

**Case Study: Owner, architect, contractor agree: JM APP\* is clear choice to meet demands for cool roof**



**Description:** Floridians in the Hillsborough County community rely on this educational facility for a full range of university transfer and career/technical courses as well as a variety of continuing education classes. At the Plant City campus, its 17,500-square-foot Learning Resources Center is dedicated to providing an environment conducive to learning, housing the library and making available other valuable academic resources, including computer access and individual and group study rooms. The roof had started to leak and Hillsborough facilities management set the bar for its replacement very high.

**Challenges:** Hillsborough demanded a strong-performing, long-lasting solution from architect SchenkelShultz. The replacement had to be a reflective, energy-saving, cold-applied cool roof. It needed to be installed by a qualified roofing contractor with the experience and resources to stand behind it, and the ability to get the job completed in a timely manner – without disruption to the assets and students underneath. As the owner’s requirements mounted, the field of roofing manufacturers able to meet them narrowed and soon Johns Manville stood out as the clear choice.

**Solution:** “Based on our long experience with JM and their reputation for innovative products and tech services, we specified the TRICOR M FR. It met the specifications handed down by Hillsborough and is well-suited for the harsh humid weather conditions of this south Florida climate,” said Kasey Teimouri of SchenkelShultz.

There were cost-savings from the outset: JM’s unique cover board insulation combination (DuraFoam) eliminated a labor-intensive gluing step. This was followed by the energy savings and performance of the TRICOR cap sheet – a specialized polyester mat and continuous fiber glass composite, saturated and coated with a blend of APP\* polymer, high-quality asphalt and fire-retardant additives. “This will be a good, cost-effective solution for a long time,” said roofing contractor Rob Springer. “And Hillsborough can trust that our organization and JM will stand by it for the next 20 years.”

*Location:*

**Plant City, Florida**

*Building Representative:*

**Hillsborough Community College**  
David Cabeceiras, Director of Facilities  
Planning & Construction  
Einar Stephenson, Facilities Manager,  
Plant City Campus

*Architect:*

**SchenkelShultz**  
Kasey Teimouri, Associate Principal  
Stephen J. Carroll, Construction Supervisor  
Kim Bowman, Director of Specifications

*General Contractor:*

**Crossroads Construction**  
Tim Milcich, LEED® AP – Project Manager  
Crossroads Construction of  
Central Florida, Inc.

*Roofing Contractor:*

**Springer-Peterson Roofing & Sheet Metal**  
Rob Springer, President  
JM Peak Advantage® Summit Club® Contractor

**Roofing System Solution: 2CIN-CA-CR**  
**20-Year Peak Advantage® Guarantee**

DuraFoam® Roof Insulation  
TRICOR™ M FR CR, Cold Applied

\*Atactic Polypropylene

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