."

Ron Loveless
Director of Maintenance
for Goose Creek
Consolidated Independent
School District

Baytown and Highlands, Texas

Projects cover 610,000 square feet of roofing & building envelope restoration

The Goose Creek Consolidated Independent School District made major building renovations in the summer of 2005. Seven of its 10 projects totaled more than 610,000 square feet of roofing as well as work on building exteriors. Six of them, with over 520,000 square feet of roofing, were done before school started on August 15th; the remaining one had an October completion date.

Weatherproofing Technologies, Inc. (WTI), the service division of Tremco Roofing and Building Maintenance and TCPN's statewide roofing and waterproofing vendor, managed all seven projects. WTI has a longstanding relationship with the district, providing ongoing preventive maintenance and other services to keep its facilities performing well.

According to Tremco Roofing Consultant Dave Naber, many factors converged to make WTI the right choice for Goose Creek's needs. "While we're renowned for our roofing systems, Tremco and WTI are uniquely able to analyze a building's entire envelope—the roof, walls and all the projections—then provide solutions, total project management and long-term maintenance. With Goose Creek, we performed an infrared analysis to detect hidden moisture, and other diagnostic procedures to determine precisely where problems existed. We then prepared an extensive and voluminous project document which included specifications, plans and timetables."

In addition to the new roof installations, the project involved extensive building envelope restoration that included repairs to walls and penetrations; reglazing and refitting windows; damp-proofing all masonry and stucco walls; and replacing the caulking in every building. The buildings are now completely free of leaks and thoroughly waterproofed.

WTI coordinated and executed the enormous number of tasks of these projects. "The flexibility of cooperative purchasing ensured that the right systems and installers were used. This enabled WTI to provide a wonderful, effective package to the district," Mr. Naber said.

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"WTI's Ray White and Dane Parish were the hands-on supervisors who were largely responsible for our onsite success," Mr. Naber claimed. "They hired excellent installers, then were on the job every day to keep it on track. When we encountered some unusual construction defects, which had existed from the time the facilities were built, they ensured that we could upgrade the problems to acceptable standards with no change orders and no added expense."

Mr. Naber stated that if it wasn't for The Cooperative Purchasing Network (TCPN), bidding might still be going on. "This is a great example of the power of leveraged purchasing," he said, "because Goose Creek leveraged its procurement in two ways with TCPN. First, since everything was done under the TCPN contract, it was procured as a single contract instead of seven separate ones. And second, TCPN's statewide, bulk purchasing power and pre-competed, line item pricing helped the district save more than \$1 million in products and services."

"Without the TCPN contract and its powerful ability to save time and money, I think it would have been almost impossible to complete these projects in only 10 weeks," he concluded.

WTI's TremCare® program provides regular inspections, housekeeping and preventive maintenance to keep the roofing and building envelope performing well beyond normal expectations. All inspection and maintenance information is then delivered to the district in an electronic roof database system called OLI® (On-Line Information System).

But perhaps the district's commitment to success was the most important factor of all. Said Mr. Naber, "Goose Creek supported us from the start. They enabled us to find out the facts, and make decisions based on those facts. They wanted this to be done the right way." "I have been through 14 summers as a Maintenance Director and this is one of the largest time-sensitive construction projects I have ever attempted to accomplish in this short span of time," added Ron Loveless, the district's Director of Maintenance. "Six of these projects had to be accomplished before the start of school. Tremco/WTI worked with my Program Manager, Pete Tolar, in a very orderly, structured, professional manner, making this a successful project for the district which was delivered on schedule and within budget."

This huge renovation project took place at the DeZavala, Harlem, Highlands and Hopper Elementary Schools; Horace Mann Junior High; the North Main Maintenance Facility; and the Baseball and Track Field House at Robert E. Lee High School. The Goose Creek Consolidated Independent School District serves the communities of Baytown and Highlands, Texas.

The school district contracted with Tremco/WTI through its membership in The Cooperative Purchasing Network (TCPN). Using this contract slashed procurement time, provided pre-approved line item pricing, increased the school's value and control of the job, and resulted in a shorter project time with fewer hassles or change orders at a lower cost.



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