



# PROJECT HIGHLIGHT

## COUNTY GOVERNMENT

Florence City-County Complex • Florence, SC



## Expedited Project Delivery Protects County Offices From Additional Water Damage

### CHALLENGE

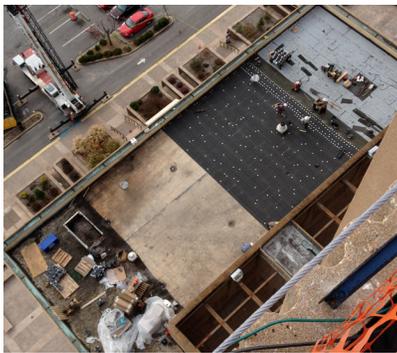
The coal tar built-up roof atop the 12-story Florence City-County Complex, which houses various city, county and state offices as well as the courts, was about 20 years old and had been leaking for several years. Water was also leaking into the building from two lower level roofs that had not been replaced since the building was constructed in 1970. Without funding available to replace the leaky roofs, building administrators did what they could to contain the leaks. "Water was coming inside the building, which was becoming very problematic," explained Delaine Martin, building administrator for the Complex. Martin knew action would have to be taken soon to permanently repair the roofs before the leaks caused serious interior damage to the building.



Right around the time the situation was worsening, Martin received a call from James Crooks, a local Garland representative, who was following up on a roof inspection that Barry Slayden had conducted a few years prior. This time around, the necessary funding was available to explore various options for a roof replacement.

### SOLUTION

Aware of the Complex's need to expedite the project to ensure nothing more was damaged, Crooks and Slayden recommended the county take advantage of the U.S. Communities Government Purchasing Alliance™ (U.S. Communities) contract for roofing materials and related services. The contract, currently held by Garland/DBS, Inc., was competitively bid nationwide by a lead public agency member of U.S. Communities, in keeping with national and regional requirements of other agency participants.



The Building Commission decided to do a turnkey project through Garland/DBS, Inc., which includes materials, installation, engineering, and project management. As an added benefit, piggybacking on the U.S. Communities contract eliminated the costs and time associated with traditional procurement methods. "U.S. Communities is a way for the customer to satisfy the public bid process while receiving a quality roof installation at a competitive price. That, along with the ability to be completely transparent with pricing information, provided the Complex with an added level of comfort," explained Slayden.

Based on an evaluation of the roof, Slayden recommended the original roofs be replaced with a high-performance, cold-applied two-ply system using a zero-VOC adhesive to minimize disruptions to the occupants of the building. "With the number of offices in the building in addition to active court cases being heard, it was critical that the roof replacement project not disrupt operations," reported Martin.

The original roofs were removed down to the deck as well as various pieces of obsolete equipment on the building's top floor were also removed. The two-ply built-up roofing (BUR) system consisted of a polyester composite fiberglass reinforced, SBS modified bitumen base sheet and Garland's StressPly® E eco-friendly modified bitumen cap sheet. The roof was coated with an ENERGY STAR® qualified, asphalt-based aluminum roof paint designed to protect the roof from heat, solar radiation, rust and corrosion. The membranes were adhered using Garland's Green-Lock® zero VOC membrane adhesive, eliminating any odor concerns. To ensure proper drainage on the roof, new crickets were installed around the drains.



As an additional measure of protection, Garland's premium metal edge system, R-Mer® Edge, was installed around the perimeter of the roof. The .050 aluminum edge system is certified to conform to ANSI/SPRI ES-1, which is required by the International Building Code (IBC) for metal edge resistance to wind-related failures.

Crooks worked with the Building Commission and the roofing contractor, Team Roofing, to develop a project schedule that limited disruptions to county operations. Martin was impressed with Crooks's diligent supervision throughout the project and the overall success of procuring the project through U.S. Communities. "The ability to have a turkey set up where we didn't have to worry about all the little details was really beneficial. The project itself also went really well. Complex operations were not disrupted throughout the project," explained Martin.

**James Crooks**  
(803) 960-4878  
jcrooks@garlandind.com

**Barry Slayden**  
(803) 467-9882  
bslayden@garlandind.com

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