

ROOF LIFE COST ANALYSIS

Metal Retrofit vs. Flat Roof or Shingle Roof

Size (SF) 60,000

Roof system	Replacement (Initial Cost)	Roof Maint. (20 years)	Recovery Roof (@ year 20)	Total Cost (@ year 20)	Roof Maint. (20 years)	Replacement (@ yr. 40)	Total Cost (yr 40)	Roof Maint. (20 years)	Recovery Roof (@ yr. 60)	Total Cost (yr 60)
Flat Membrane										
Direct Costs	\$ 585,000	\$ 144,000	\$ 270,000	\$ 999,000	\$ 144,000	\$ 750,000	\$ 1,893,000	\$ 144,000	\$ 420,000	\$ 2,457,000
Unit Cost	\$ 9.75	\$ 0.12	\$ 4.50		\$ 0.12	\$ 12.50		\$ 0.12	\$ 7.00	
	(\$/SF)	(\$/SF/yr)	(\$/SF)		(\$/SF/yr)	(\$/SF)		(\$/SF/yr)	(\$/SF)	
Metal Comparison (Metal / Flat)	143.59%			85.29%			45.64%			35.65%
		(\$/SF/yr)			(\$/SF/yr)					
Sloped Shingle										
Direct Costs	\$ 300,000	\$ 84,000	\$ 225,000	\$ 609,000	\$ 84,000	\$ 405,000	\$ 1,098,000	\$ 84,000	\$ 300,000	\$ 1,482,000
Unit Cost	\$ 5.00	\$ 0.07	\$ 3.75		\$ 0.07	\$ 6.75		\$ 0.07	\$ 5.00	
	(\$/SF)	(\$/SF/yr)	(\$/SF)		(\$/SF/yr)	(\$/SF)		(\$/SF/yr)	(\$/SF)	
Metal Comparison (Metal / Shingle)	150.00%			75.86%			43.17%			32.79%
		(\$/SF/yr)			(\$/SF/yr)			(\$/SF/yr)	(\$/SF)	
Retrofit SSR Roof										
Retrofit SSR - add slope	\$ 840,000	\$ 12,000	\$ -	\$ 852,000	\$ 12,000	\$ -	\$ 864,000	\$ 12,000	\$ -	\$ 876,000
Retrofit SSR - exist. slope	\$ 450,000	\$ 12,000	\$ -	\$ 462,000	\$ 12,000	\$ -	\$ 474,000	\$ 12,000	\$ -	\$ 486,000
Add slope - Unit Cost	\$ 14.00	\$ 0.01	\$ -		\$ 0.01	\$ -		\$ 0.01		
Exist. Slope - Unit Cost	\$ 7.50	(\$/SF/yr)			(\$/SF/yr)			(\$/SF/yr)		



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