

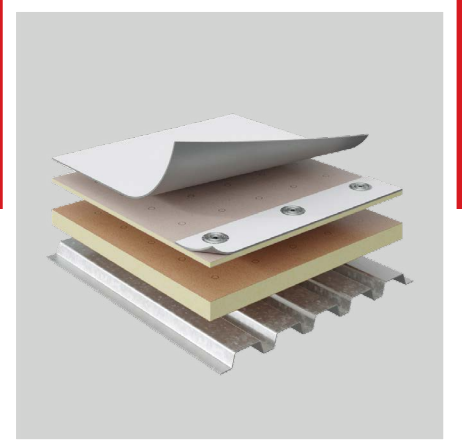
# Project Profile

## Building a Legacy: The Stanley Center's Mission to Redefine Sustainability

### About the Stanley Center for Peace and Security

The Stanley Center, a private foundation based in Muscatine, Iowa, champions global initiatives in climate action and atrocity prevention. When planning their new headquarters, the organization sought to embody its core values through architecture, leading them to pursue the Living Building Challenge (LBC)—the highest standard for sustainable construction.

For decades, 304 Iowa Avenue housed the Musser Public Library, serving as a hub for learning. Now, with a \$10 million investment, the Stanley Center has transformed this historic space into one of the world's most environmentally friendly and ecologically sustainable buildings.



### Project Summary

- Roofing System: EverGuard® Extreme TPO
- Insulation: EnergyGuard™ NH Polyiso Insulation
- Key Features: Supports net positive energy and water use, including supporting rainwater catchment and solar arrays
- Certifications: Designed to meet the rigorous Living Building Challenge standards

### Job Details

- Location: Muscatine, IA
- Roof Size: 100 Squares
- Completion Date: December 2022
- System Type: TPO
- Building Type: Corporate/Office



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# Project Profile

## Stanley Center for Peace and Security

### Challenges

The LBC is structured around seven performance categories, or “petals”: Place, Water, Energy, Health + Happiness, Materials, Equity and Beauty. The roofing system played a pivotal role in achieving LBC compliance by:

- Supporting net positive energy use with a durable substrate for solar arrays
- Contributing to net positive water use with a rainwater catchment system
- Ensuring materials safety with Red List-approved insulation, membrane, and accessories

Identifying and sourcing LBC-compliant roofing materials added complexity, particularly amid supply chain disruptions. Any delays in roof completion could impact the building’s interior progress and overall timeline. The project required a roofing system that not only met stringent environmental standards but could also be delivered on schedule.

### Solution:

To meet these unique challenges, the project team specified a roofing system featuring GAF EverGuard Extreme® TPO membrane and EnergyGuard™ NH Polyiso Insulation.

“GAF already had a majority of their products approved for Red List Compliance, making them an ideal partner for this project,” said Mike Kerker, Senior Estimator for Black Hawk.

GAF worked closely with Neumann Monson Architects, Graham Construction, and Black Hawk Roof to ensure materials were delivered on time, with GAF Regional Sales Director TJ McKenzie overseeing the production of NH polyiso insulation to meet LBC standards.

“GAF is one of only a few manufacturers who produces a line of non-halogenated polyiso insulation able to meet the LBC standards,” McKenzie noted.

Beyond sustainability, the roof system also carries a large solar array and plays a critical role in rainwater collection.

“This requires a very specific material and EverGuard Extreme® TPO enables alignment and makes it an easy choice,” explained Brandon Fettes, Architectural Designer for Neumann Monson.

Through a seamless collaboration, the Stanley Center now stands as one of only 31 buildings worldwide designed to meet Living Building Challenge accreditation, setting a new benchmark in sustainable construction.

### Learn More about LBC-Compliant Roofing System:

GAF EverGuard Extreme® TPO membrane and EnergyGuard™ NH Polyiso Insulation help the Stanley Center meet the LBC-complaint roof system.

“GAF helped us meet the rigorous standards of the Living Building Challenge, not only by providing the right materials, but manufacturing and shipping to accommodate our timeline. That has made all the difference in bringing this project together.”

#### Keith Porter

President & CEO of The Stanley Center for Peace and Security

### About the Contractor:

#### Black Hawk Roof Company — Waterloo, Iowa

Black Hawk Roof Company is a GAF PlatinumElite™ Commercial Contractor and has been an industry leader in residential and commercial roofing services across Iowa and the Midwest for over 25 years. Their experienced management team and unwavering commitment to quality have enabled them to successfully complete projects of all sizes. Recognized by leading suppliers in the roofing industry, Black Hawk Roof Company continues to set the standard for excellence in roofing solutions.



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