

## Client

**Holiday Inn Express**  
**Albany, NY**



***Proven Performance Since 1950***

## **Turf Hotels again turns to S. D. Carruthers**

### **Profile**

Turf Hotels, an Albany, NY based hotel management company, owned by the Hoffman Family, built their first hotel in 1975. Since then their holdings have grown to include a Homewood Suites by Hilton and Holiday Inn Express in Albany, NY, as well as a Holiday Inn Resort in Lake George, NY, and a recently constructed Hampton Inn & Suites in downtown Saratoga Springs, NY.

When Michael Hoffman, President of Turf Hotels, needed to address serious roofing problems at his Holiday Inn Express in Albany, he knew where to turn.



Twenty-six years earlier he had contracted with S. D. Carruthers to reroof their Holiday Inn Turf on Wolf Road in Albany, which Hoffman subsequently sold in 2006. Based on his experience with Carruthers, a family owned business since 1950, and knowing that the roof was still in service twenty-six years later he again reached out to Carruthers for their expertise.

Carruthers first conducted a detailed survey of the building's multi-level roof, totaling approximately 20,000 SF. The existing roof system, approaching 20 years of age, was a mechanically attached single-ply membrane, over 4.2" of polyiso insulation, over a concrete deck. Based on numerous core samples taken, Carruthers believed that the majority of the existing insulation was dry, but recommended an infrared scan to determine the extent of insulation that may have been affected by increasing leaks. The scan confirmed Carruthers findings, thus minimizing removals of existing materials and saving the Owner thousands of dollars.

After a review of proposals, scope, product recommendations and price, Hoffman elected to again contract with Carruthers for this important project.

After careful planning and coordination with the Owner, work began, first replacing isolated areas of wet insulation detected by the infrared scan. A 60 mil, white, reinforced, mechanically attached TPO membrane, with heat-welded seams was then installed, including replacing over 1,000 lineal feet of metal edge flashing, removing and disposing of 160 pipe supports with obsolete steel dunnage and raising and remounting of a large roof mounted chiller unit.

## Owners Comments

*"With a hands on management philosophy, Hoffman's team monitored the project closely from start to finish. While the finished project achieved the main objective of providing leak free protection, Hoffman was again pleased with Carruthers performance in completing the work safely, within budget, on schedule, and most importantly with minimal disruption to his valued customers."*

- Holiday Inn Management

## BEFORE & AFTER



Removing area of wet insulation detected from infrared scan



New 60 mil, reflective TPO roof membrane



**S. D. Carruthers Sons, Inc.**

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