



THE TPO REROOF IS NEARLY THE SIZE OF TEN FOOTBALL FIELDS.

Texas-Size Reroof

New Roof for Manufacturing Plant in Temple, Texas

by Kate Baumann, director of marketing & procurement, Mule-Hide Products Co. Inc.

 They say that everything is big in Texas and the roof of the building at 4650 South General Bruce Drive in Temple is certainly no exception. At 15 acres, it's nearly the size of ten football fields. "It feels like it takes ten minutes to walk across the roof," said Tommy Honey, owner of Honey's Roofing LLC of Waco, Texas. "It's difficult to really put the size into perspective until standing on the roof." When the TPO roof began leaking in 200 places, quick action, flexibility, and careful planning were required to protect the structure and the tenants' property while minimizing disruptions to daily activities at the facility.

Constructed in 1974, the 550,000 sq.ft. building originally housed an

automotive parts distribution center. Today its occupants include manufacturers of classroom furniture, lead-acid batteries, and high-pressure laminate graphic panels and signs.

The first thought of building owner, Pearson Group Inc., was to have the roof repaired and avoid the cost, waste, and disruptions that come with reroofing. Once on the roof, however, the crew from Honey's Roofing quickly concluded that the leaks were the result of storm damage; hail strikes had cracked the nearly 20-year-old membrane. Further inspection and consultation with engineers and insurance adjusters determined that, given the extent of the damage and the age of the membrane, repair was not a viable option

and replacement was in order.

For Pearson Group, sticking with TPO was an easy choice. "The TPO had held up really, really well," said Pearson's chief financial officer, Craig Kelly. "Until the storm, there had been no issues. So, we wanted to stay with what had been working." Honey recommended Mule-Hide Products' TPO and accessories, including screws and corners.

"I'm a loyal person," Honey said. "Anyone who knows us, knows that we stick with the people we work with. We've been dealing with Mule-Hide for years. I believe in the product and they've always treated us right." The roof deck remained sound and the building could accom-

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modate the weight of an additional membrane, so Honey's Roofing recommended recovering the existing membrane, rather than undertaking a complete tear-off. Not only did this approach allow the job to be done in roughly half the time and reduce the cost by 30-40%, it also helped Pearson Group achieve its goal of minimizing the disruptions that the job would cause for the building's occupants.

Six hundred fifty 10' wide rolls, or 650,000 sq.ft., of 45-mil thick membrane were mechanically fastened to the roof deck and fully adhered to the 5' high parapet walls. It took the 15-member crew approximately ten weeks to complete the job, with work beginning in June and wrapping up in September. First, temporary repairs were completed to keep water out of the building until the new membrane was in place. "It took three days and 20 cases of caulk to plug the holes," Honey said. A 140' crane was then used to safely remove 17 retired on-roof HVAC units, each 12' long by 6' wide.

With approximately 200 people working in the building and trucks coming in and out of the 66-acre site regularly, it was a busy place. The roofing project added another 15

deliveries via 18-wheeler to that traffic. Ordering and delivery of materials was carefully choreographed to prevent snarl-ups. "A lot of mistakes can be made when ordering a job that size, but we were pretty darn close to where we needed to be," Honey said. "We always had what we needed onsite."

The team from the ABC Supply Co. Inc. branch in Nolanville, Texas delivered materials in two stages. They were unloaded along one side of the building, out of tenants' way, and then moved to the roof as quickly as possible to prevent damage. Use of a large SkyTrak® telehandler allowed materials to be dropped precisely where the crew needed them on the expansive roof.

Typically, the Honey's Roofing crew would begin work in the center of the roof and work out. The temporary repairs would not last long, however, so the crew identified the areas where the building's contents were most at risk and tackled them first. Great care was then taken when walking the roof to ensure that the newly reroofed areas weren't damaged. The building's design also prevented the crew from following their typical center-out strategy. The only access to the roof is via a single scut-

tle hole located at the southeast end of the roof. When the high-priority sections had been addressed and a more methodical approach could be taken to the rest of the job, the crew had to make the long walk to the far end of the roof and work their way back.

While Texas summers can be brutally hot, Mother Nature cooperated for most of the duration of the project; temperatures hovered in the mid-90s, but mostly stayed out of triple digits. Rain was minimal, enabling the crew to stay on the roof. More than 8" of rain had fallen since work wrapped up, however, and the roof had provided the expected leak-free performance.

Honey is proud of his company's ability to win and successfully complete such a large job. He began his roofing career doing repair work on weekends and expanded Honey's Roofing into a full-time business ten years ago. He gives much of the credit for the firm's success to general manager, Justin Mahan, and the rest of the team. "If you'd told me when we started that we'd do a job this size just ten years later, I'd have laughed," he said. "I'm proud of what we've accomplished. We've come a long way." ■