

WITH BEAM™ WE CAN HELP YOU MAINTAIN AND PROTECT THE ROOF THAT PROTECTS YOU.

A FRAGILE BARRIER

Consider all the valuable assets your roof protects. There is probably no other building component more critical to the smooth operations of your facility. Unfortunately, there is no such thing as a maintenance free roof.

Roofs are susceptible to damage and deterioration not only from the weather elements (water, wind, ice, snow, hail, etc.) but, from other factors like exposure to harmful chemicals, foot traffic, vandalism, building movement, improperly installed equipment or roof flashings at roof penetrations, and debris accumulation. Like so many other assets (HVAC equipment, cars, etc) a roof will last longer and perform better with routine scheduled maintenance. According to the National Roofing Contractors Association, all roofs should be surveyed by a competent person a minimum of twice a year. Yet, too often we see failing or failed roofs that go for years without any inspections being performed by qualified personnel, let alone receiving the necessary maintenance work required. We have found that many building owners are not fully aware that they are responsible for any necessary roof maintenance work, even if the roof is protected by a manufacturer's guarantee. Worse yet, many roof guarantees can be voided due to owner neglect and lack of proper care.

With the roofs that we see getting some maintenance work done on them, typically, we find that it is an unstructured, unscheduled "fire fighting" type approach using different roofing contractors with different quality and repair methods, and is usually triggered when an owner has a leak, making it an emergency situation. This approach normally results in inconsistent repair results, higher roofing expenses, damages to building contents, frustrated tenants, etc.

When your roof does leak, it gets everyone's attention, especially those who suffer the most. However, when a leak occurs, it can be a symptom of a larger problem. When water gets underneath a roof membrane, it can saturate the roof insulation and the building structure causing them to deteriorate at an accelerated rate. In fact, interior leaks may be a final warning that serious damage has already occurred.

MANAGE YOUR ROOF AS AN ASSET – IT'S TIME TO ACT

Do you know the current condition of the roof system on your building? What kind of roof system do you have? How old is your roof? What's the current life expectancy?

Do you have a "Go To" roofing contractor who is on call for you, familiar with your roofs, and ready to go when you need them? If you answer "NO" to any of these questions, you need to re-evaluate your approach to managing this important asset. You need BEAM™. Treat your roof as an asset, not a liability. Why not be pro-active in reducing the risk of a devastating roof leak?

BEAM™ – A PREMIERE ROOF ASSET MANAGEMENT PROGRAM

What is BEAM™? Simply put, it stands for Building Envelope Asset Management. For "pennies on the dollar" it will provide you with a structured roof asset management program that gives you the necessary information to help you properly maintain and manage this vital building asset. Maintenance costs may be expensed under facility operating costs and allocated among the building tenants.

Who is BEAM™ for? Anyone that owns or manages a facility that has a roof on it!! Whether or not your roof is brand new, or 15 years old, BEAM™ will save you money. Whether you are responsible for managing school facilities, a university campus, medical facilities, industrial facilities, warehouses, office buildings or government facilities, **BEAM™** is ideal for you.

BEAM™ GOALS

- E** – Extend Roof Service Life
- S** – Superior Service... **24/7**
- P** – Produce the highest level of return on roofing assets

SELECT A BEAM™ PROGRAM THAT WORKS FOR YOU

Whether you manage a single building or multiple facilities, the first step to manage and maintain your roof(s) as an asset is to select a program that fits your needs. **BEAM™** Programs and Services Available :

1. ESP (Extended Service Program) – This is the foundation of **BEAM™** . An annual program with 3 different service level options. Choose either the Platinum, Gold or Silver.
2. RAM Information System - This is an add-on service to ESP and consists of an annual roof asset management program featuring a user friendly and state of the art information technology system, and making available internet accessible reports and information.
3. Other Services: Moisture Surveys, As-build Electronic CAD drawings, Roofwise evaluation (Thermal insulation Efficiency), Fixing Non-Roof Leaks, Snow Removal (Roofs), Test Cuts, Design-Build Services.

For more information on these services please refer to the attached summary/information sheet for each. All **BEAM™** services are subject to availability.

DON'T WAIT.

ACT NOW.

GET BEAM™

HAVE THE JAMES MYERS COMPANY ON YOUR ASSET MANAGEMENT TEAM!!

**FOR MORE INFORMATION CALL THE JAMES MYERS COMPANY
(800) 235-4722
OR VISIT OUR WEBSITE WWW.JAMESMYERSCO.COM - BEAM™**