Restored Roofs. Protected Residents.

How a UNIFLEX® roof restoration helped Cushman & Wakefield protect a Henderson, Nevada, multi-family property.

BACKGROUND

Sherwin-Williams and Cushman & Wakefield work together to help some of the world's largest companies and residential portfolios protect their assets. By combining facility management expertise with a nationwide contractor network and UNIFLEX® roofing solutions, we extend building life and create better experiences for owners and residents.

For this 16-building multi-family project, we needed to protect both the property owner's investment and the people who call it home. Built in Henderson, Nevada, in 1988, the property had more than 57,000 square feet of aging flat roofs that had severely degraded under years of desert sun and heat, creating leak risks whenever rain moved through the area. As part of a property refinance, roof restoration became a top priority.

OBJECTIVES

The team needed a roof solution that could fit the property's refinance budget while supporting a longer-term path for the aging roofs.

Their goals included:

- Addressing roof deterioration and typical leak concerns
- Avoiding the cost and disruption of a traditional reroof
- Selecting a renewable system that could extend the life of the existing roof

"Sherwin-Williams is a long-term vendor partner. When I learned they also had a roofing division, it made perfect sense to explore their systems and services."

— Property Manager

APPROACH

The Sherwin-Williams local team and dedicated roofing representative worked with Cushman & Wakefield to evaluate the property's needs and identify a practical path forward. The Sherwin-Williams team recommended the UNIFLEX Roof Restoration System with UNIFLEX Silicone44.

The system was selected based on several key factors:

Cost-effective restoration	Ponding water resistance for flat roofs	Less intrusive installation process	Long-term renewable protection	Authorized contractor support	20-year system option

"Recommending UNIFLEX Silicone44 for our flat roofs made perfect sense because of its durability and resistance to ponding water. [The team's] hands-on approach to roof walks, aligning authorized contractors and working with the contractor every step of the way made the process seamless."

— Property Manager

EXECUTION

The Sherwin-Williams team supported Cushman & Wakefield by walking the roofs, writing the project specification and aligning the property team with authorized contractors. Once the specification was complete, four contractors provided competitive bids.

Key steps in the process included:

- Evaluating the roof conditions across the 16-building complex
- Supporting a competitive contractor bid process
- Coordinating with the selected contractor throughout the project
- Managing logistical challenges related to roof access, weather and material lifting

Products used:

- UNIFLEX® One Flash™ Sealant
- UNIFLEX® Silicone44™

The project was completed on time and under budget.

CHALLENGES AND LEARNINGS

A full reroof was not financially practical:

Because a traditional reroof was outside the project budget, the team focused on a restoration system that could extend the life of the existing roof.

Flat roofs required the right product fit:

UNIFLEX Silicone44 was selected for its durability and ponding water resistance, making it a practical choice for the property's flat roof conditions.

Resident disruption had to be minimized:

The restoration helped avoid the noise and disturbance of a typical reroof, supporting a smoother experience for residents.

Logistics required close coordination:

Roof access, weather, material lifting and contractor coordination were managed through local Sherwin-Williams support and authorized contractor involvement.