



PROJECT HIGHLIGHT

EDUCATION

Middle Gate Elementary School | Newtown, CT



Restoration Extends Service Life of School's EPDM Roof

CHALLENGE

For the last several years, it seemed as though every time administrators at Middle Gate Elementary would fix a leak on the school's roof, another one would pop up. The school's original EPDM roof was about 20 years old and continued to deteriorate year after year. The roof was separating at the seams, flashing details were failing, and water was ponding on the roof. But without money to replace the roof, Gino Faiella, director of facilities at Newtown Public Schools, was forced to continue spending money to repair leaks as they occurred. "We just kept using the band-aid approach because funding simply wasn't available," Faiella explained.

When it came to repairing the leaks, Faiella worked with Steve Botelho, a local Garland representative, and local contractor, Quality Improvements, LLC. "We started a discussion a few years ago and put together a budget for a complete restoration. We knew restoration was a viable solution; we just had to wait for the funding to become available," Botelho reported.

SOLUTION

With funding for the project not approved until the last day of school, Botelho knew it was critical to provide the district with an expedited process to complete the project during summer break. In an effort to do just that and save the district money, Botelho recommended they take advantage of the U.S. Communities Government Purchasing Alliance™ (U.S. Communities) contract for roofing materials and related services. The contract, currently held by Garland/DBS, Inc., was competitively bid nationwide by a lead public agency member of U.S. Communities™, in keeping with national and regional requirements of other agency participants. Purchasing cooperatives such as U.S. Communities allow public agencies to pool their purchasing power through nationally solicited contracts, thereby eliminating the time and costs associated with project-specific bids.

Based on the results of the roof survey and infrared scan, Botelho recommended the roof be restored with Garland's White-Knight® Plus/White-Stallion® Plus urethane restoration coating, providing additional years of service life to the roof and essentially "buying" the district time to find funding for a full replacement. With proper and continued preventative maintenance, the roof should last 15 years or more – exceeding the manufacturer's 10-year restoration warranty.

In addition to the coating, all areas of wet insulation were replaced, drain sumps were installed, and seams and flashings were repaired. Botelho coordinated the project with Quality Improvements to ensure the project was completed prior to the start of school. Faiella was impressed with the level of workmanship and attention to detail Quality Improvements provided throughout the entire project. "They beat all my expectations as far as timing. We were expecting the project to continue into the school year, but they finished the job by the middle of August," Faiella reported.

Faiella was equally pleased with Steve's diligent supervision and the overall success of procuring the project through U.S. Communities. The project was not only completed on time, but also under budget by about \$10,000. "This was a great solution. Garland provided us with a quality roof restoration to help get us through these tough times. When better times are here, we'll be able to replace the roof," Faiella explained.



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