



SENIOR LIVING COMPLEX SECURE WITH JM FLEECE-BACKED PVC ROOF

Fully adhered membrane meets wind and energy saving requirements



Description: The Preserve At Palm-Aire is a landmark senior-living community in Pompano Beach situated on 13 acres of lush, beautiful grounds in South Florida. Offering both Independent Living and Assisted Living programs, the health care facility's primary focus is on preserving residents' quality of life in every way possible. The independent senior lifestyle at The Preserve At Palm-Aire is all about maintenance-free living, and that philosophy influenced the choice of a new roofing system for the facility.

Challenges: The reroofing of The Preserve At Palm-Aire was complicated by Mansard-style roofs and 5' to 6' high parapet walls that greatly restricted access to the existing roofing system and lightweight structural concrete deck. The use of trash chutes was impossible, so a large crane and dumpster were used to remove the roofing debris. "What concerned us most was using such a large crane around an immaculately landscaped property fully occupied by tenants especially sensitive to excess noise and vibration," says Geo Madruga, commercial project coordinator for A-1 Property Services Inc. From an installation standpoint, the low-slope roof was nearly covered with penetrations, including 30 large HVAC units and various pipes and stack vents.

Solution: A-1 Property Services Inc. competed with several other contractors on an open spec bid. With the help of JM Sales Representative Lewis Buckner, A-1 advised the property owner that a 60 mil fleece-backed PVC membrane with Elvaloy® KEE would provide the longevity, energy efficiency and chemical resistance required for the project. "We really pushed the PVC fleece backed as the superior roofing system and a unique solution for this building," says Madruga. "We also felt more comfortable with JM's PVC membrane due to our long track record with the product."

Adhered directly to the concrete deck with water-based adhesive, the fleece-backed PVC exceeded Broward County's 175 mph wind resistance requirement. The PVC membrane's high reflectivity also earned an energy efficiency rebate from Florida Power & Light Company. "While there were definitely many unique penetrations, our 10-man crew had no problems with the heat-weldable PVC membrane," says Madruga.

Madruga's concerns—and his company's name—both reflect A-1's desire to create long-term relationships with clients that include expert maintenance services. "We met the expectations of the owner's roof consultant, but with offices in Washington D.C., the client placed a tremendous amount of trust in the roofing manufacturer and contractor," added Madruga. "We are specialists, and we don't just walk away from any roofs that we install."

Location:
Pompano Beach, FL

Building Representative:
CRP Preserve Palm-Aire LLC
Washington, D.C.
Jeff Lamb, Analyst

The Preserve At Palm-Aire
Pompano Beach, FL

Roofing Contractor:
A-1 Property Services Inc.
Miami, FL

Yosvany (Geo) Madruga
Commercial Project Coordinator
JM Peak Advantage® Summit Club® Contractor

Industry Affiliations:
National Roofing Contractors Association
Florida Roofing, Sheet Metal and
Air Conditioning Contractors Association



Roofing System Solution: SP6RA
20-Year JM Peak Advantage® Guarantee

JM Fully Adhered Fleece-Backed PVC 60 mil
Single Ply Roofing System adhered
with Water-Based Adhesive

Elvaloy® KEE is a registered trademark of Dow.



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