

# GENFLEX™ TOPS NEW DAIRY INGREDIENTS PLANT IN GARDEN CITY, KANSAS

Combination of quality products and experience chosen to cover 210,000 sq. ft.



## Project Overview:

The future Dairy Farmers of America facility in Garden City, Kansas is comprised of 11 separate sections. Throughout the facility, several sections are designed with many different roofing levels. Roofing Contractor Douglass Roofing used GenFlex polyiso and a GenFlex mechanically attached TPO roofing membrane for the majority of the 210,000 sq. ft. facility. Steve Douglass, president of Douglass Roofing, chose GenFlex for its reliable, easy-to-use products.

In the fall of 2015, Dairy Farmers of America (DFA) formally announced plans to build a dairy ingredients plant in Garden City, Kansas. After a ceremonial groundbreaking with state officials and local dairy farmers on the 156-acre site, the project was officially underway.

To help meet the rising demand of US dairy products, the plant is expected to receive 4 million pounds of milk each day from regional dairy farms, and will produce whole, skim and dry milk powder, in addition to cream. The entire facility is expected to take about two years to complete, and is on schedule to finish in September of 2017.

"With this new plant, we are literally breaking new ground for our state and strengthening Kansas' footprint on a global scale, which is truly exciting," says Michael Lichte, vice president for Dairy Marketing and Business Planning at DFA.

## Anticipated project for Garden City

For a small, rural farm community in southwest Kansas, this is a welcome development. The milk dehydration facility will add about 100 jobs. The residents are excited and GenFlex Roofing Systems is happy to be part of it. The construction itself has already brought new traffic into the city with almost 600 workers on the site. Steve Douglass and his team are proud to be part of this movement creating growth for the families of Garden City.

Thanks to Douglass Roofing, Midway Sales and GenFlex, the DFA's milk dehydration facility will continue to help the town grow and provide important dairy resources for the country for years to come.

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**"We decided to use GenFlex because of our history with them. We've always had a great experience. They supply on time and we have a good relationship with their inspection department. You know what you're going to get when you order GenFlex."**

**— Steve Douglass**  
*President, Douglass Roofing*

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## Products trusted to get the job done right

As dedicated as the residents of Garden City, Kansas are to the dairy industry, so, too, is Steve Douglass to roofing done right. After Garden City was chosen to be home to the future DFA facility, Douglass Roofing won the construction bid to roof and protect the 210,000 sq. ft. facility in July 2015. The milk dehydration facility is so large it has to be built in sections, so Douglass has experienced many stop and start constructions, on some roofing levels reaching 147 feet off the ground. To provide a durable roof for years to come, Douglass chose GenFlex Roofing Systems as its quality roofing partner.

Per the specs, two layers of 2" GenFlex polyiso and GenFlex mechanically attached .60-mil EZ TPO roofing membrane covers the majority of the 210,000 sq. ft. facility. There was one 1,800 sq. ft. section that was fully adhered because it was a structural deck. Douglass' team chose 10' rolls of GenFlex EZ TPO Peel & Stick™ for the parapet wall flashing of this section. "It's very easy to use and a lot less messy than trying to use adhesive. It's a great step, a great improvement. We've used it on other projects and my guys really liked it. It's fast," says Douglass.

## Finding a smart solution to an unexpected challenge

As the building continues, weather has not hindered the roofing schedule. However, on the first chilly day, Douglass Roofing was surprised to see new gas lines along one section of the roof that were intended to flow temporary heat inside the building. The gas lines were welded down to the roof, so Douglass Roofing had to adjust their plans and quickly accommodate. With more than 300 penetrations in this 250 sq. ft. area, Douglass Roofing knew they would need close to 200 pipe boots. However, because they needed to cut around the pipes, custom pipe boots would have to be designed specifically for this roof. Douglass Roofing worked with its distributor, Midway Sales, to place an order for custom pipe boots, which GenFlex immediately designed and fulfilled. To date, 170 custom GenFlex pipe boots have been used.

Together, working with Midway Sales and the team from Douglass Roofing, construction continues to go smoothly and the facility is still on schedule to be completed in just under a year.

### GenFlex EZ TPO Peel & Stick membrane provides:

- ▼ A convenient roofing solution
- ▼ Quick, easy installation, resulting in reduced labor costs and time savings
- ▼ Advanced adhesion technology

### GenFlex .60-mil EZ TPO roofing membrane provides:

- ▼ Exceptional solar reflectivity
- ▼ Reduced energy and maintenance costs
- ▼ Cost-effective solution
- ▼ Great puncture resistance and strong performance

### GenFlex polyiso adds greater value to the project by:

- ▼ Providing a higher R-value per inch than other insulations
- ▼ Proven fire resistance and energy savings
- ▼ Providing superior strength
- ▼ Allowing ease of handling and installation

