

# GENFLEX™ ROOFING PROVIDES HIGH-PERFORMANCE SYSTEM FOR MINNESOTA WAREHOUSE

GenFlex EZ TPO membrane proves itself the easy-install option despite building's size



## Project Overview:

Replacing the 355,185 square foot roof that covers the Dedicated Logistics headquarters was no easy task for Matt Dahlhauser and his roofing team at QT Commercial. Both the sheer size and the harsh weather elements the building would face required additional planning for a successful project.

The mechanically attached, 45 mil. white GenFlex EZ TPO along with GenFlex's 1/2 inch polyiso board were selected for this project because the combined pair made for an easier installation that would protect the building against the harsh winter season. The Dedicated Logistics project started in mid-June and was completed at the beginning of August 2015.

After Brennan Investment Group, LLC, acquired the 355,185 square foot distribution facility in New Hope, Minn. in January 2015, the group quickly leased the entire warehouse to Dedicated Logistics LLC, a warehousing, fleet management and logistics company.

After making a \$12.9 million investment into the purchase of the building, the investment group wanted to ensure its purchase was ready for any harsh weather it may face. In June of 2015, it became apparent that the roof was in need of more than just a few repairs due to its age. The building, constructed in 1967, was in need of a reroof. That's when Matt Dahlhauser, senior project manager at QT Commercial, and his team were selected to take on the reroofing project.

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**“Planning for a project this size was one of the most difficult parts. But we had an easy installation and were able to keep the project cost-effective with GenFlex’s TPO.”**

**— Matt Dahlhauser**  
*Senior Project Manager,  
QT Commercial*

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### **Making the case for GenFlex EZ TPO membrane**

Dahlhauser was tasked with selecting the best material for this roof, factoring in both cost and product durability. He turned to his GenFlex roofing distributor from Allied Building Products, Tom Kay, as a trusted partner.

“I’ve worked together with Matt for many years using GenFlex products,” Kay said. “Part of the reason we have had a successful relationship is because of the great service and support we have received from our partners at GenFlex.”

Together, the team opted for the mechanically attached, 45 mil. white GenFlex TPO because it is a lower cost option to install and is noted for its excellent performance in high wind conditions.

“We didn’t have any installation issues and completed approximately 355,000 square feet in about a month and a half,” said Dahlhauser.

### **Quick-turn installation for quick-turn logistics company**

With more than a billion square feet of roofing membrane installed over the last three decades, GenFlex Roofing Systems has built a reputation for superior installed performance and “above all” service. GenFlex’s lineup of quality roofing products makes for a reliable partner to distributors, contractors, architects and building owners.

Dahlhauser knew he could count on the GenFlex TPO membrane to be an easy-installation option for the Dedicated Logistics distribution center. After building a 10-year relationship with GenFlex and his roofing distributor, Dahlhauser trusts the product based on past experiences with GenFlex’s products and service.

### **The GenFlex TPO Roofing System provided:**

- Exceptional tear and breaking strength
- EPA and Energy Star-certification
- Cost-effective, quality materials

### **The GenFlex polyiso insulation added greater value to the project by:**

- Enhancing roof strength
- Providing a better R-value performance per inch than other insulations
- Maximizing energy savings

