

Case Study

U.S. OFFICE OF THRIFT SUPERVISION



Teaming With Area-Wide Utility For Energy Management

When the Director of Facilities at the U.S. Office of Thrift Supervision (OTS) assumed responsibility for a high-profile federal building located directly across the street from the Executive Offices of The White House, he immediately contacted Tremco. Having previously worked with Tremco during his tenure with the Department of Treasury, he knew Tremco's patented Tremco Performance Warranty (TPW) provided a unique sustainability solution to his building envelope problems.

With little planned maintenance performed over the past thirty years, the OTS building had significant problems with its entire building envelope, including roofs, a unique limestone façade and multiple plazas. Compounding the challenge was a combination of complexities relative to logistics, safety, security and a shortened timeline of five months. A procurement method that was simple, fast and would help meet the OTS's existing energy improvement goals became critical.



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TREMCO

Delivering Building Envelope Solutions Through Washington Gas

An initial survey conducted by Tremco representatives revealed the initial scope of the problem, resulting in a recommendation that a formal engineering study be completed to more clearly identify the building envelope conditions. Tremco's subsidiary, Weatherproofing Technologies, Inc. (WTI) was contracted to provide an independent engineering survey, considered essential before defining recommendations and budgets for a project of this magnitude.

The study revealed significant waterproofing deterioration under the internal plaza, roofing problems, window and expansion joint caulk failure, and granite cladding that needed to be cleaned. WTI's independent survey, recommendations and budgets were provided to Washington Gas. This provided an opportunity for the OTS to address its building envelope needs together with Washington Gas' existing Energy Improvement Services contract.

The resulting scope of work included restoration of the building's limestone façade, replacement of all sealants, and replacement of all inverted roof membranes and pavers on each of the roof balconies.

Tremco Performance Warranty Ensures Sustainability

Given the broad scope of work, the OTS building envelope project was divided into two phases, with the first phase completed by the end of 2008. In addition to assured quality materials and on-site project management through WTI, the Tremco Performance Warranty provides the OTS with a risk-free building envelope solution. Ongoing maintenance, housekeeping and leak response are defined for the 10-year period of the contract. And perhaps most significantly to the OTS, Tremco also assumes risk of failure during the contract period.

This transfer of risk ensures the OTS of a unique sustainability solution for this high-profile building in the country's most historic neighborhood.



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