

## Proactive Restoration Saves Energy and Reduces Costs

Whirlpool Administration Facility | Benton Harbor, MI

### CHALLENGE

Every building manager knows that preventive maintenance is vital to maximizing the value of a roof. One real-life testimony to that truth sits atop an administrative building on the Whirlpool Corporation's 100-acre world-headquarters campus in Benton Harbor, Michigan.

Jack Barnes, a senior project manager for the national property management firm of Jones Lang LaSalle, oversees the maintenance of the building. In 2006, he recognized that, although the structure's EPDM roof was sound, it was out of warranty and nearing the end of its expected life-cycle. To fend off potential problems and related expenses, Barnes pursued a proactive strategy.

The process began with a thorough roof assessment performed by Jeremy Brunan and Timothy Price, Michigan-based representatives of The Garland Company, Inc.®, Cleveland, Ohio. "An EPDM roof typically has a 10- to 15-year lifespan, and this roof was already more than 10 years old," notes Brunan. "The goal was to preserve and extend the life of the roof. Another priority was to reduce costs for cooling the building by improving the reflective value of the roof surface."

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**Jeremy Brunan**  
Territory Representative  
The Garland Company, Inc.

### SOLUTION

After confirming that the roof was indeed trouble-free, Brunan and Price recommended restoration with Garland's White-Knight® premium multi-purpose urethane reflective coating. White-Knight coating is designed to maintain, restore, and upgrade the performance of existing EPDM, CSPE, and PVC single-ply membranes. It is uniquely formulated to provide additional waterproofing protection and to impart a highly reflective surface.

At the Whirlpool facility, a Garland-approved contractor completed the White-Knight restoration in just over a week, with no interruption to activities at the busy office campus. "Because White-Knight is fluid-applied, installation is quick, easy, and non-destructive," explains Brunan. "Another advantage of the fluid-applied membrane is that it has no lap seams, which are the weak areas on a typical roof."

White-Knight coating also pays economic and environmental dividends. "For this project, as with most, the White-Knight restoration was half the cost of a new roof, and the restored roof is now covered by a 10-year Garland warranty," says Brunan. Just as important, the application of ENERGY STAR® qualified White-Knight coating translates into considerable energy savings through reduced air-conditioning requirements. And since re-roofing was avoided, the restoration also resulted in a conservation of resources, with no landfill waste and minimal disposal costs.

"Not every roof is a candidate for restoration," explains Brunan. "Because this customer was proactive, we were able to use White-Knight to deliver everything he wanted: a quick, easy, non-destructive restoration process; no interruption of activities at the facility; short- and long-term cost savings; a doubling of the life-cycle of the original roof with warranty protection to match; greatly improved energy efficiency; and limited environmental impact."

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## INDUSTRIAL



**Project:** Whirlpool Administration Facility  
**Location:** Benton Harbor, MI  
**Garland Rep:** Jeremy Brunan  
**Materials:** White-Knight®