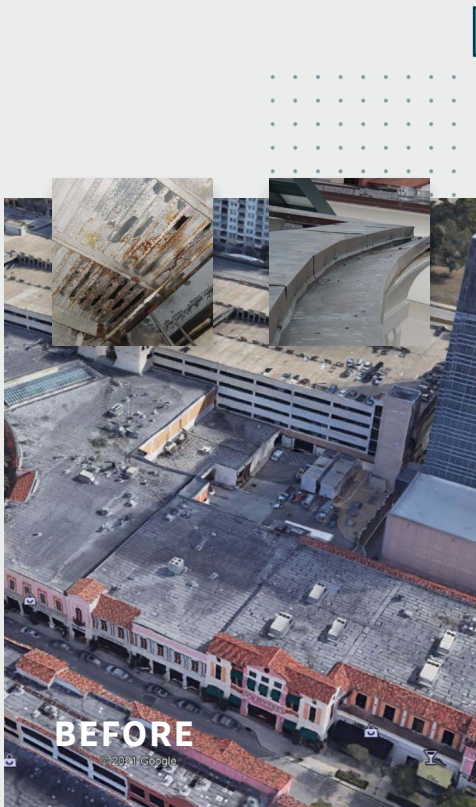


## CASE STUDY

# Rosemary Square Roof Renovation



## Background

Rosemary Square (formerly City Place) is an upscale lifestyle center in downtown West Palm Beach, Florida. Opened in 2000, the 600,000 square foot center has been credited with West Palm Beach's urban renaissance.

As the property approached 20 years old, it was rebranded, and plans for renovations were developed. One of the top priorities of the property owner was the roof of the central building, which encompassed a variety of retail stores, restaurants, and a fitness center.

### **BUILDING ENVELOPE CHALLENGE**

After 20 years in the harsh Florida climate, the roof was weathered and nearing the end of its life expectancy. The roof covering, a modified bitumen membrane cap sheet, was starting to show signs of deterioration. The roof had accumulated mechanical equipment from prior or existing tenants, which was not properly installed and/or maintained. Some of the equipment was no longer in use. There were issues with the wall flashing which was allowing water to infiltrate into the walls and roof system. The parapet wall coping was improperly attached which was a liability in high winds.

It was critical to the property owner that the roof renovations address the noted deficiencies and provide a warranty for the next 20 years, while not disturbing any of the existing tenants during the work.

## Results

In the end, the roof renovation project was completed on time and with no major issues, which was a credit to the good planning and execution of all involved. The option to do a roof recover system over the existing roof provided the owner with significant cost savings while still accomplishing their primary objectives for the project. With regularly scheduled maintenance, the roof should continue to perform for another 20 years.

## Contact GCI Today!

We're ready to serve you remotely or onsite — whether you're in an area that experiences year-round severe weather, or the occasional heavy storm, we can help.

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## Our Solution



### ASSESSING THE ROOF

The property owner hired GCI to provide roof consulting services and walk them through the process from start to finish.

First, the existing roof conditions needed to be assessed to develop specifications for repair and avoid any unforeseen conditions during construction. GCI performed a complete condition survey of the roofs at the property. Core samples of the roof were obtained to identify the roofing system components. A moisture survey was performed in accordance with Florida Building Code Testing Application Standard (TAS) 126 to locate any moisture within the assembly.



### FINDING A SOLUTION

GCI involved the roofing system manufacturer early in the process and presented the property owner with several options for their consideration. The primary question being considered was whether it was necessary to remove and replace the existing roof or whether the roof could be covered over. The roof recover provided several advantages to the owner, including less disruption to the existing tenants and a cost savings. GCI determined that a roof recover system was a viable option. The property owner elected to go with a 3-ply modified bitumen membrane roof system over the existing original roof.

GCI assisted the property owner with developing a bid package and recommended several pre-qualified roofing contractors. In addition, a pre-bid meeting was held to inform the bidders of the scope of work and the project conditions. Ultimately, Advanced Roofing of Fort Lauderdale was selected to perform the work.



### IMPLEMENTATION

GCI, the roofing system manufacturer, Advanced Roofing, and the property owner worked hand-in-hand during the construction phase. Coordination was key to resolving the issues with the mechanical equipment. Special detailing was necessary for certain conditions, including the attachment of the new metal coping. GCI performed periodic inspections of the new roof installation to ensure the work met the project requirements.