

# Fiji Temple

## Project Profile

**Location:** Suva, Fiji

**Owner:** LDS Church

**Use:** Religious

**Roof Area:** 14,000 square feet

**Project Completed:** October 2005

**Manufacturer:** Sarnafil

**Membrane:** 327, 60 mil, Reinforced

**System:** Mechanically Attached



## Project Background

Leaking problems inundated the Fiji Temple since it was built in 1990. The LDS Church needed solutions. They hired a consultant to design a correction to the chronic leaking. Clark's Quality Roofing (CQR) bid on the correction and included an alternative solution they felt would be more functional.

## Challenges

### Efficiently managing roof problems

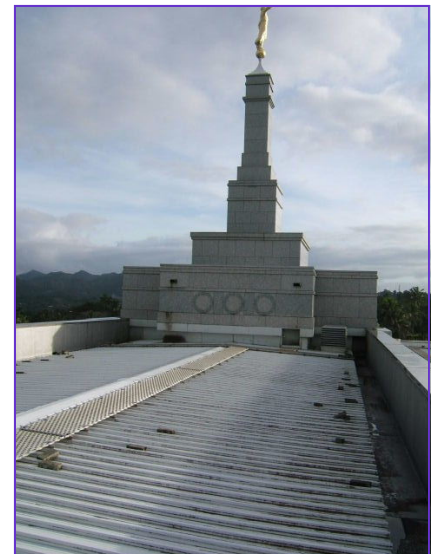
The church spent too much time and money on maintenance. They wanted a lasting solution that would eliminate the high cost of repairs.

### Finding the real cause of the leaks

The roof consultant designed a standard, textbook fix for the leaking problems, but it took more in-depth field work and hands-on experience to find the actual cause of the leaks.

### Choosing the right solution for the problems

Without knowing the real cause of the leaks, the proper roof design and solutions for the leaking problems could not be determined.



Clark's Quality Roofing

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## Using in depth field work to find the real leak problems, then determining practical solutions

### Problem

Effective solutions could not be determined because of an inaccurate diagnosis of the leaking problems. CQR did their own in-depth inspection of the roof by probing, dismantling and taking roof elements apart. They discovered the following problems that hadn't been addressed in the scope of work from the consultant.

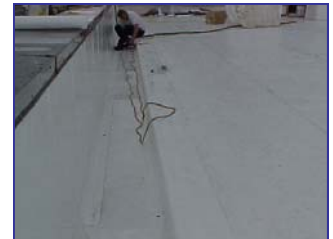


- Interior wooden gutters improperly sealed to the metal roof
- Ineffective sealing of the flashings to the marble veneer
- Leaky joints in the marble stone tower located on top of the roof
- Insufficient caulking in the upper walls
- Roof drains not properly connected to the plumbing system



### Solution

Instead of the specified repairs, CQR installed a new monolithic PVC roof system. The new PVC system extends from the marble walls, across the entire metal roof, including the interior gutter system, solving the sealing problems with the gutters and flashings. They lined the interior of the marble tower with PVC to capture and drain any water as an added precaution. CQR re-caulked the upper wall section and installed new drain inserts that tie into the new roof system.



## Project Success

### Roof Management saved the owner time, money and eliminated frustration

CQR used a hands-on approach to properly manage the roof, from inspection to designing the scope of work to quality installation of the most cost effective roof system.

The new PVC roof along with fixing the additional problems cost only \$340,000. The lowest repair bids given before the additional problems were found started at \$290,000. The bid for a new metal roof was over \$1,000,000.

### Roof Management One Roof Contractor Design Build Method

Creating a service in which a building owner can fulfill all roof related needs through one roofing contractor similar to the "design build" method of construction:

- shortens the length of time needed to complete a project.
- minimizes the building owner's management efforts.
- allows one contract to be negotiated with cost effective pricing.
- allows the owner to look to one company for sole-source responsibility.