



# JM PROVIDES TURN-KEY SOLUTION FOR NEW CONSTRUCTION

Tried-and-True Products Ideal for St. Louis Redevelopment Project



**Description:** The site of the new River City Business Park was formerly the Carondelet Coke facility and had been declared a “brownfield.” Developer Green Street Real Estate Ventures remediated the 54-acre parcel and it has a new life as a thriving industrial complex, offering a mix of office space and warehouses. Gateway Roofing completed the three-building job as scheduled in December 2023 after a full year of work.

**Challenge:** In keeping with the rest of the sprawling Business Park, the planning for the new roofs included designing an energy-efficient system to keep the three buildings as environmentally friendly and green as possible. At four stories high, about 45 feet, Beacon Building Products resourcefully delivered the massive rolls of TPO and other materials to the roof.

**Solution:** Gateway Roofing, LLC was the vendor awarded the job. The project was led by Miles Rosa, Gateway’s Senior Estimator and Project Manager and the system chosen included JM’s ENRGY 3® Polyisocyanurate foam board for insulation, and 60 mil TPO membrane for water proofing. The roof was mechanically fastened, and the seams were welded with a robot welder. More than 461,000 square feet of roofing over three buildings was put down by an experienced and hardworking crew of seven roofers from Gateway. Visualize 85 sixty-foot loaded semi-trucks all in a row that stretch over a mile—that’s the volume of material it took to complete this massive, high-profile job.

Miles Rosa had this to say about working with Johns Manville products and local manufacturer’s representative Mike Nienkemper with GIE, Limited: “I’ve worked with Mike and JM products for years and their performance on this job was excellent – which is business as usual for both companies. JM provided a majority of the products on this job. They are a preferred vendor and we specify or recommend JM products as often as we can.” Family-owned Gateway Roofing, LLC is the largest minority-owned roofing contractor in the Metropolitan St. Louis area and are recognized as Minority Business Enterprise (MBE). Gateway has completed nearly 600 roofing projects since its founding in 1987.

Long-time Johns Manville Manufacturer’s Representative Mike Neinkemper, Territory Manager of GIE, Ltd. had this to say about the collaboration: “Being a partner with Johns Manville means more than just installing a roof. It means getting materials on-site on time. It means outstanding customer service from conception of a project through completion.” This job was no exception, the last materials order was delivered within two weeks and the job was completed on time—thanks in large part to JM’s robust supply chain.

**Location:**  
**St. Louis, Missouri**

**Johns Manville Representative:**  
**GIE, Ltd.**  
Michael J. Nienkemper, Territory Manager

**Contractor:**  
**Gateway Roofing, LLC**  
Miles Rosa, Senior Estimator/Project Manager  
JM Peak Advantage® Contractor

**JM Roofing System Solution (ST6RR):**  
*20-Year Peak Advantage® Guarantee*

JM TPO 60 mil RhinoPlate System  
2 Layers of 2.6” ENRGY 3® Polyisocyanurate  
Protector HD Cover Board

