



# USC PROJECT HIGHLIGHT

## CITY GOVERNMENT

Danbury War Memorial • Danbury, CT



# Garland Helps Non-Profit Secure Grant To Replace 64-Year Old Roof And Waterproof Building Envelope

### CHALLENGE

The Danbury War Memorial is a staple of the community, anchoring the south end of Main Street and sitting at the entrance of Rogers Park. The non-profit recreational and educational facility serves as a community center and is also used as an emergency shelter and voting site for the southeastern Connecticut city. The facility was built after World War II in 1952 as a living memorial to all veterans. Some sections of the roof were original to the building, now 64 years old. The roof had been patched repeatedly over the years, but the leaking had worsened in the last five years. The masonry on the building was also in need of some restoration and replacement. The problem – all too common with non-profit organizations – was a lack of funding. “We knew it was going to be a lot of money and we knew it wouldn’t be available from our normal revenue,” explained Chick Volpe, treasurer of the Danbury War Memorial Association.



### SOLUTION

Steve Botelho, a local Garland representative, reached out to Volpe in 2011 and, at that time, conducted a thorough inspection of the roof. As a part of that evaluation, Botelho provided Volpe with an 89-page comprehensive Roof Asset Management Program® (RAMP) report that detailed the building’s problems, which included roofing and masonry waterproofing. He recommended solution options with accurate budgets. The report was used to help secure a State of Connecticut grant worth \$875,000 to fully fund the project. “We were able to put that document in front of state representatives and help them understand our need for funding,” Volpe said. “That was a big help for us.”



Additionally, the project was procured through the U.S. Communities Government Purchasing Alliance™ contract for roofing materials and services. The contract currently held by Garland/DBS, Inc. allows public agencies to pool their purchasing power through nationally solicited contracts, eliminating the time and costs associated with project-specific public bids. Garland obtained multiple and competitive bids from local installers.



The original coal tar roofs, which totaled roughly 17,000-square-feet, were replaced with Garland’s two-ply StressBase® base sheet and capped with StressPly® EUV, a high-performance, fiberglass/polyester modified bitumen membrane. Weatherking®, a cold-process, asphalt-modified adhesive, was used to flood coat the roof. Multiple areas of the building were clad with Garland’s R-Mer® Wall Pan metal wall panels and ANSI/SPRI ES-1 certified R-Mer Edge Coping was installed along the perimeter. The brick was tuck-pointed and waterproofed, providing additional protection.

Volpe was pleased with the outcome of the project.

“Steve did a great job throughout the project. He was on site every day to take pictures and then emailed them to us to keep us updated on progress,” Volpe said. “We were very comfortable with the whole process. There’s peace of mind in the process.”



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