

Client

Equinox Companies
Albany, NY



Roofing Upgrades Protect Owner's Valuable Tenants

Proven Performance Since 1950

Profile

Operating in the New York Capital District for over 40 years, Equinox Companies is a family owned, commercial property development and management firm. Owning and managing approximately 900,000 square feet of commercial retail property in the Capital Region, Equinox leases to a variety of tenants in varied fields, including retail, restaurants, medical facilities and dance studios. The Crossing Shopping Center in Clifton Park and Halfmoon, NY, the company's largest holding, houses tenants such as Home Depot, Kohl's, Michael's Arts and Crafts, Big Lots and Target.



Recognizing they are in a very competitive market, J. Eric King, the company's founder, constantly strives to abide by their family run business philosophy that "The Tenant comes first!" In addition to keeping up with routine maintenance; planning, budgeting and executing of capital projects such as major roof replacements is critical. Since 2008, S. D. Carruthers has worked closely with Equinox, providing detailed roof surveys, recommendations, budgets, roof maintenance and installation of complete new roof systems.

One recent project completed by Carruthers involved reroofing over a tenant space housing a medical dialysis treatment facility. While nagging roof leaks had not yet become a major problem, due to the critical nature of the tenant's operations Equinox chose to be proactive and contracted with Carruthers for installation of a complete new roof system.

The existing roof, a 20,000 SF stone-ballasted EPDM rubber system, with polyiso insulation over a steel deck was experiencing failure of membrane flashing and field seams. Tests confirmed however that the majority of the existing insulation was still dry and salvageable. Given that there was only one roof system in place, Carruthers was able to remove and dispose of all stone ballast, followed by installation of a new mechanically attached, 60 mil, reinforced, white TPO membrane, with heat-welded seams. Prior to installation of the new membrane, a high-density (minimum 100 psi) polyiso coverboard was installed providing enhanced durability, and the ability to provide Equinox with a 20-Year roof system warranty.

Owners Comments

"Being in the commercial development business for over 40 years, we are constantly dealing with contractors of all trades. Roofing is crucial to maintain our properties and is always a large investment. While we have used many others in the past, it wasn't until we hired Carruthers that we knew we would never deal with any other roofing company than them.

Their prices are the best. Their work is impeccable. Their customer service is second to none. Carruthers is honest, hard working, and when an emergency arises, they are there to fix the problem within hours. Much different than the typical, 'get to it when we can' response we hear from other companies which usually means several days. I recommend Carruthers to all my fellow developers and do so with complete confidence."

J. Eric King, Owner Equinox Properties



Hot-Air Welding TPO membrane seams



Newly installed 60 Mil TPO roof system



S. D. Carruthers Sons, Inc.
1065 Rt. 197 Argyle NY 12809
Phone: 800-244-3545 / 518-638-8277
www.sdcaruthers.com / info@sdcaruthers.com