

— CEDAR HILL —
MUNICIPAL GOVERNMENT CENTER



— 2010 GOLD CIRCLE AWARD —



CASTRO
ROOFING



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The one-of-kind Cedar Hill Municipal Government Center houses both City and School District personnel in one practical yet beautifully designed facility.

Official Entry Form

(Check one of the below)

- ☒ Outstanding Commercial Roofing Project
☐ Outstanding Residential Roofing Project
☐ Outstanding Community Service Project

Contractor's Name: CASTRO ROOFING OF TEXAS, L.P.

Address: 4854 OLSON DRIVE
DALLAS, TEXAS 75227

Phone Number: 214-381-8108

Name of Project: CEDAR HILL MUNICIPAL GOVERNMENT CENTER

Project Owner: CITY OF CEDAR HILL AND CEDAR HILL ISD

Project consultant, engineer or architect (if any): ARCHITECT OF RECORD: Lance Melton - Wiginton Hooker Jefry, P.C.
500 N. Central Expressway, Suite 300, Addison, TX 75001

DESIGN ARCHITECT: Patricia Chen - Holzman Moss Architecture
214 West 29th Street Tower, 7th Floor, New York, NY 10001

List the NTRCA associate members involved: _____

BRADCO ROOFING SUPPLY, BERRIDGE,

DFW ROOFING SUPPLY, OLYMPIC FASTENERS, SOPREMA

Date of commencement: SEPTEMBER 07

Date of completion: JULY 08

Please submit two copies of your application.

On a separate piece of paper, describe the project. Include information concerning its unusual design, time constraints, difficulty factors and/or problems you may have faced.

Attach five 5x7 photos showing the project from different angles and in various phases of progress. All materials submitted become the property of NRCA. The photos also need to be scanned and submitted on a cd for use during the awards ceremony.

Projects must have been completed between 12/1/07 and 12/1/08.

Submitted by: Rodolfo Rodriguez

Title: OWNER AND CEO

Date: DECEMBER 1, 2008

— CEDAR HILL —

MUNICIPAL GOVERNMENT CENTER

The Cedar Hill Municipal Government Center represents a very significant milestone along a road of mutual collaboration and cooperation which the City of Cedar Hill and the Cedar Hill ISD embarked upon over 25 years ago. A key community figure in taking the first steps down this long road was former Superintendent W.S. Permenter. Upon his retirement from education, Mr. Permenter later became Mayor of Cedar Hill. He had a unique grasp of the needs of both political entities. He helped forge one of the very first joint endeavors between the City and the School District, a facility use agreement in which both parties agreed to let the other use their respective facilities for community purposes at no charge. That agreement has served the taxpayers of Cedar Hill very well and it is still in place today.

The functional and financial advantages of partnering for the benefit of a shared constituency became obvious almost overnight. Soon other opportunities to collaborate became clear, including the sharing of baseball/softball facilities at Valley Ridge Park and a shared network infrastructure, including telephone, internet and fiber optic connectivity.

At almost \$30 million, the Municipal Government Center is by far the largest project undertaken as a partnership by the City and ISD. It is believed that Cedar Hill has the only such facility in the State of Texas and one of only a very few in the entire nation. More importantly, it is almost certainly not the last opportunity for partnering between the two facilities. Even now very preliminary plans are under study for a joint natatorium. The school children and the taxpayers of Cedar Hill have been and will continue to be blessed by this spirit of cooperation for many years to come.

Big changes to the Cedar Hill ISD came in early July 2008 as the district offices moved into their new home in the Cedar Hill Municipal Government Center.

The move marks the end of an era of sorts, as the district left behind a building it has occupied for 52 years.



GENERAL INFORMATION

PROPERTY:

Cedar Hill Municipal Government Center
285 Uptown Blvd
Cedar Hill, Texas 75104

OWNER:

City of Cedar Hill & Cedar Hill ISD

ARCHITECT OF RECORD:

Lance Melton - Wiginton Hooker Jefry, P.C.
500 N. Central Expressway, Suite 300
Addison, Texas 75001

DESIGN ARCHITECT:

Patricia Chen - Holzman Moss Architecture
214 West 29th Street Tower, 7th Floor
New York, New York 10001

GENERAL CONTRACTOR:

Kevin Cain - Hunt Construction Group
4099 McEwen Dr. Suite 400
Dallas, Texas 75244



NEW ROOF SYSTEMS FOR MULTIPLE GOVERNMENT AGENCIES



ROOF SYSTEM TYPES:

Mechanically Seamed Standing Seam Metal Roof, Modified Bitumen Membrane Roof, Plaza Deck Paver System, wood blocking and related Sheetmetal.

SCOPE OF WORK: TWO SYSTEMS (LOW-SLOPE & STEEP-SLOPE)

LOW-SLOPE ROOF PROCEDURES

The low-slope roof consisted of two layers insulation and a Modified Bitumen roof system. On two separate roof areas, the Modified Bitumen roof system was then also covered with Plaza Pavers along with hand rails that were incorporated into the roof.

STEEP-SLOPE ROOFS

24-GA pre-finished standing seam metal roofs

STANDING SEAM SYSTEM

- Deck slope 12:12 pitch
- 2 1/4" tongue and groove compound curved wood deck
- Install 1/2" CDX plywood mechanically attached (96 staples per sheet)
- Install 3" nail-base insulation
- Install ice & water shield self-adhering underlayment
- Install 24 GA pre-finished standing seam metal roof system

MODIFIED BITUMEN MEMBRANE

- Install multiple insulation layers on both metal and structural concrete decks
- Mechanically fastened first layer of insulation and hot mopped second layer
- Install mop grade Modified Bitumen base sheet
- Install mop grade Modified Bitumen cap sheet

OTHER:

- 24-GA pre-finished sheet metal trim
- Interior ceiling custom fabricated star shaped copper decoration - 23 ft long
- Plaza Pavers - 2" x 2" by 24"
- 24 GA pre-finished siding on multiple raised skylights, louvers and walls
- Installation of multiple roof hatches
- Fall-protection per OSHA requirements
- Custom wood blocking
- Lightning protection - wiring was run on top of the metal system's wood deck - insulation was cut to accommodate
- Snow guards
- Extra "life-safety" precautions were coordinated with the Project Manager due to the complex nature of working on a 45 degree angled roof and a multiple level building

SIZE OF PROJECT:

- SBS Modified Roofing = 51,100 sq ft
- Standing Seam Metal = 20,000 sq ft
- Total Square Feet = 71,000 sq ft
- Length of project = 322 calendar days
- Completion date = July 2008

PERCENTAGE OF
SELF-PERFORMED WORK:

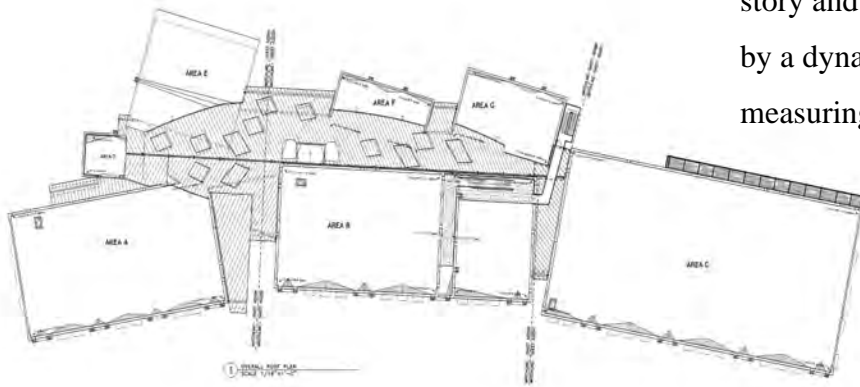
100%

UNIQUENESS

“The inside of the atrium roof structure is equally pleasing to the eye as it also serves as a source of natural light”



ARCHED ATRIUM



The Cedar Hill project was unique in various ways as it consisted of multiple one story and four story buildings joined together by a dynamic arched atrium roof structure measuring 320' long x 90' wide, that reached 71' at it's highest point.

The 7 box structures were joined by numerous covered walk ways and canopies that were masterfully

placed throughout the facility to add beauty while remaining practical for use as the arched atrium roof structure utilized roofing panels to shed water in the direction of gravity but parallel to the natural slope and subtle radius of the glued laminated roof deck.

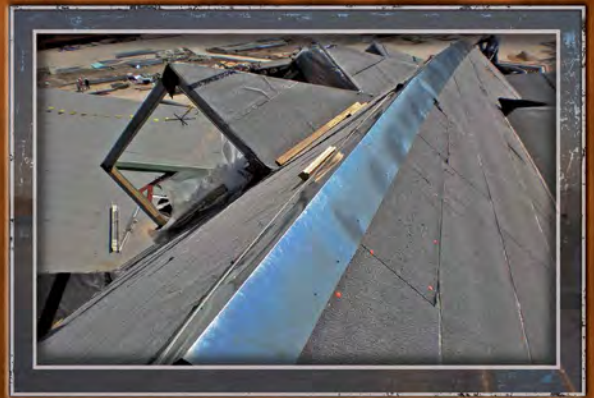
Roofing panels were laid at 30 degree angles per specifications and 12 dormers were laid throughout the roofing system matching the same pitch. The pitch ranges for the roofing system were from 4:12 through 12:12.

The inside of the atrium roof structure is equally pleasing to the eye as it also serves as a source of natural light making the facility more energy efficient.







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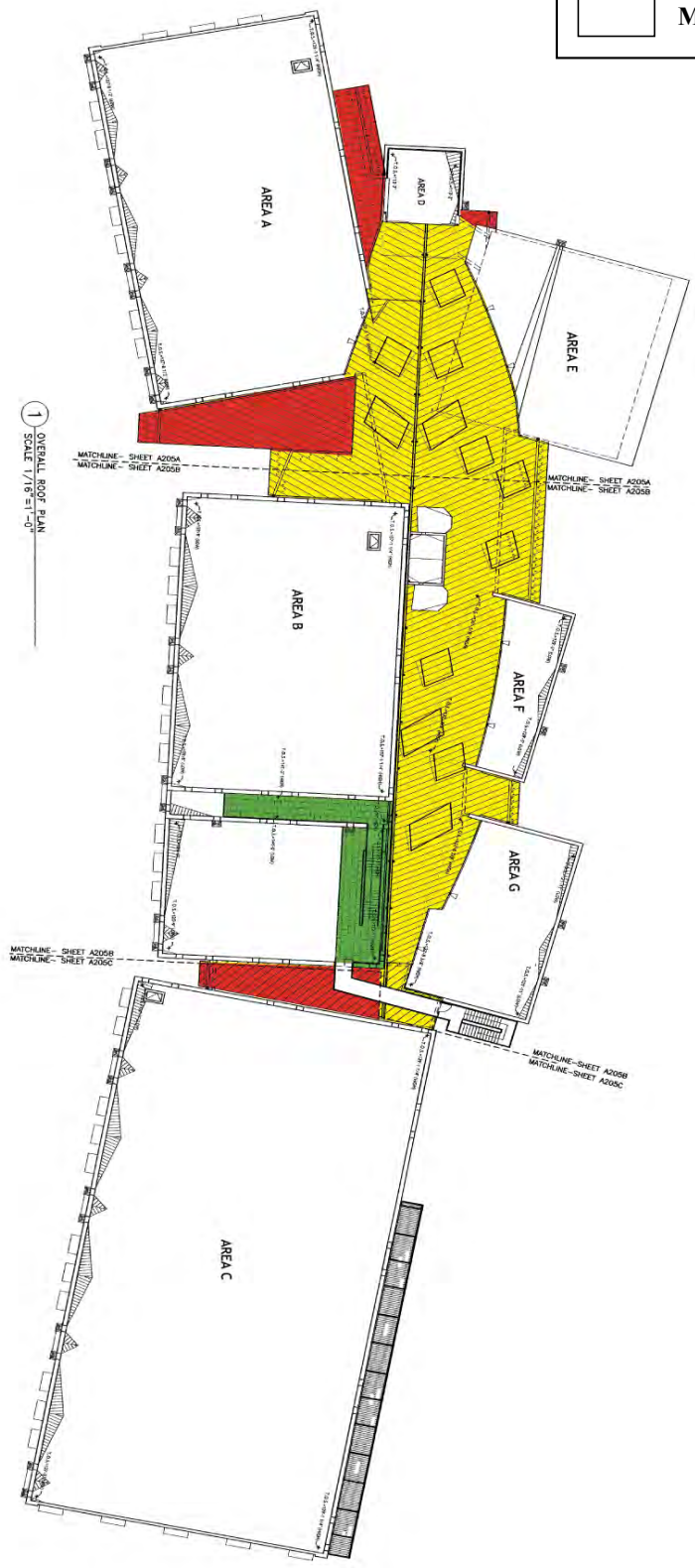
*“the arched atrium roof structure
utilized roofing panels to shed
water in the direction of gravity”*



ARCHED ATRIUM

LEGEND

	Metal Roof
	Arched Atrium
	Plaza Deck Paver
	Modified Bitumen Roof



UNIQUENESS



ARCHED ATRIUM

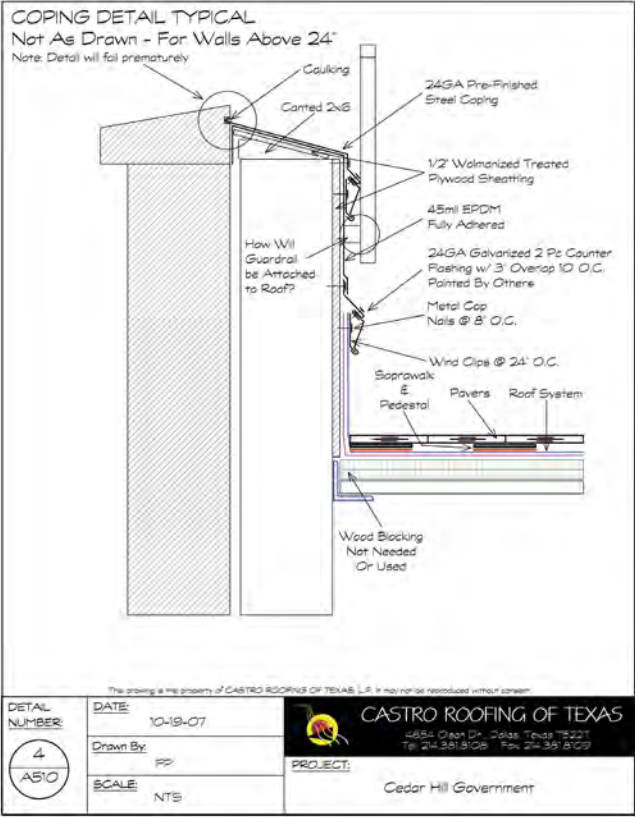


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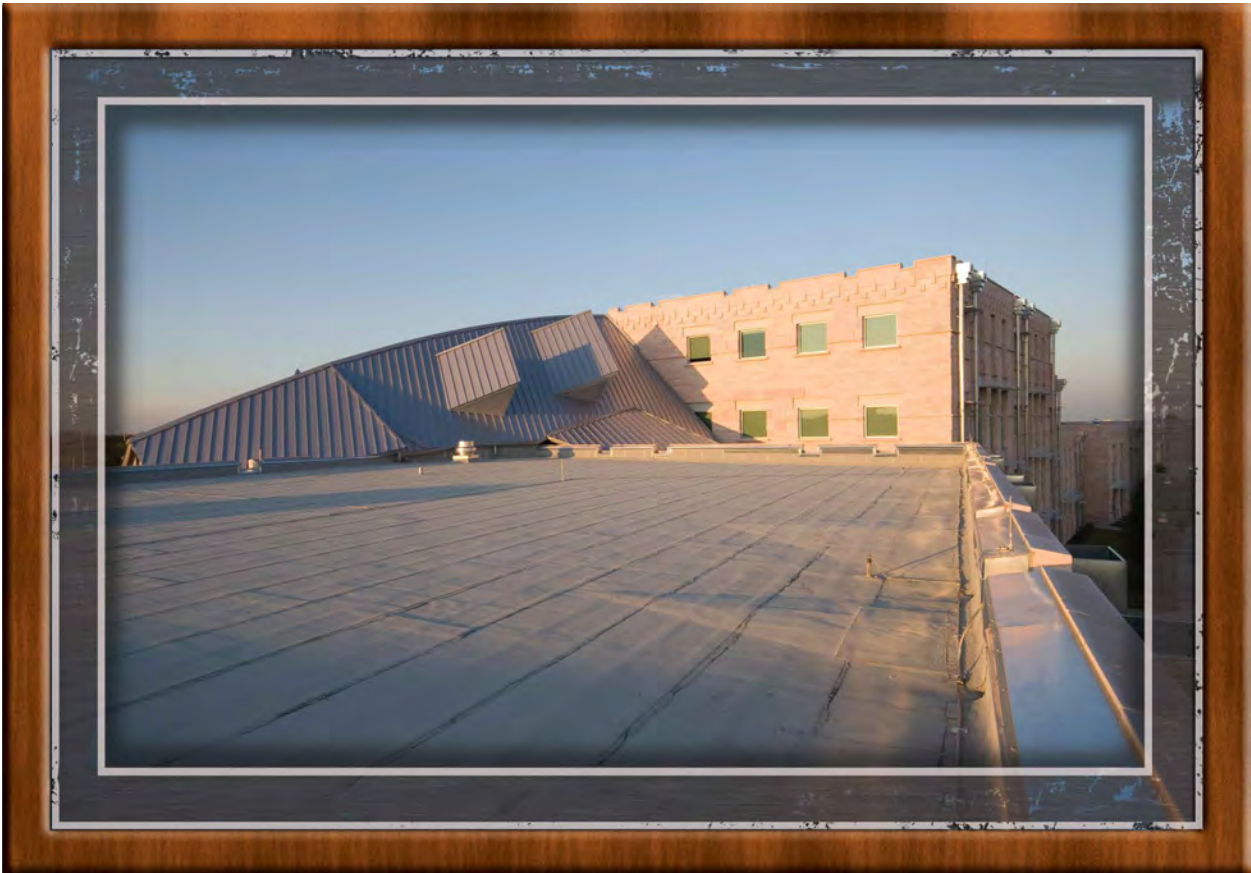
“The half coping was made to precisely fit into a special, factory-made limestone block”

MODIFIED BITUMEN



The Modified Bitumen had special crickets and flashing that were difficult to install because of embrasures throughout the crenellated parapet. The half coping was made in two pieces, a receiver and counter flashing which allow future work to be done without disturbing the parapet.

The half coping was made to precisely fit into a special, factory-made limestone block which had been manufactured with pre-formed reveals. The half copings were then sealed with a urethane sealant.



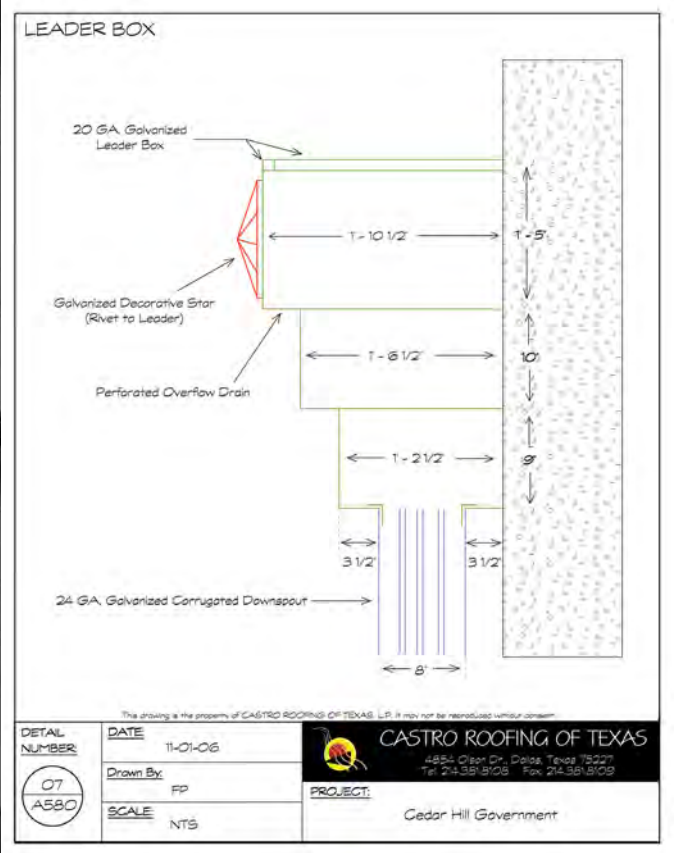
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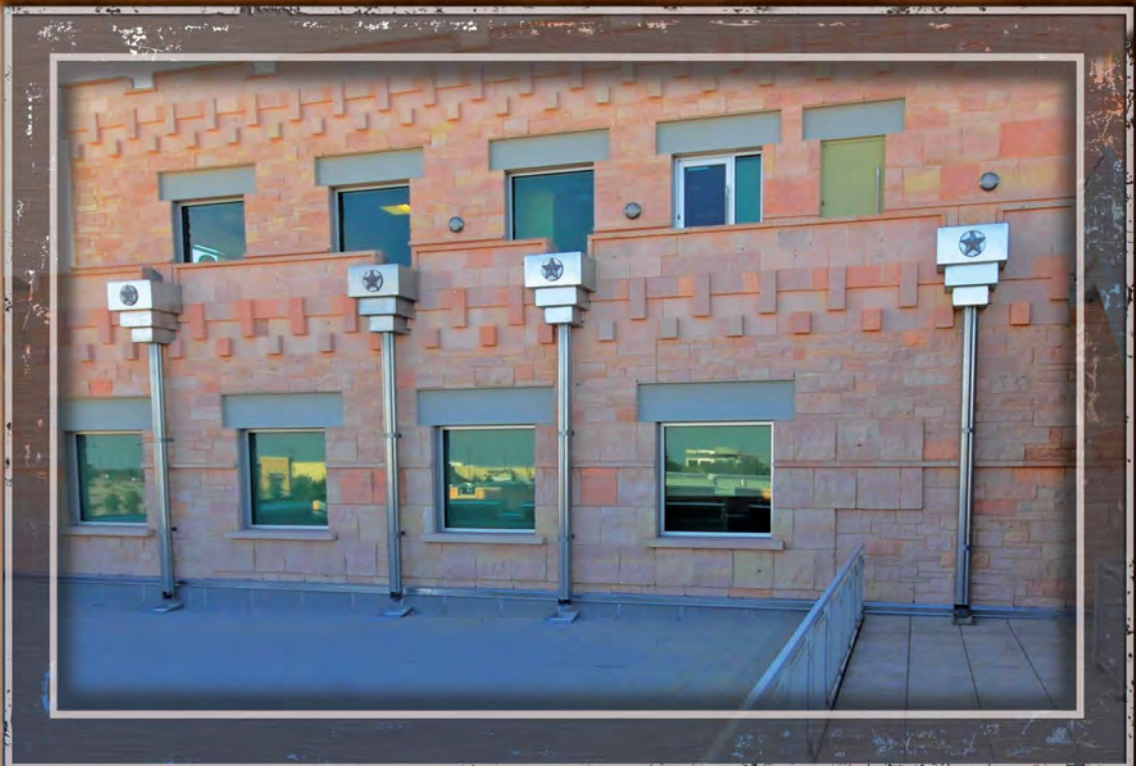
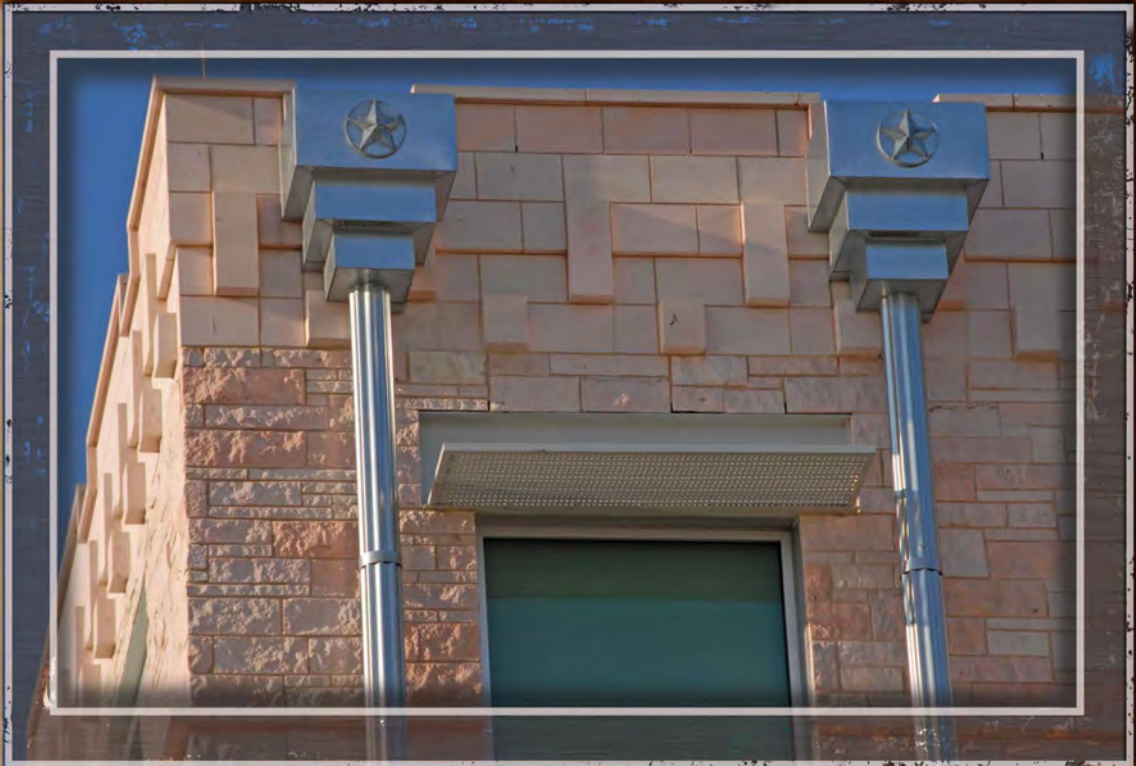
LONE STAR DRAINS

The drainage system on this project was very unique. The conductor heads for each drain weighed over 100 lbs and some of the downspouts were over 60' long. Individual fabrication of each head took an entire day with a two-man team.

The downspouts were made of corrugated deck that was shop rolled and the galvanized leader box was fabricated with the decorative “Lone Star” on the box itself. A perforated overflow drain was added as a precautionary measure.



UNIQUENESS



DOWN SPOUT INSTALL

To install the down spouts, hangers and brackets were allocated along the side of the walls by using a laser sight to keep the downspouts straight & plumb. To install the heavy collector head, a crewman entered the leader box to secure the system to the hangers and brackets.





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PER STAR STRO ROOFING SHINE

CHALLENGES



COPPER STAR



The Copper Star is truly a one-of-a-kind, beautifully crafted chandelier that was fabricated piece by piece by Castro Roofing's awesome, artisan sheet metal shop. The 33' star was designed by Holzman Moss Architecture Group.

The Copper Texas Star illuminates the Cedar Hill room where city officials and school district personnel get down to business.



CHALLENGES



The star's frame is held together by a strong brace system that protrudes through the exterior of the ceiling and through the outside deck.



The outside of the wooden and metal frame was covered with stamped copper shingles that were meticulously placed at a 45 degree angle.



The star's exterior frame was wired and bulbs were installed before the secondary lit star was put in place.

THE MAKING OF A STAR

The frame that holds the Copper Texas Star in place is completely integrated into the roof system. This job alone took well over 800 man hours and a team of Castro Roofing's finest to trim, install, polish and coat this fine work of art.



SAFETY



WE LIKE IT DRAMA FREE

Nothing but the facts...

- ZERO serious accidents
- OVER 120 project safety meetings
- On-staff Safety Director
- certified - OSHA 500
- All Superintendents
- OSHA 30 HR
- All Foremen & Leadmen
- OSHA 10 HR



TESTIMONIALS



City of Cedar Hill
P.O. Box 96
Cedar Hill, Texas 75106
972-291-5100
Fax 972-291-5107

December 1, 2008

Mr. Jimmy Scott
Castro Roofing
4854 Olson Drive
Dallas, Texas 75227

Re: Golden Hammer Award


Dear Mr. Scott:

Please allow me to express my support for your company's nomination for the Golden Hammer Award for its work on the Cedar Hill Government Center. Allow me to also express my appreciation of the role your company played in making the Cedar Hill Government Center project such a premier success. The Cedar Hill Government Center proved to be one of those rare, one of a kind facilities in just about every respect. From the innovative, joint City/ISD ownership arrangement (the only one of its kind in the State of Texas) to the ambitious, extremely complicated design and shared space concept (saving Cedar Hill's taxpayers an estimated four million dollars), the Government Center was intended to reflect and project the distinctive character and unique attributes of the Cedar Hill community.

Implementing standard industry materials into new dynamic relationships of form and placement within manufacturer and installer parameters is a rare occurrence in today's building industry. The Government Center in Cedar Hill achieved just this. The dynamic arched atrium roof structure (shaped like a deflated football cut in half and carefully placed over 7 individual box structures it covers and connects) utilized roofing panels to shed water in the direction of gravity but parallel to the natural slope and subtle radius of the glued laminated roof deck structure. This created a drastic visual aesthetic while keeping the physics of water and metal balanced. The success is a metal roof in a form unlike any other roof that I have ever seen - a metal roof that is both pleasing to the eye and worthy of a 20-year manufacturer's weather tightness warranty in an FM I-90 compliant application.

The copper cladding installation in the dramatic City Council/School Board chamber achieved the desired "wow" effect intended for the most significant meeting space in the facility. The labor and planning required to make the copper shingle-clad star was intensive. Each laborer wore clean surgical gloves to reduce blemishes due to handling. The finished product, like the metal roof, required the laborer to completely share in the vision set forth by the owner and design team, and the results pretty much speak for themselves. Thank you again for your role in this highly successful project.

Sincerely,


Greg Porter
Deputy City Manager

GP/c

Rob Franke, Mayor
Council Members: Gary Spillman, Megan Pruett, Wade Emerson, Malia Eple, David C. Hopkins, Jr., Greg Dutton, Clifford Shaw, Alan E. Sims, City Manager



Cedar Hill Independent School District
285 Uptown Blvd., Bldg. 300 P.O. Box 248
Cedar Hill, Texas 75104
(972) 291-1581

December 5, 2008

Mr. Jimmy Scott
Castro Roofing of Texas
4854 Olson Dr.
Dallas, Texas 75227

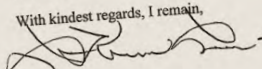
Re: Cedar Hill Municipal Government Center / Golden Hammer Award

Dear Mr. Scott,

I just read the letter of commendation written on your behalf by my colleague, Deputy City Manager Greg Porter. He and I worked very closely together on the Municipal Government Center project. As you might imagine, I can't let him trump me on singing your praise for a job well done.

In the interest of brevity, let me echo Mr. Porter's comments and add one important detail, to wit: I have been in the education business for 33 years. Never in those years.....no, not once..... have I opened a new building without encountering roof leaks upon the very next rain. Castro Roofing has now confirmed for me that one should never say "never". I am pleased to inform you that the administrative employees of Cedar Hill ISD moved into our portion of the Government Center in July, 2008 and we have yet to experience a roof leak. Although I'm almost speechless, I can say "Job well done. Thank you very much!"

With kindest regards, I remain,


L. Kim Lewis
Chief Operating Officer

RAVING FANS



TESTIMONIALS



Via e-mail: juan@castroroofing.com

November 20, 2008

Juan Rodriguez
Castro Roofing of Texas
4854 Olsen Drive
Dallas, Texas 75227

RE: Cedar Hill Government Center

Juan:

The purpose of this letter is to thank you for the quality work that was performed by your firm at the Cedar Hill Government Center. This was an extremely complex project from many facets, yet your onsite team led by Marcos Perez and Scott Brown was not intimidated by it, they simply rolled their sleeves up and took on the challenge.

Mr. Perez was very knowledgeable regarding the two ply modified roofing and due to the dedication and hard work of his crew, this roofing was installed at a record pace and with high quality and attention to detail. The installation of the two ply roofing was the smoothest run roofing installation that I have experienced in the 12 years that I have been a Superintendent.

Mr. Brown was faced with one of the toughest challenges on this project which was installing metal roof panels over a structure that had a radius in both directions with steep slopes and heights that left very little room for error. Mr. Brown's consistent attention to detail and dedication to the project design turned out a high quality installation that is quite breathtaking and something that he and his crew can be proud of for many years.

Both of these gentlemen were extremely dedicated to safety which is the reason why the roofing installation on this project was installed with no accidents. This is something to be proud of considering the elements and situations in which the work was required to be performed in. Both of these men have proven to me their dedication and leadership skills and they are a large part in why we were successful on this project.

Thanks again for the great work performed by your firm on this project and we look forward to many more successful projects together.

Sincerely,

JAKE PACK
Project Superintendent

cc: Jimmy Scott - Castro Roofing of Texas
Kevin Cain - Hunt
Richard Sander - Hunt

Hunt Construction Group, Inc.
Cedar Hill Government Center
285 Uptown Blvd, Cedar Hill, Texas 75104
Phone: (972) 291-1581 Ext 1112 Fax: (972) 291-5212

SHOUT OUTS!



November 21, 2008

Via US Mail & Fax 214-381-8109

Castro Roofing of Texas, L.P.
4854 Olsen Drive
Dallas, TX 75227

Re: Cedar Hill Government Center
Cedar Hill, Texas
Hunt Job No. 3117

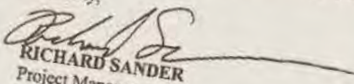
Subject: Letter of Commendation for the Metal Roofing System
To whom it may Concern

Castro Roofing of Texas, L.P. has successfully completed one the most challenging yet aesthetically pleasing metal roofing systems I have had the opportunity to be involved with. The roofing system integrates seven independent buildings under one roof or atrium. The structural and wood decking system in which the roofing system was applied emulates a shape only comparable to a half football. Its steepness, angle of application, and curves took the best roof installer and made him better. The onsite metal roof Foreman for Castro Roofing of Texas, L.P. was the first line star in this successful challenge.

It is difficult to describe such a complex roofing application, but I hope the following comes close: The buildings under and connected to the atrium roof system varied greatly by size, shape and orientation to each together. The material types and textures that the roofing system intersects are composed of a diverse range of masonry types such as natural stone, specialty clay brick, and integral structural steel elements. The commitment to detail and quality necessary to install flashings and other critical roofing components was paramount for success. Castro Roofing of Texas, L.P. and its onsite supervisor was the hammer that deserves the credit for end product and the team's gratitude.

I look forward to the next opportunity to work with Castro Roofing of Texas, L.P. and wish Castro Roofing of Texas, L.P. continued success.

Sincerely,


RICHARD SANDER
Project Manager

Cc: Kevin Cain-Hunt
file

Hunt Construction Group, Inc.
285 Uptown Blvd., Cedar Hill, Texas 75104
Phone: (972) 293-3830 Fax: (972) 293-0772

TESTIMONIALS



Roofs of Distinction
BERRIDGE MANUFACTURING COMPANY
6515 Fratt Road, San Antonio, TX 78218
210-650-3050 | 800-669-0009
www.berridge.com

Monday, November 24, 2008

Re: Cedar Hill Government Building; Installed by Castro Roofing of Texas

To Whom It May Concern:

Castro Roofing of Texas is to be highly commended for their craftsmanship and attention to detail on this very challenging project: The Berridge Zee-Lock standing seam panel system was installed on a curved substrate with the standing seam 30 degrees off the vertical axis. Installation of the roof panels was supervised by Superintendent Scott Brown along with lead foreman Francisco Gonzales.

The other unusual aspect of this project was the angled dormer units which required precise adherence to installation details of special flashing components which were fabricated by Gilberto Isaías in Castro's sheet metal shop.

Todd Baker, Berridge Manufacturing Company's Field Inspector reported that this challenging and unusual project went together without a hitch.

Sincerely,
Berridge Manufacturing Company

David J. Doyle
Vice President, Marketing

SHOUT OUTS!



November 26, 2008

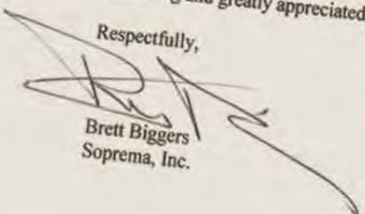
Mr. Jimmy Scott
Castro Roofing of Texas, Inc.
4854 Olson Drive
Dallas, Texas 75227

RE: Cedar Hill Government Center
Cedar Hill, Texas

Dear Jimmy:

This project provided some unique design challenges which were addressed by your staff in a very professional and quality manner. The "team" concept by which your company approaches a project is very refreshing and greatly appreciated. I look forward to being a part of the Castro team on future projects.

Respectfully,


Brett Biggers
Soprema, Inc.

EYE CANDY



PROJECT PHOTOS



EYE CANDY



PROJECT PHOTOS



PROJECT PHOTOS



PROJECT PHOTOS



NRCA

MEMBER INVOLVEMENT

This project was self-performed by Castro Roofing of Texas, L.P.

Under Castro Roofing of Texas, L.P. contractor's scope of work, the following NRCA members contributed to the success of this project:

ROOFING SUPPLY GROUP LLC
BRADCO ROOFING SUPPLY
SOPREMA



CASTRO
ROOFING

4854 Olson Drive • Dallas TX 75227
214.381.8108 • Fax 381.8109
800.759.1879

www.CastroRoofing.com