



# SCHMIDT BREWERY RENOVATION OFFERS NEW LIFE TO LOCAL ARTISTS

JM BUR is chosen for the largest redevelopment project in St. Paul, MN history



**Description:** Schmidt Brewery is the largest redevelopment project in St. Paul, MN history, coming in at a total cost of over \$120 million. The result is Schmidt Artist Lofts, which brings 260 total units (247 apartments, 13 townhomes) within reach of St. Paul painters, writers, web designers and performers.

**Challenge:** The \$1.8 million roofing project included multiple buildings with varying elevations (28 roof levels in all), and 15 different existing deck types. Job site access was limited, with multiple trades working above and below the roofing areas, and no working elevators. The sheer complexity of the renovation created numerous safety and fall protection challenges for the roofing contractor.

**Solution:** The two most important factors on the minds of the developers were roof longevity in St. Paul's harsh winter climate, as well as return on investment. "To meet their primary criteria, we turned to built-up roofing (BUR) because it was absolutely the best system for the job," says Berwald Roofing's Project Manager Matt Witte. "We also recognized the need for sales and tech services support, and knew that Johns Manville could access and coordinate everything we needed."

Job-one for Berwald was getting all roofing areas on the 883 square roof watertight so that other trades could start on interior restorations. Two plies JM Glasply IV® mopped in hot asphalt dried the project in quickly and efficiently. "In our company's opinion, a four-ply BUR is often the best roof available because its 'toughness' and longevity make it the most cost-effective option for the property owner," says Gene Berwald, president of Berwald Roofing Company Inc.

Berwald's crews fully adhered 60 mil JM EPDM. DynaGlas® FR mineral-surfaced cap sheet was also specified on some smaller roof areas. "We basically had to solve one roofing issue or another on every one of the 28 levels we worked on," says Witte. "Decks were crumbling, access was difficult, and the majority of the time, we had to use the stairs." Parapet safety rails, raptor carts, enclosed walkways, and the 100% tie-off rule were all part of the safety program. "The nice thing was we weren't going in alone," says Witte. "JM's team supported us from the first pre-installation meeting right up to the warranty inspections. The company really went above and beyond."

#### *Location:*

**St. Paul, MN**

#### *Building Representative:*

**St. Paul Leased Housing Associates IV, LP**  
Owen Metz, Developer, Schmidt Artist Lofts,  
Schmidt Brewery Redevelopment Project

#### *Architect:*

**BKV Group, Inc.**  
Michael Krych, AIA

#### *General Contractor:*

**Weis Builders**  
Ryan Peterson

#### *Roofing Contractor:*

**Berwald Roofing Company Inc.**  
Eugene Berwald, President  
JM Peak Advantage® Pinnacle Council® Contractor

#### *Industry Affiliations:*

National Roofing Contractors Association  
Midwest Roofing Contractors Association

#### **JM Roofing System Solution: (4GIG) & (SE6RA)**

#### **20-Year Peak Advantage® Guarantee**

ENRGY 3® Roof Insulation System,  
JM Fesco® Board,  
GlasPly® IV,  
DynaGlas® FR Cap Sheet,

