

Case Study: JM EPDM Selected for Enhanced Durability and Weathering



Description: This 32-story Class "A" signature office building with its prestigious Denver address is home to many of Denver's most prominent professional corporations. Tenants have access to numerous restaurants, retailers, hotels, an innovative 7,500 s.f. fitness center, a Starbucks, and one of Denver's light-rail stations is located directly at a side lobby door. Constructed in 1974, Tower One at 633 17th Street is known for its strong vertical lines and narrow profile, boasting more than a half-million rentable square feet in the heart of Denver's Central Business District. It is also literally a stone's throw from Johns Manville's world headquarters.

Challenges: When Tower One's 25-year-old roof began to leak into the top floor tenants' offices, this busy building and prime location presented a challenge. Tear-off had to be conducted during the day with off-loading through freight elevators at night. Three previous roofs and their insulation components were removed; then, new materials were upladed at night for installation during the day. No disruption of tenants' businesses could be tolerated, and with a Colorado winter just weeks away, a fast turnaround was imperative.

Solution: Denver's WeatherSure Systems had an ongoing maintenance relationship with Toma West Management for both Colorado Plaza Towers, so when the bid process started, they responded quickly. Their solution? President Craig Garey says, "On a project like this with demanding access and turnaround, you want the maximum durability you can get your hands on to keep maintenance low. We recommended JM EPDM to meet the specialty needs of this job. On the interior we used Tapered ENRGY 3 to create improved drainage, and we specified JM's Invinsa Roof Board for its high density and adhesion characteristics to ensure that what we put down stays down. Four rows of walk pads were installed along the perimeter where window-washing swing-stage equipment would be placed. We delivered a puncture-resistant roof on Tower One."

Toma West General Manager Richard Herold is sold on the 90-mil EPDM roof and also likes the "good neighbor" aspect of using the Johns Manville product. "WeatherSure was in and out without a glitch and the job was complete in six weeks. We couldn't be happier with the results and with our ongoing relationship with WeatherSure Systems, Inc."

Location:
Denver, Colorado

Building Representative:
Toma West Management Corp.
Richard Herold, General Manager
Libby Napoli, Property Manager

Contractor:
WeatherSure Systems, Inc.
Craig Garey, President
JM Peak Advantage® Summit Club® Contractor

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

ENRGY 3® Roof Insulation
Tapered ENRGY 3® Roof Insulation
Invinsa® Roof Board
JM EPDM 90-mil Adhered Membrane

