

Case Study: JM TPO system protects high-volume, fast-turn business of perishables



**Description:** This grocery-store pioneer from 1894 has today evolved into one of the nation's leading food distribution and logistics companies, serving convenience stores, mass merchandisers, quick service restaurants, drug stores and movie theaters. Inventory is received each night and ships out every day. WeatherSure, a fourth generation roofing contractor specializing in restoration and waterproofing had been servicing the roof for a decade when, as part of a formal bid process, they were approached to provide a condition assessment along with a bid to repair and renovate the 337,100-square-foot roof.

**Challenges:** The roofing solution needed to meet the needs of four distinct environments: a cold-storage section requiring a consistent 34°F; dry goods storage where a weathertight environment was critical; occupied offices needing higher, controlled thermal values; and the transportation department housing a maintenance shop, wash bays and dispatch department. "There is no margin for downtime where foodstuffs are involved," according to Darryl Lyon at McLane Western. "Expiration dates don't roll back just because a problem surfaces. And we'd had a long history of leaks with our existing roof. We wanted to trade that situation for long-term protection and durability."

**Solution:** WeatherSure's recommendation was a cost-effective, durable single ply membrane – JM TPO 60. Its long-term weathering, UV-resistance and heat-aging properties provided the ideal roofing system for this multi-use building and the Rocky Mountain environment of fierce sun, snow and hail. Coincidentally, Johns Manville was about to start shipping the inaugural production run from its new TPO plant in Scottsboro, Alabama. When, during the bid development, Craig Garey discovered that McLane Western was a sister Berkshire Hathaway company to Johns Manville, he said, "it seemed to all come together for a perfect match."

Officials at McLane Western must have agreed. After a thorough review of all bids, they awarded the project to WeatherSure, who "completed the repair, maintenance and renovation of the facility's entire roof in three years instead of five and well within budget," remarked Lyon. The insulation package and thermal values were retained; damaged insulation over the chiller was changed out; in other areas R-values were brought up; metal counterflashings and edges were pulled back for re-use and JM's Invinso Roof Board provided a new substrate for the entire project. "WeatherSure really watched our costs," added Lyon. "The project turned out to be a whole lot more than a business transaction... a real relationship developed."

**Location:**  
Longmont, Colorado

**Building Representative:**  
McLane Western  
Darryl Lyon  
Vice President, Distribution

**Contractor:**  
WeatherSure Systems, Inc.  
Craig Garey, President  
JM Peak Advantage® Pinnacle Council® Contractor

**Roofing System Solution: ST6RM  
15-Year Peak Advantage® Guarantee**

ENRGY 3® Roof Insulation  
Invinso® Roof Board  
High Load Fasteners and Plates  
JM TPO 60 mil Membrane,  
Mechanically Fastened

