

TMA



# Maximum Roofing and Building Envelope Performance With Guaranteed Results



# Plan For It

## Tremco ManagedAssets™

Roofing & Weatherproofing Peace of Mind

**TREMCO**  
ROOFING & BUILDING MAINTENANCE

# Single-Source Solutions For Roofs And Building Envelopes



The world of facility management is crowded -- with information database solutions, manufacturer promises, consultant fees and myriad contractors for every part of your building envelope. Only Tremco brings it all together with Tremco ManagedAssets™ (TMA), our unique single-source program that guarantees roofing and building envelope performance, as well as budget predictability. Only TMA helps you meet both your sustainability and financial goals — because we understand that you can't meet one without the other.

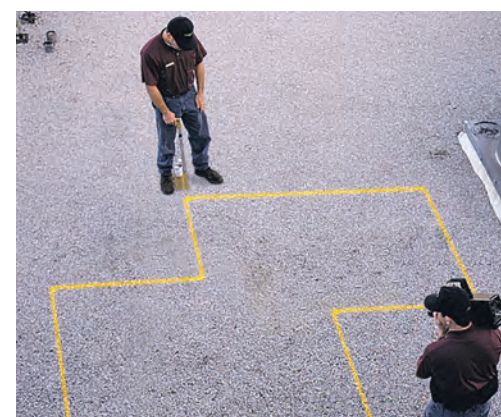
Tremco ManagedAssets delivers it all. Our patented three-part program provides expert inventory assessment, prioritized construction and scheduled maintenance so you know what you have, spend your money wisely and keep your roofs and building envelopes operational for as long as possible. What's more, we're so confident in our ability to keep your buildings leak-free that we'll assume the risk of failure during the contract period so both your budget and operations are optimized.

## Phase 1 | INFORMATION TO BUILD ON

With more than 80 years of experience, Tremco has inventoried more than 2 billion square feet of roofing for our customers. So we understand the importance of accurate data. For executives with facility management and budget responsibilities, information is the foundation for critical decision-making. Only with a comprehensive understanding of current building conditions can facilities be managed for longest life and lowest life-cycle costs. Only with accurate and timely information can you reduce risk while optimizing operations.

But if you don't already have a clear picture of the condition of your roofs and building envelopes, you're not alone. And the problem is compounded by large, aged or complex building inventories and deferred maintenance issues. This is why Tremco provides a thorough assessment of your roofs and building envelope as the first phase of Tremco ManagedAssets. Here you'll learn what you really have and how it's likely to perform in the years ahead.

Structural components and underlying conditions are defined using a combination of visual inspections and analytical testing performed by Tremco subsidiary Weatherproofing Technologies, Inc. (WTI). Structural descriptions, condition photographs, CAD drawings, specifications and budget plans are programmed in online comprehensive assessment reports.





## Building Envelope Plan Ensures Budget Predictability



Information is programmed into Tremco's web-based data management tool, ensuring that inspection reports, recommendations and budget management tools are always at your fingertips. You'll have real-time access to information required to define priorities, establish long-range plans and manage ongoing construction activities and budgets. In short, there's no more guesswork. You'll have a building envelope plan that defines and prioritizes maintenance, repair, restoration and replacement required for your organization's current and future needs.

With complete information at hand, your building envelope plan empowers you to proactively manage both capital and maintenance expenditures. The result is both budget predictability and cost avoidance. No more budget-busting emergency repairs or underfunded projects.

## Phase 2 | PROGRAMMED MAINTENANCE, REPAIR, RESTORATION OR REPLACEMENT



At Tremco, our motto has always been "We'll replace no system before its time." It's the principle behind almost a century of roofing for our education, healthcare, commercial, industrial and government customers, and today we've formalized this philosophy in Tremco ManagedAssets.

Under TMA, your roofs and other building envelope components are ranked according to their condition, degree of deterioration and life expectancy using a scale of red, amber and green to indicate a failing system (red) to top-performing (green). Your customized building envelope plan will define where and when you allocate resources. Depending upon your organization's strategic needs and budget requirements, your plan may include any combination of maintenance, repairs, restoration and replacement. This approach will allow you to eliminate leak repairs as well as costly unplanned system replacements.

Also covered by TMA is Tremco's broad array of sustainable building solutions. From vegetated and photovoltaic roofing systems to daylighting and energy management programs, TMA's unique performance guarantee starts with system specification and continues through installation and beyond. Through our partnerships with solar integrators we guarantee the roofs under installed photovoltaic systems, ensuring your investment in alternative energy isn't undermined by a failing roof system.



And with a deep understanding of whole building energy consumption, our energy team works with customers to define initiatives that will reduce an owner's long-term energy costs, providing funds for ongoing building improvements. With its focus on maximizing service life of existing assets and replacement only as a last resort, TMA is the definition of sustainability.

Proactive. Performance-Based. Sustainable.

# Long Live Your Buildings



## Phase 3 | NO RISK. PLENTY OF REWARDS.

Rain, snow, wind and sun. With everything nature (not to mention product failures, previous repair issues and stretched-thin budgets) has to throw at your building envelopes, only comprehensive commissioning of assets can protect your facility investments.

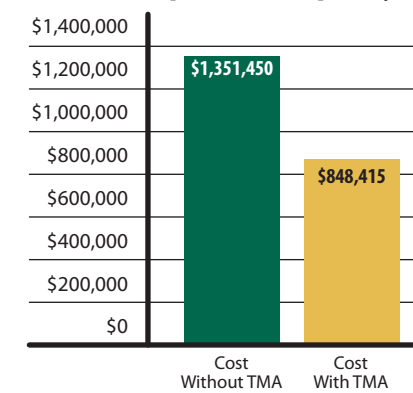
Planned inspections, proactive maintenance and scheduled housekeeping are essential if your building envelopes are to perform at optimum levels for the life of your buildings. Tremco takes performance-based contracting to a new level with TMA by offering turnkey, single-source post-construction services for your entire building envelope.

### MORE THAN A WARRANTY. WE GUARANTEE IT.

Tremco ManagedAssets guarantees your building envelope will remain watertight for a fixed term and at a fixed price by performing these services on a defined schedule. And because we know how harmful water infiltration can be to your buildings (and consequently internal operations), TMA provides emergency leak response so any water damage is minimized as quickly as possible. You are also assured of quality workmanship from a contractor who is familiar with your buildings.

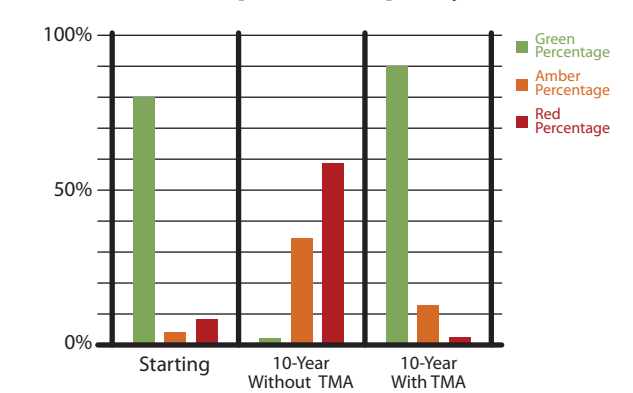
And finally, when the TMA program is followed, Tremco assumes financial risk if a leak does occur. Only Tremco has the resources, experience and technical expertise to deliver such a comprehensive solution to facility owners around the world. Tremco ManagedAssets was developed to provide everything our customers said they ever wanted in a facility management program — reliable information, quality workmanship and guaranteed results, all from one company. As the customer data below demonstrates, capital costs decrease while performance improves under TMA. **Ask your Tremco representative today how our program can be customized to meet your needs or email us at [ManagedAssets@tremcoinc.com](mailto:ManagedAssets@tremcoinc.com) for additional information.**

**10-Year TMA Capital Savings for Sample Municipality**



Capital Costs Reduced by 37% Over 10 Years

**10-Year TMA Condition Improvement for Sample Municipality**



Failing Roofs Reduced From 61% to 2% in 10 Years



© 2015 Tremco Incorporated. 6618  
Printed on stock containing  
50% recycled content, including 25% PCW.

[www.tremcoroofing.com](http://www.tremcoroofing.com)  
3735 Green Road • Beachwood, Ohio • 44122 • 1.800.562.2728  
50 Beth Neelson Drive • Toronto, Ontario • M4H 1M6 • 1.800.668.9879



49062

Roofing & Weatherproofing Peace of Mind

