



Case Study O.S.T. Trucking Warehouse—Baltimore, Maryland

PROJECT SPECS

Project: O.S.T. Trucking Inc., Baltimore, Md.

Square Feet: 68,000

Owner: Group of Partners, Baltimore

General Contractor: Moser Roofing Solutions, Lancaster, Pa.

Products: 50-mil Duro-Last® membrane; EXCEPTIONAL® Metals EM Retro-R® metal roofing panel (EXCEPTIONAL Metals is a partner of MBCI)

WHY MBCI?

MBCI provides customers quality metal products, superior service and competitive pricing. From a single manufacturing facility in 1976 to now the largest metal roof and wall panels' supplier in the nation, MBCI has grown tremendously with its customers' needs in mind. MBCI manufactures more than 90 different metal panel profiles, as well as performs meticulous testing and offers complete engineering and design capabilities, allowing MBCI to be capable and committed to supporting both the design and contractor communities from project conception through project completion.

MOSER ROOFING SOLUTIONS USES NEW METAL PANELS TO RETROFIT BUSY, COMPLEX BALTIMORE TRUCKING WAREHOUSE

With a large fleet of 200 container chassis, 170 tractors, and numerous vans and trailers, O.S.T. Trucking offers warehouse and storage facilities, as well as trucking services—making them one of Port of Baltimore's most prominent trucking firms. When evaluating the roofing options available for an ambitious 2016 overhaul of their 68,000 square-foot warehouse, which featured an aged standing seam metal roofing system, the owners of O.S.T. Trucking called upon Moser Roofing Solutions. Headed by second-generation roofer Josh Moser, Moser Roofing's professional team offered an ideal solution that allowed O.S.T. to continue full warehouse operations throughout the retrofit project: Retro-R® panels manufactured by MBCI and sold by EXCEPTIONAL® Metals. These metal roofing panels are designed to lay directly over an existing metal roof, eliminating costly disruptions to operations and downtime.

CHALLENGES

O.S.T. is a trucking warehouse terminal with a complex labyrinth of traffic, forklifts and shipping companies. "It's very busy and it was crucial that we didn't disturb their operations," explained Moser. "It was equally important to keep the facility watertight during the installation process. The overall success of the project required no disruptions by our crews."

On top of the logistical challenges, the structure itself needed to be addressed. The roof wasn't built in a straight line, requiring a lot of detail work and tie-ins. The Moser Roofing team had to plan carefully, accounting for the intricacies and complexity of the install, and the unusual design of the roof.

SOLUTIONS

To meet the demands of this challenging project, Moser recognized the advantages of installing a new roof as a retrofit overlay and suggested partnering with EXCEPTIONAL Metals for additional support. The proposed solution featured the EM Retro-R® metal roofing panel, which can be applied directly over an existing PBR or R Panel roof to give buildings a new look and longer life. This exposed fastener system eliminates the roof removal process entirely, ensuring the watertight protection that O.S.T. required throughout the project.

Due to the size of the project, a combination of the Retro-R® panel and white 50-mil membrane from Duro-Last® was recommended. By connecting with both the EXCEPTIONAL Metals and Duro-Last teams, Moser Roofing was able to provide superior products, and timely, expert care and attention at every step of the installation process.

As Moser notes, "On a project this big with so many details, it's important to take extra steps to ensure that nothing is missed. Both EXCEPTIONAL Metals and Duro-Last were there to support our team and made my installation job easier. Plus, they always answered my calls, during and after hours, ensuring I had the information I needed to make the project a success."

In addition to saving time on the project schedule and maintaining operations, MBCI's Retro-R® exposed fastening system requires fewer installation accessories, further reducing cost. O.S.T. was not only happy with the smooth process and finished product, but they were grateful for the budget awareness and savings that Moser Roofing was able to provide.

RESULTS

Throughout the entire project, Moser Roofing worked closely with EXCEPTIONAL Metals and Duro-Last to ensure that planning and preparation was thorough, and the installation process was seamless. By utilizing an overlay system featuring MBCI's Retro-R® panel and the Duro-Last membrane, O.S.T. was able to continue their busy operations uninterrupted and realize significant cost savings by avoiding additional tear-off and disposal costs of their original roofing system. Additionally, because of Moser's exceptional attention to detail and customer service, their work on this project earned them the 2016 Metal Roofing Award from Duro-Last. Visit Duro-Last's YouTube page to see a video of this award-winning project featuring MBCI's Retro-R® panel.

"Working with EXCEPTIONAL Metals and Duro-Last is always a pleasure for us," said Moser. "The high-quality products manufactured by MBCI are built to provide lasting performance, and the team's customer service makes our job easier. We couldn't be happier with how this project progressed, and the customer couldn't be happier with their new roofing system." For more information on MBCI's Retro-R® solutions, please contact a member of our sales team, or register for access to an MBCI online ordering account to view all product details and pricing.