



PERSISTENCE PAYS OFF FOR HISTORIC APARTMENTS

SPFA 2013 NATIONAL CONTRACTOR EXCELLENCE AWARD WINNING PROJECT (ROOF FOAM OVER 40,000 SQUARE FEET)

Congratulations to West Roofing, winner of the 2013 Annual SPFA National Contractor Excellence Award for SPF Roofing Over 40,000 Square Feet. These projects are examples of SPF's unique performance, applicability and appeal, in this case to a mammoth historic apartment complex in Ohio. Winners of the SPFA Award must submit their project and have it judged best-in-class by a panel of construction industry leaders.



THE NEAL TERRACE AND Boulevard Terrace apartments, both located on Detroit Avenue in Cleveland, have a rich history in providing housing in a city that was quickly growing in the early 20th century. Neal Terrace, a town-house complex, was built in 1906 by Mr. C.J. Neal (although it is rumored that his father-in-law Andrew W. Oppmann actually completed the construction) and has 48 apartment units, while Boulevard Terrace was built in 1917 and offers 116 apartment units.

Fast-forward 100 years when West Development Group / West Roofing started renovation discussions with the owner in 2006. Originally built during a population boom, the now affordable-housing buildings had deteriorated substantially. A major overhaul of the entire property was needed. These buildings had been owned and operated by the same family for over four generations, and they remain so today.

The owner sifted through several architects and general contractors, as well as various product solutions for his buildings, considering plans and funding options, for six years. "We stayed persistent on this one," said Mearl "Skip" Kline of West Roofing. "This one came up, looked very promising, and was a project we knew we could help with. But it took



so long to come to fruition. I remember Dick (West) always asking me in our planning meetings why we were keeping this project on our internal project lists.”

But in February 2012, six years after initial discussions, the persistence paid off and West was awarded the contract for the roof with construction slated to begin in June 2012. By the time West received the contract, the roof had deteriorated even more leading to a change in scope from re-roofing to a tear-off and new roof.

“This was an exceptionally intricate and complicated project from the ground up,” said Skip. “The exterior of the building was cleaned, new doors and windows were installed, and the building was dealing with some major structural deflection and ponding on the roof.”

Due to the number of units in each building, which were occupied by residents, the renovation was approached in stages. For the section of building being repaired, occupants were removed from the property, placed in temporary housing, and returned to their apartments after the section was completed. For the West Roofing crews, that meant separating over 100,000 square feet of roofing by the firewalls into individual 1,680 square foot sections. Each of the sections had skylights and chimneys (some in need of masonry repair) to be dealt with. Additionally, the tops of the parapet walls surrounding the roof were made of 4-inch hand-cut sandstone blocks. According to the installation crews these stones appeared to be actually hammer-cut, producing a rough texture and variations of up to one-and-a-half inches on the interior perimeter, with a flush face on the exterior perimeter.

The West crews tore off the old asphalt roof – at times encountering asbestos requiring an abatement contractor – and installed a half-inch thick high density wood board mechanically fastened to the substrate. They had to remortar joints and seal with silicone, as well as seal the backside of the sandstone on the parapet with silicone (leaving the front face untouched to comply with historic building requirements). Using two Graco H40 Reactor Proportioners, two Graco 65:1 Airless Sprayers, and one Jenny E300-C Steam Cleaner, the crews sprayed one-and-a-half inch average thickness of WDG 3009-3 sprayfoam, coated with WDG HSS 540 R2R / 535 Silicone with 40-pound granules to achieve proper drainage sloping and effective UV protection of the system. The project was so large that it required five different foremen and, at the busiest stage, up to 30 crew members on the worksite.

In addition to the age and obstructions in the roof, West’s metal fabrication crew also had its work cut out for them. The entire building was to have all new gutters installed. That meant shop-fabricating the aluminum gutters and then grinding, welding and painting 1,960 linear feet of gutters all onsite.

All crews used appropriate PPE including full body coverage, cartridge respirators with a regular change-out schedule that was closely adhered to, and occasional half-faced fresh air masks as needed. Spraying outside provided an enormous amount of natural ventilation, there were appropriate fall protection and warning lines, and a safety monitor made sure everyone on this large project was complying with all safety procedures.

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Ninety days after the project started, six years after planning began, and 106 years after original construction, the project was complete. "I wish we had some interesting problems or challenges to share for the article," offered Skip, "but really all the drama and obstacles were pretty well figured out by the time the project started, being that we basically had six years to plan it and never gave up on it." He continued, "The architect (Joseph Paul Franzese) and general contractor (Marous Brothers Construction) were fantastic. Both were familiar with

SPF and with West Roofing and their familiarity with a historic project meant every hiccup was anticipated. They understood the scheduling requirements for us and adjacent trades, and worked with us every step of the way to make sure the project was done safely and with exceptional quality for this historic building." They also brought in a preservation consultant to assist with the filings and construction design parameters, due to the scale of the project.

The buildings both were designated historic landmarks in Cleveland, Ohio,

as well as recipients of the Ohio Historic Preservation Tax Credit (OHPTC, http://development.ohio.gov/cs/cs_ohptc.htm), which has assisted in 18 different communities realizing completed projects, 67 historic buildings being rehabilitated, and created over 5,000 related construction jobs.

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