

The Garland Company, Inc.

Roof Asset Management Program

The logo for the Roof Asset Management Program (RAM) features a stylized blue graphic of a roof structure on the right side of the header. Below this graphic, the letters 'R', 'A', 'M', and 'P' are displayed in a red, sans-serif font, with a registered trademark symbol (®) following the 'P'.

Princess Theatre Roof Report

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Facility Summary

Client: City of Decatur

Facility: Princess Theater



Facility Data

Address 1	112 2nd Ave NE
City	Decatur
State	Alabama
ZIP	35601
Type of Facility	Commercial
Square Footage	15,901

Notes

** Section C is at risk of blowing off **

Immediate attention required

Asset Information

Name	Date Installed	Square Footage	Roof Access
Section A		6,843	Internal Roof Hatch
Section B		6,100	Internal Roof Hatch
Section C		2,958	Attached Ladder
Shingles		1,200	Internal Roof Hatch



Construction Details

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section A



Information			
Year Installed	-	Square Footage	6,843
Slope Dimension	1/4:12	Eave Height	30'
Roof Access	Internal Roof Hatch	System Type	EPDM





Photo Report

Client: City of Decatur

Facility: Princess Theater

Report Date: 02/23/2021

Roof Section: Section A



Photo 1

Roof Core Data: EPDM Roof, 2" ISO, Wood Deck

Slope is in Deck



Photo 2



Photo 3

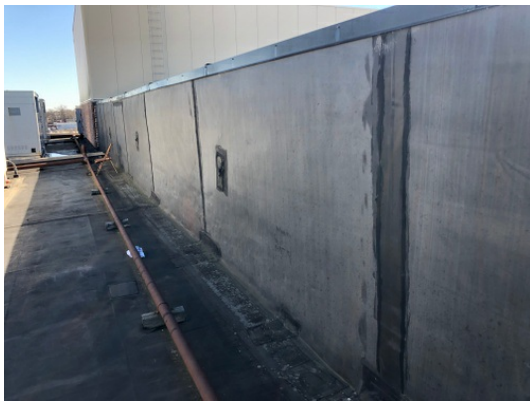


Photo 4

Walls are approximately 6' tall



Photo 5

Water ponds down at the low end of the roof in front of the gutters.



Photo 6

Water ponds down at the low end of the roof in front of the gutters.



Photo 7

Water ponds down at the low end of the roof in front of the gutters.



Photo 8

The roof is old and needs to be replaced.



Photo 9

There are several large mechanical units on the roof.



Photo 10

Small punctures like this have been repaired every year for the last several years.



Photo 11

Large fish mouth that is likely a roof leak.



Photo 12




Solution Options

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section A

Replace Options

Solution Option:	Replace 	Action Year:	2022
Square Footage:	6,843	Expected Life (Years):	30
Budget:	\$200,000.00		

1. Tear off existing EPDM membrane and dispose of properly. Core sample showed that the EPDM membrane was not adhered to the ISO very well and peeled right off.
2. Include 1000 SF of wet insulation to be torn off and replaced in base bid. (2" Iso needed for fill)
3. Mechanically fasten a ½" HDWF through the existing ISO into the wood deck.
4. Install 1 layer of FlexBase 80 in Weatherking membrane adhesive at 2.5 gallons per square.
5. Install StressPly Mineral cap sheet in Weatherking membrane adhesive at 2.5 gallons per square.
6. Heat weld all seams.
7. Install two ply flashings to all projections and at the perimeter; the first being FlexBase 80 and the second StressPly Mineral, in Flashing Bond. Flashing height must not exceed 24". Use two-piece flashing detail where parapet wall exceeds height limitation.
8. Install a 3-course application of SilverFlash and Gar-Mesh 6" to all vertical flashing laps.
9. Install new sheet metal details at all projections and perimeter according to Garland details, specifications and best roofing practices.
10. All manufacturer's recommendations and requirements must be met.



Construction Details

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section B



Information			
Year Installed	-	Square Footage	6,100
Slope Dimension	1/4:12	Eave Height	30'
Roof Access	Internal Roof Hatch	System Type	EPDM





Photo Report

Client: City of Decatur

Facility: Princess Theater

Report Date: 02/23/2021

Roof Section: Section B



Photo 1

Section B overview



Photo 2

All the white areas are previous roof leaks with repairs.



Photo 3



Photo 4

Roof Core Data: EPDM Roof, 2" ISO, Wood Deck

Slope is in Deck



Photo 5

Wall transition leading up the Section C

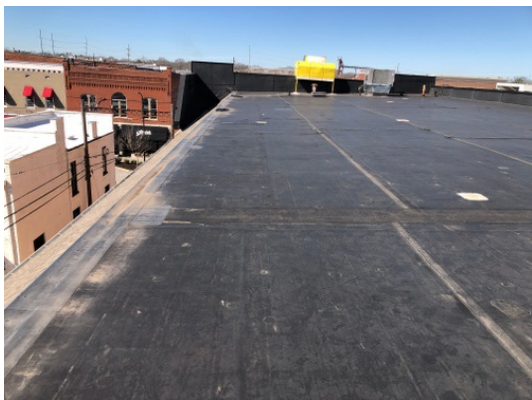


Photo 6

Drip edge that transitions to shingles.



Photo 7

The flashing on the drip edge has a few fishmouths.



Photo 8



Photo 9



Photo 10



Photo 11

There is one mechanical unit on the roof and several other penetrations.



Photo 12

Small tears like this have been common.



Photo 13

Attached ladder going up to Section C




Solution Options

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section B

Replace Options

Solution Option:	Replace 	Action Year:	2022
Square Footage:	6,100	Expected Life (Years):	-
Budget:	\$185,000.00		

1. Tear off existing EPDM membrane and dispose of properly. Core sample showed that the EPDM membrane was not adhered to the ISO very well and peeled right off.
2. Include 1000 SF of wet insulation to be torn off and replaced in base bid. (2" Iso needed for fill)
3. Mechanically fasten a ½" HDWF through the existing ISO into the wood deck.
4. Install 1 layer of FlexBase 80 in Weatherking membrane adhesive at 2.5 gallons per square.
5. Install StressPly Mineral cap sheet in Weatherking membrane adhesive at 2.5 gallons per square.
6. Heat weld all seams.
7. Install two ply flashings to all projections and at the perimeter; the first being FlexBase 80 and the second StressPly Mineral, in Flashing Bond. Flashing height must not exceed 24". Use two-piece flashing detail where parapet wall exceeds height limitation.
8. Install a 3-course application of SilverFlash and Gar-Mesh 6" to all vertical flashing laps.
9. Install new sheet metal details at all projections and perimeter according to Garland details, specifications and best roofing practices.
10. All manufacturer's recommendations and requirements must be met.



Construction Details

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section C



Information

Year Installed	-	Square Footage	2,958
Slope Dimension	1/4:12	Eave Height	50'
Roof Access	Attached Ladder	System Type	EPDM





Photo Report

Client: City of Decatur

Facility: Princess Theater

Report Date: 02/23/2021

Roof Section: Section C



Photo 1

The worst area of the roof that is failing.



Photo 2

The worst area of the roof that is failing.



Photo 3

Roof Core Data: EPDM Roof, 1/4" tapered ISO, Lightweight Concrete or Gyp Deck

Slope is in the insulation (2" on low side and 10" on high side)



Photo 4

Section C overview



Photo 5

The brown areas are from ponding water which is showing how the insulation has come loose and there are substantial high and low areas on the roof.



Photo 6

The white strip is from a previous repair at the base of this roof curb.



Photo 7

Water ponds in front of the gutter

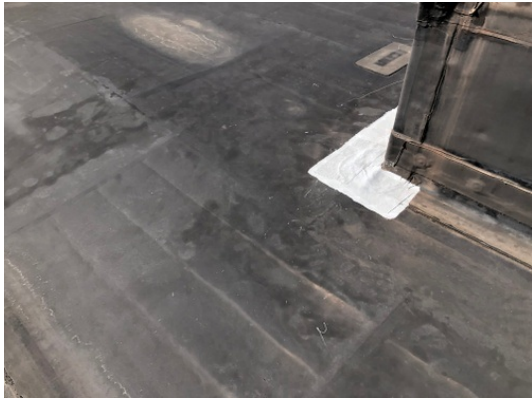


Photo 8



Photo 9



Photo 10

The insulation is loose and has buckled up which is holding this water back from draining.



Photo 11

Water is ponding in front of the gutter.



Photo 12




Solution Options

Client: City of Decatur

Facility: Princess Theater

Roof Section: Section C

Replace Options

Solution Option:	Replace 	Action Year:	2021
Square Footage:	2,958	Expected Life (Years):	20
Budget:	\$75,000.00		

Roof Replacement:

1. Tear off existing roof down to the deck.
2. Nail a base sheet to the deck.
3. Adhere 1/4" tapered insulation.
4. Adhere 1/2" coverboard.
5. Adhere new roof system.

** Single Ply Roof - ~ \$75K (20 year warranty)

** Multi-Ply Roof ~ \$130K (30 year warranty)