

By following these steps, you can effectively plan and manage the roofing assets of your organization, ensuring they remain in good condition, function efficiently, and provide long-term value.



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SIX STAR CONSTRUCTION

CAP TRACK™

Building Roof Systems CAP Guide

Capital asset planning for a roofing plan involves evaluating, budgeting, and scheduling the replacement or maintenance of building roofing systems. This ensures that roofing assets are managed effectively, prolonging their lifespan and ensuring safety and efficiency.



Here's our step-by-step guide to capital asset planning for a roofing plan:

Assessment and Inventory

- ❑ **Roof Inspections:** Conduct thorough inspections to assess the current condition of each roof. Identify issues like leaks, wear and tear, and system longevity.
- ❑ **Inventory of Roofs:** Create a detailed inventory of all roofs, including size, type of material, age, and any historical maintenance or repairs.

Condition Evaluation

- ❑ **Condition Ratings:** Rate the condition of each roof using a standardized system (e.g., excellent, good, fair, poor).
- ❑ **Life Expectancy:** Estimate the remaining useful life of each roof based on its current condition and the typical lifespan of the roofing material.

Prioritization

- ❑ **Urgency of Repairs:** Prioritize roofs that need immediate attention due to safety concerns or severe damage.
- ❑ **Criticality:** Evaluate the importance of each roof based on the building's use (e.g., roofs over critical facilities like hospitals or schools may have higher priority).

Budgeting

- ❑ **Cost Estimates:** Create cost estimates for repair or replacement of each roof. Include costs for materials, labor, permits, and any associated expenses.
- ❑ **CAP (Capital Asset Planning):** Create an up to 10-year capital budget plans and continue working within the client's reserves or accruals.

Planning and Scheduling

- ❑ **Short-Term Plan:** Develop a short-term plan (1-3 years) for urgent repairs and replacements.
- ❑ **Long-Term Plan:** Create a long-term plan (5-20 years) for ongoing maintenance and eventual replacement of all roofs. Schedule regular inspections and maintenance to extend the life of each roof.

Implementation

- ❑ **Project Management:** Assign project managers to oversee each roofing project. Ensure they coordinate with contractors, obtain necessary permits, and adhere to the schedule.
- ❑ **Quality Control:** Implement quality control measures to ensure work is done to the required standards. Conduct in-progress & post-installation inspections.

Monitoring and Review

- ❑ **Performance Monitoring:** Regularly monitor the performance of roofing systems. Track repairs, maintenance activities, and any issues that arise.
- ❑ **Annual Reviews:** Conduct annual reviews of the roofing plan to adjust for changes in building use, budget constraints, or new technologies.

Documentation and Reporting

- ❑ **Detailed Records:** Maintain detailed records of all inspections, repairs, and replacements. Include warranties, materials used, and contractor information.
- ❑ **Reporting:** Provide regular reports to stakeholders on the status of roofing assets, including any changes in condition, completed projects, and upcoming needs.

Key Considerations

- ❑ **Energy Efficiency:** Consider energy-efficient roofing options that reduce building energy costs and provide additional benefits.
- ❑ **Sustainability:** Evaluate sustainable materials and practices that minimize environmental impact.
- ❑ **Compliance:** Ensure all roofing work complies with local building codes, safety regulations, and environmental standards.