Building Report | **Whitman Center Roof Restoration**

9.4.20

The following are pictures from the weeks ending in 7.24.20 - 8.28.20 in regards to the Whitman Center Roof Restoration Project. This will be the one and only report for this project, and it covers the restoration of the low-slope (flat) portion of the Whitman Center. The pitched portion of the roof was re-shingled a few years ago and is wearing well. This project involved the low-slope areas above the entries, around the HVAC units above the southwest corner of the building, and the gutter system that runs around the perimeter of the building. This project was necessary as the membrane roof required some renovations due to variables like age, weather-related maintenance items, and a few areas of damage due to environmental factors, etc. With all of the work done this area of the roof should add the College for another 20-25 years before we have to conduct a total replacement.

The top-left and right photos show a portion of the low-slope (flat) gutter portion of the roof before the restoration project was completed. You can see the original EPDM roof membrane showing its age. The seams (numerous which had been resealed) were separating, the roof was punctured and patched due to surrounding environmental conditions, cracking due to age of the material, etc. Part of the restoration process consisted of cleaning the existing membrane, reinforcing the joints, and placing a liquefied multi-layered coating that bonds to the original. Changing the color also serves as a means of helping to eliminate the "heat island effect", that is, by changing the color from black to white helps keep the building cooler and keeps it from unnecessarily returning unwanted warm air into the surrounding area which is aligned with the College's environmental conscience and sustainable practices operating practices.

The bottom-left and right photos show the low-slope roof area near the air-handling unit in the mechanical well before and after the recently completed roof restoration. This area needed attention to help address some legacy drainage concerns. This area was not properly sloped and retained too much water which was causing some roof leaks in the building interior below. The taper of the rigid insulation below the membrane roof was adjusted and the drains cleared and now the roof drains properly and all the penetrations in the area were properly sealed which should all but eliminate the legacy leaks.