



F&A Federal Credit Union

Life Cycle Cost Savings: Roof Asset Management

Size:	17,000 square feet
Location:	Monterey Park, California
Products:	AcryShield A500 and AcryFlex
Contractor:	Inland Pacific Roofing

Project:

- › Cleaned the roof using a pressure washer to optimize coating application.
- › The roof was coated with two coats of AcryShield A500 roof coating - forming a fully adhered, self flashing membrane over the existing, previously coated roof.
- › Walk pads were installed around hatches and rooftop ventilator units by fully adhering them with National Coatings' AcryFlex® sealant to protect the roof from potential damage caused by workers of other trades.

Life Cycle Cost & Savings:

- › Original EPDM roof was installed in 1992 at an approximate cost of \$51,000.
- › Original coating with AcryShield in 2000 at an approximate cost of \$34,000.
- › Re-coated with AcryShield in 2010 at an approximate cost of \$49,000.
- › RESULTS: The annual cost for the roof was only \$0.44 per square foot per year. If the original roof was recovered with the original membrane, the cost would have been \$85,000. If the two roofs were removed in 2010, as required by new building codes and replaced, the cost would be \$102,000. Thus the cost would be \$0.78 per square foot per year. This is a savings of \$0.33 per square foot per year or 56% over the 18 year life.

Conclusion:

- › National Coatings AcryShield Roof Management System is a cost effective method for long term roof asset management.
- › The use of roof maintenance coatings can indefinitely defer re-roofing and the even higher cost of tear-off and replacement.
- › In this case, the ARM roof life cycle cost was 56% lower than the traditional re-roofing option.
- › This roof is a classic example of Sustainability: A roofing system that is designed, constructed, maintained, rehabilitated and demolished with an emphasis throughout its life cycle on using natural resources efficiently and preserving the global environment.



PROJECT PROFILE

NATIONAL

COATINGS

1201 Calle Suerte,
Camarillo, CA 93012

800-423-9557

nationalcoatings.com