

SarnaProof



Project

General Mail Facility
Boston, MA

Building Owner

United States Postal Service

Design/build team

CASE/LEA & Titan Roofing

Roofing Contractor

Titan Roofing Company
Chicopee, MA

Project Size

347,000 sq. ft.

Date installed

Winter 1996

System

Sarnafil G410 adhered

The Challenge

In August of 1996, the United States Postal Service brought an interesting dilemma to the roofing community in greater Boston.

As directed by the Windsor, CT Facilities Service Office (FSO), the Postal Service was attempting to orchestrate the removal and replacement of all 347,000 square-feet of multi-layered roofing at the General Mail Facility (GMF) in Boston, MA. This roofing project needed to be designed, a contract awarded, and the roof construction had to be substantially completed by December 6th of the same year.

The hurried time line was the byproduct of imminent geographical encroachment to the facilities' access by the BIG DIG. The BIG DIG is the largest undertaking the Federal Highway Administration has ever attempted, and

involved, among other aspects, the multi-year, phased construction of an underwater tunnel and freeway extension directly through the GMF's southern access. If the roofing project were not undertaken within the described time period, the ramifications would prove to be overwhelming because future access to the GMF for the purpose of major construction would have to be postponed for several years.

The Choice

John W. Nielson was the Project Manager for the Windsor FSO. Roger Gurney of ANADAC in Boston was the Construction Manager hired by the Postal Service, and Frank Siraco, AIA, of Anderson Nichols, also of Boston, was hired to prepare a roof survey and preliminary specifications for the Design/Build roofing contractors bidding the project.

The successful contractor in this bid situation needed to display comfort

with, and expertise in, complex projects where the roofing system's total design was also part of their assumed contractual responsibility. Under this scenario, contractors bidding the project needed to carry in their proposal all appropriate design fees associated with an engineering firm who's involvement was to be relied upon. "These fees cover all design/build costs, direct and indirect, and overhead and profit, including design/build administration and technical support costs," according to the solicitation.

Furthermore, in the solicitation, as crafted by Mr. Siraco of Anderson Nichols, the roofing system manufacturer was required to be responsible for full-time quality control supervision and to provide a fifteen (15) year, no dollar limit, total system warranty covering materials and workmanship.

Sarnafil's reinforced, hot-air-welded, PVC roofing membrane was listed as the base product to be utilized on this complex roofing project. Sarnafil's 30-year international performance record and first class reputation was the basis for its primary consideration on this and other of the Postal Service's major facility roofing projects.

The Solution

Sarnafil went to work with Boston's roofing and design communities. The time schedule was accelerating rapidly. This offering was issued on August 9th, the pre-proposal meeting was held on August 21st and the complete proposals were due on September 6th.

An army of Sarnafil professionals, roofing contractors and some of the best roof engineering & design firms in Boston converged on this facility and began to assess the roof. The process of detailing precise conditions and developing construction requirements occurred immediately. As a result of

the aggressive approach adopted by Jim Russo of the engineering firm CASE/LEA, the roofing contractors vying for this project gravitated toward the CASE/LEA/Sarnafil team of professionals. By joining the Sarnafil Team, the contractors could fully utilize the collective knowledge that had been gathered regarding this complex roofing project.

The Sarnafil Team met with several large roofing contractors that could handle this multi-million dollar, fast-track project. With a wealth of information developed, Sarnafil and CASE/LEA were able to offer the contractors a complete package of specifications and details that was ready for immediate price estimation. The only task remaining for the contractors was to visit the site and put the numbers on paper. With Sarnafil and CASE/LEA as teammates, the contractors had at their disposal a turn-key approach to the roofing project from which they could develop a very sophisticated presentation for the interview phase of the bidding process.

Sarnafil's responsiveness generated valuable assistance that was above and beyond that of any other roofing system manufacturer. Titan Roofing of Chicopee, Massachusetts, adopted Sarnafil's team approach and was quickly awarded the contract. The Titan proposal was improved by thorough preparation and was punctuated by confident readiness. At the pre-award interview, Titan arrived with all the details and specifications completely refined and in-hand. Impressed, the US Postal Service—being true to their stated intent, awarded this project to the construction TEAM that was best prepared to do the job correctly.

The work began at once. The Postal Service chose to buy a thicker, 72 mil Sarnafil G410 roofing membrane. This was an upgrade to the 60 mil base specification. Titan began work on the job utilizing two 20-30 person crews and

looked forward to meeting the December 6th deadline. Two full-time quality control monitors were assigned during construction to assure the USPS of absolute roofing integrity. ANADAC had two of their own construction managers overseeing daily progress and the USPS hired Tom Ewing, an independent roofing consultant, to help coordinate on a part-time basis.

There were additional costs incurred due to the elaborate monitoring and supervision specified on this project. Plus, there was an additional investment made by selecting a thicker roofing membrane. In addition to this, there was a substantial contractual add-on for masonry repair (several thousand feet of through-wall-flashing replacement). Notwithstanding the above, this complicated project was delivered on time, and at a price that was hundreds of thousands of dollars below initial budget estimates.

The 1996 roof replacement at the General Mail Facility in Boston was a resounding success. This project illustrates how Sarnafil people deliver durable roofing solutions and comprehensive team-oriented assistance on priority roofing projects.



Products displaying the ENERGY STAR® Logo must meet the energy-efficient guidelines set by the EPA. Look for the logo on Sarnafil's roofing products.

For more information on how you can have a cost-effective Sarnafil roofing or waterproofing system on your institutional, industrial or commercial building, contact Sarnafil today.
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