

ROOFING AND WATERPROOFING CONSULTING

Building Envelope Management (BEM) is a full-service roofing and waterproofing consulting firm. BEM is a Minority Owned, SBA Certified HUBZone, and certified NMSDC MBE (Minority Business Enterprise). Our goal is to help our clients reduce the life cycle cost of their roof and building exterior assets while extending its useful life. We do this by helping our clients take a proactive approach in maintaining their assets.

CORE COMPETENCIES

BUILDING ENVELOPE SURVEY & ANALYSIS

Detailed visual condition surveys and documentation of the extent of distress. Evaluate any issues to determine the cause and making recommendations for viable solutions.

ROOF MANAGEMENT PLAN

Creating a database which can track an Owner's roofing information and help determine what the facility needs will be in the next year, the next five years or in the long range

PREVENTATIVE MAINTENANCE

A preventative maintenance program consists our qualified roof inspector walking all roof areas while documenting all observed deficiencies with photographs, a written report and field generated roof plans. This information can then be entered into our Building Envelope Asset Manager (BEAM) system which can be tracked on a regular basis. An AutoCAD generated roof plan is then developed locating all deficient conditions. Upon request, BEM will contact qualified local contractors to coordinate getting all required repairs completed.

DESIGN SERVICES

Prepare Plans, Specifications, and other Contract Documents suitable for Bidding and Construction. Conduct Product Evaluation, Comparative Cost Estimates, Recommendation of Materials, and Application Procedures.

WARRANTY CLAIMS ASSISTANCE

Assisting building owners as well as manufacturers to thoroughly investigate roofs that have been experiencing persistent problems, to determine the issues that caused the warranty claim.

DOCUMENT REVIEW AND BID LEVELING

Reviewing your roof project documents to ensure that they meet industry and manufacturer's standards. When it's time to put your project out for bids, BEM can assist with distribution of the documents as well as development of an invited bidders list. Also, confirming that your bidders are all pricing the same scope of services.








PROJECT MANAGEMENT

Provide Pre-Construction Planning including Life-Cycle Costing, Building Code Interpretations, and Cost vs. Benefit Analysis. Conduct bidding and negotiation to select qualified contractor; provide bidding analysis and contract award recommendations. Review Shop Drawings, Submittals, Manufacturers Requirements, and Industry Standard of Care. Review Contractors Applications for Payment and Conduct Final Inspections. As a Building Envelope Consultant, serve as a member of A/E Team, review the Plans and Specifications concerning building envelope systems, prepare details and specifications, and review submittals and substitution requests.

QUALITY CONTROL

Providing our client with a daily report of all activities related to the project. We closely monitor the demolition of the old roof system and the installation of all new components, including insulation, membrane, base flashings, sheet metal flashings and temporary tie-ins. Each daily report identifies the location of the work, the materials used, the quantity of roofing installed, the contractor crew size, the hours worked, the identities of all visitors and the weather conditions. Each report also states if the work follows the plans and specifications, describes any problems or deficiencies that occur, and records what actions were taken to correct the conditions.

COMPANY SNAPSHOT

	CAGE Code	:	7RGQ2 DUNS#: 062139609
	POC	:	Frank Louis-Jeune - President
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	Website	:	BEMConsultant.com
	Socioeconomic Factors	:	<ul style="list-style-type: none">• Minority Owned• Small Business• HUBZone
	Work Area	:	Nation Wide

NAICS CODES

- 238160 – Roofing Contractors
- 541310 – Architectural Services
- 541350 – Building Inspection Services
- 541618 – Other Management Consulting Services
- 541690 – Other Scientific and Technical Consulting Services
- 541340 – Drafting Services
- 541990 – All Other Professional, Scientific, and Technical Services
- 561210 – Facilities Support Services
- 561410 – Documentation Preparation Services
- 541330 – Engineering Services
- 236220 – Commercial and Industrial Building Construction
- 238170 – Siding Contractor
- 238390 – Other Building Finish Contractors

PAST PERFORMANCE

CITY OF BOCA RATON

Surveyed and analyzed the roofs of 98 buildings totaling over 800,000 sq. ft. Assessed several types of roof systems such as: torch applied and hot asphalt Applied modified bitumen, BUR, various metal systems, asphalt shingles. clay tiles and single ply systems. Preventative maintenance was performed as needed on the various roof systems. A data base was created detailing the location of the building, roof system, current conditions, solution options, and budgets for roof improvements.

FIRST NATIONAL BANK OF SOUTH FLORIDA

Quality control observations and reports on a 38,800 sq. ft. roof replacement project. The existing BUR system was completely removed and disposed of. A singly ply fully adhered TPO roof system was installed. The new system consisted of 2 1/2" inches of ISO insulation adhered to the deck with high-strength foam adhesive and 1/2" gypsum board adhered to the ISO with high-strength foam adhesive. 60 mil. TPO fully adhered on top of the gypsum.

BAPTISE HEALTH OF SOUTH FLORIDA

Performed investigative inspection to determine the cause of roof leaks. The building was 3 years old at the time of inspection and was experiencing several leaks. The manufacture and contractor were in a depute as to who was at fault for the roof leaks. Every equipment, penetration, perimeter detail and field membrane were thoroughly inspected. A report was produce explaining the findings, causes of the issues and solutions options.

CORAL RIDGE TOWER

Performed a TAS-126 Moisture Diagnostic Scan and TAS-124 Bonded pull test to test the moisture content in the existing roof system and the roofs integrity to withstand hurricane force winds.