

**Case Study: Two roofs, two specs, one source for both bituminous and single ply solutions: Johns Manville**



**Description:** Colorado Container Corporation (CCC) is a full-service designer and manufacturer of corrugated packaging and display products, serving customers along Colorado’s Front Range since 1963. Nearly 200,000 square feet of roofing protecting two critical warehouses were leaking. On one, the existing mechanically fastened membrane roof overlay was starting to shrink and fail; excessive moisture from an attached production area also needed to be addressed. The roof of a second warehouse filled with corrugated inventory had also failed. “It was dead level with ponding water, bearing the weight of two previous roofs and a mish-mash of drains that didn’t work,” noted Steve Pohl of Alpine Roofing Co., Inc.

**Challenges:** Russ Herrick of CCC acknowledged that his first call was to Cybercon. “I’ve worked with Nick Lovato for 15 years and wouldn’t consider doing a roof without his consulting.” Following tear-off on the stand-alone warehouse, Lovato identified two steps needed immediately: “To re-engineer the slope of the new roof for positive drainage and to call a plumbing contractor to get the entire drainage system up to code. The slope of the new roof was designed with nominal pitch to limit the ridge height between drains. JM’s 4GIG-ALT gravel-surfaced built-up roof specification provided the redundancy, protection and durability needed for the Colorado climate. The gravel surface will also facilitate drying of the roof in the event of minor ponding water and protects the membrane from the effects of freeze-thaw.”

The warehouse connected to the current manufacturing operation had its own needs, starting with an asphalt membrane vapor barrier. This was followed by the EPDM roofing system with JM’s high-density Invinsa roof board to enhance the puncture resistance of the tough 90 mil membrane. “With the possibility of production expanding into the area below, an EPDM system was the preferred ‘foolproof’ solution. It’s easy to maintain and facilitates flashing future tenant improvements,” continued Lovato. “And, having a single source for both the hot and single ply requirements for this job was a benefit to everyone, from the owner to the roofing contractor.”

**Solution:** “It isn’t our first dance with either one of these organizations,” says owner representative Herrick. “Lovato selects the best products and the best people for the job. He recommended JM because it’s a one-stop shop. Alpine has worked on our properties since 2000 and does an excellent job. I have unlimited faith in the decisions they both make. They look out for us.”

*Location:*

**Denver, Colorado**

*Building Representative:*

**Colorado Container Corporation**  
Bruce Kelley, Property Owner  
Russ Herrick, Plant Engineer

*Roof Consultant:*

**Cybercon Consulting**  
Nick Lovato, Principal

*Roofing Contractor:*

**Alpine Roofing Co., Inc.**  
Steve Pohl, Operations Manager  
JM Peak Advantage® Summit Club® Contractor

**Roofing System Solutions:  
4GIG-ALT and SE9A**

*Built-Up Solution*

- Tapered ENRGY 3® Roof Insulation
- ½" Retro-Fit™ Board
- GlasBase™ Plus Base Sheet
- GlasPly® IV
- DynaFlex® Flashings
- PermaFlash™ (at drains)

*EPDM Solution*

- Fesco® Board Roof
- GlasBase™ Plus Base Sheet
- ENRGY 3® Roof Insulation
- Invinsa® Roof Board
- JM EPDM 90 mil, Nonreinforced,  
Fully Adhered
- PermaFlash™ Bituminous Flashing System  
(at corrugated siding)