ROOF CONSULTING SERVICES, INC.

Project Name & Location	Roof Issue:	Service Type:	Date:	Estimated Cost (In Thousands) RCS Cost to Client	Estimated Cost (In Thousands) Potential Cost Savings to Client
Client: James River Architects Project: Fort Monroe Authority – Building 06 Address: 6 North Gate Road, Hampton, VA Contact: Mark West	Multi-layer EPDM / built-up roof over concrete & metal pan deck with asbestos containing materials; full replacement design	Replacement Design & Construction Admin.	Since February 2026	$21,525.00	Indeterminate

In February of 2026, RCS was contacted by James River Architects to provide roof replacement design and construction administration services for Building 06 at Fort Monroe in Hampton, VA, a utility building owned by the Fort Monroe Authority and procured under Commonwealth of Virginia Department of General Services (DGS) requirements.



RCS field evaluations and destructive core verifications found two (2) roof systems in place over a metal pan and poured concrete deck: a two-ply felt built-up membrane with 1” phenolic foam insulation, covered by layers of 45 mil EPDM. Roof sampling confirmed asbestos containing materials within the existing assemblies, so abatement was incorporated into the scope of work.





Following the Construction and Professional Services Manual (CPSM), RCS prepared a cost analysis and a 100% design construction cost estimate of $119,500.00, including asbestos abatement, demolition, the new tapered single ply assembly, perimeter metals and a deck replacement contingency, along with the DGS-30-224 Building Cost Summary.

The design calls for removal to the structural deck, new treated wood blocking, adhered tapered polyisocyanurate insulation (1/8”:12” field slope with 1/2”:12” crickets), 1/2” gypsum coverboard and an adhered 60 mil thermoplastic polyolefin (TPO) membrane over approximately 1,683 square feet. New through-wall scuppers, six (6) new overflow scuppers through the masonry walls, and new coping complete the drainage and perimeter detailing, backed by a 20 year manufacturer’s warranty.







RCS delivered a project manual in DGS format (CO-7 General Conditions, DGS-30-220 Bid Form, eVA registration) with specifications for asbestos abatement, brick masonry repair and the TPO system, plus a four (4) sheet drawing set of demolition, roof replacement, taper plans and details. Through bidding and construction RCS will lead the pre-bid meeting, addenda, bid evaluation, submittal review, two (2) in-progress inspections, and a final closeout inspection with an infrared moisture scan of the new roof.

We are confident this approach will give the Fort Monroe Authority a code compliant, properly drained roof that protects Building 06 for years to come.