



# PROJECT HIGHLIGHT

## EDUCATION

Fremont Elementary School • Mundelein, Illinois



## District Expedites Project Delivery Through Cooperative Purchasing Agreement

### CHALLENGE

Mike Moon, director of building and grounds for Fremont School District 79 in Mundelein, Illinois, has taken a proactive approach when it comes to roofs. All necessary preventive maintenance and repairs are completed on a regular basis, which has helped keep leaks to a minimum on three single-ply EPDM roofs at the elementary and middle school. But the one variable Moon couldn't control – the products that were initially installed on the roof – is what has led to problems. The life span of EPDM roofs averages between 10 and 15 years, and each of the roofs were approaching or had exceeded that, and were no longer under warranty. Rather than continue along the same path, Moon wanted to set a new standard of installing higher performance products that would provide long-term protection for the district. In an effort to reach that goal, the district developed a five-year capital outlay plan that included replacing the older roofs. Once budgets were approved, Moon contacted local Garland representative, Scott Goehring, in hopes of completing the project before the start of a new school year.



### SOLUTION

Having completed a roofing project with Goehring and Garland at her previous school district, Jill Gildea, superintendent, recommended Fremont District 79 use the U.S. Communities Government Purchasing Alliance™ (U.S. Communities™) contract currently held by Garland/DBS, Inc. The roofing materials and related services contract was competitively bid nationwide by a lead public agency member of U.S. Communities, in keeping with the 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, eliminating the time and costs associated with project-specific bids. The U.S. Communities contract encompasses the entire Garland product line, so Goehring had optimum flexibility to compare, evaluate, and recommend the best solutions to meet the school's short- and long-term performance objectives. "Being familiar with the U.S. Communities program, Mike Moon really liked the fact that he could retain control of the products installed on his roof and choose which contractors were to compete for his business," Goehring explains.



Based on his analysis and a Roof Asset Management Program® (RAMP) report of the roof, Goehring recommended the two flat roofs be replaced with Garland's StressPly® IV Mineral fiberglass reinforced, mineral-surfaced, SBS modified bitumen torch-applied membrane. The original roofs were removed down to the decks and new insulation was installed. The torch-applied application minimized odor and reduced disruptions to summer school staff and students. Garland's StressPly® SA FR Mineral self-adhering, modified bitumen membrane was installed on the half-barrel roof over the gymnasium due to its steeper slope. The gymnasium roof was then coated with Garland's Pyramic® ENERGY STAR® qualified reflective coating, providing further protection against weathering and UV degradation. Goehring coordinated the project with CIC Roofing, Inc. of Wauconda, Illinois, who had worked with the district in the past, to ensure the project was completed before the start of school. "Having a contractor on the job that the district was familiar with really helped ease my concerns," Moon reports.



Moon was equally pleased with the success of the project and the overall speed and ease associated with using the U.S. Communities contract. Moon explains, "We are very happy on our end and I definitely will continue to utilize the U.S. Communities contract."

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