CEDAR HILL
MUNICIPAL GOVERNMENT CENTER

2010 GOLD CIRCLE AWARD

CASTRO ROOFING
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)

X 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

Architect of Record: Lance Melton - Wimington Hooker Jeffry, P.C.

100 N. Central Expressway, Suite 300, Addison, TX 75001

Design Architect: Patricia Chen - Holzman Moss Architecture

274 West 29th Street Tower, 7th Floor, New York, NY 10001

List the NTRCA associate members involved:

BRAHICO 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 8x10 photos showing the project from different angles and in various phases of progress. All materials submitted become the property of NRC. 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: **Rodoifo Rodriguez**

Title: **OWNER AND CEO**

Date: **DECEMBER 1, 2008**
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.

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

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

Legend
- Red: Metal Roof
- Yellow: Arched Atrium
- Green: Plaza Deck Paver
- White: Modified Bitumen Roof
Uniqueness
Arched Atrium
“The half coping was made to precisely fit into a special, factory-made limestone block”
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.
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
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.
The Copper Star
The Artisans of Castro Roofing Shine
The Copper Star

The Artisans of Castro Roofing Shine
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 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

December 1, 1999

Mr. Tommy Scott
Cedar Hall Independent School District
285 Upson Blvd. R1PO Box 204
Cedar Hill, Texas 75104

Re: Golden Award

Dear Mr. Scott,

Please allow me to express my gratitude for your company’s commitment for the Golden Award for your work as the Cedar Hill Government Center. As one of the key contributors to the project, I extend my appreciation for the time and energy you dedicated to making the Cedar Hill Government Center a reality. Your dedication and hard work have truly made a difference in the site.

I want to express my gratitude for the work of your company as the Golden Award winner. The Cedar Hill Government Center project is not only a testament to your company’s expertise but also a symbol of the community’s commitment to excellence. Your company’s involvement in the project has not only been a source of pride for our community but also a catalyst for growth and development.

My heartfelt thanks to you and your team for your commitment to excellence and for making the Cedar Hill Government Center a reality. Your dedication and hard work have truly made a difference in the site.

Sincerely,

Gary Jones
Deputy City Manager
Cedar Hill

December 5, 2013

Mr. Tommy Scott
Cedar Hall Independent School District
285 Upson Blvd. R1PO Box 204
Cedar Hill, Texas 75104

Re: Golden Award

Dear Mr. Scott,

I am writing to express my appreciation for your hard work and dedication as the Deputy City Manager for the Cedar Hill Government Center. Your commitment to excellence and your passion for making a difference in our community have truly inspired those around you.

I want to express my gratitude for the work of your company as the Golden Award winner. The Cedar Hill Government Center project is not only a testament to your company’s expertise but also a symbol of the community’s commitment to excellence. Your company’s involvement in the project has not only been a source of pride for our community but also a catalyst for growth and development.

My heartfelt thanks to you and your team for your commitment to excellence and for making the Cedar Hill Government Center a reality. Your dedication and hard work have truly made a difference in the site.

Sincerely,

Gary Jones
Deputy City Manager
Cedar Hill
Testimonials

November 20, 2001

Joan Rodriguez
Cedar Roofing of Texas
4834 Olive Drive
Dallas, Texas 75237

RE: Cedar Hill Government Center

Dear:

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 initial team led by Mexon Perez and Robert Brown was not intimidated by it, they simply rolled up their sleeves and took on the challenge.

Mr. Perez was very knowledgeable regarding the 2-ply modified roofing and due to his dedication and hard work, the project was completed at a record pace and with high quality and attention to detail. The installation of the 2-ply roofing was the smoothest run roofing installation that I have experienced in the 15 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 earned our high quality installation that is quite impressive 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 we are very proud of considering the elements and situations in which the work was required to be performed at. Both of these men have proven to me their dedication and leadership skills and they are a huge part in why we were successful on this project.

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

Sincerely,

JACK PACK
Project Superintendent

cc: Johnny Scott – Cedar Roofing of Texas
    Kevin Cain – Hunt
    Richard Sanders – Hunt

Hunt Construction Co., Inc.
Cedar Hill Government Center
2860 Oram Hills Road, Cedar Hill, Texas 75104
Phone: (972) 255-1500 Fax: (972) 255-5242
Shout Outs!

November 21, 2008

Cactus Roofing of Texas, L.P.
4414 Urban Drive
Dallas, TX 75227

To: Cedar Hill Government Center
Cedar Hill, Texas

Subject: Letter of Commendation for the Metal Roofing System

Dear Cactus Roofing of Texas, L.P.,

The metal roofing system that we have chosen for our new building is not only aesthetically pleasing, but also extremely durable and energy-efficient. We are pleased with the final result and would like to express our gratitude to Cactus Roofing of Texas, L.P., for your outstanding work.

We are especially impressed with the quality of the workmanship and the attention to detail. The team at Cactus Roofing of Texas, L.P., was professional, courteous, and dedicated to ensuring that the project was completed on time and within budget.

We would like to extend our thanks to the entire Cactus Roofing of Texas, L.P., team for your excellent service and for helping us achieve our goals.

Sincerely,

[Signature]

Project Manager

Cactus Roofing of Texas, L.P.
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 Ibarra 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

[Signature]

David J. Doyle
Vice President, Marketing
November 26, 2008

Mr. Jimmy Scott
Cedar Roofing of Texas, Inc.
4934 Olton 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 Cedar team on future projects.

Respectfully,

*Signature*

Been Biggers
Soprema, Inc.
Eye Candy
Project Photos
Project Photos
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