Midas City Center Lenexa

Fast-Track Roofing Solution Keeps City Center Lenexa Project on Schedule

Project Overview	
Project	Midas City Center Lenexa
Location	Lenexa, Kansas
Building	Mixed-use retail with dual hotels
Project size	69,000 square feet
GC	Thomas Builders
Architect	Grey Design Group (St. Louis, MO)
Installer	JR & Co.
Product	ThermalStar® E Tapered EPS Insulation
Application	Roof

Lenexa, Kansas, is a charming suburb of Kansas City, and home to the City Center Lenexa project, a mixed-use development that will span more than 2 million square feet upon completion. For one section of the development, a 69,000 square foot mixed-use retail parcel including two hotels; an unexpected challenge during construction threatened the build schedule. Thankfully, the roofing insulation manufacturer stepped back in to help, resulting in on-time product delivery, smooth installation, and a top-notch high-performance roof system.

City Center Lenexa is a master-planned community development encompassing entertainment and recreational facilities, a civic component, a library, two destination hotels, various types of residential housing, and healthcare options, all combining to create a functional, environmentally responsible, pedestrian-friendly environment. Residents will have all their basic living needs met. Full of multiple options for shopping, dining, working, and congregating, this unique and identifiable new downtown is in one of the highest growth areas of Johnson County, Kansas, and at the geographic center of Lenexa.

The city center plan included a parcel designed for retail, situated between two hotels. For the roof, the job was to install a 60 mil TPO high-performance, durable roofing system over structurally sloped decking. Proper sloping and drainage of the roof was paramount, along with maintaining the project schedule and budget.

The Challenge

During construction, unexpected details regarding the sloping of the structural roof deck presented a challenge for Granville Hare, director of preconstruction with installer JR & Co., a nationwide installer with international experience, primarily operating out of Missouri, Kansas, Colorado, Florida, Nebraska, Iowa, and Arkansas.

The issue presented itself late in the project, leaving very little wiggle room in the timeline for a correction. With building timelines at risk, the JR & Co. installation team needed a large quantity of tapered insulation fast.

Built on a successful, long-term relationship with Atlas, and in close partnership with Atlas representative Jim Stoddard, Hare reached out with a new ask for their trusted business partner. Stoddard's responsiveness, including quotes often returned within a day, along with previous plant visits and direct engagement, helped reinforce a high level of confidence in Atlas. Combined with strong manufacturing capabilities and deep market presence, Atlas remained Hare's trusted partner to get the job done.

"Over the years of working together, I've seen first-hand what a responsive, problem-solving, professional team Atlas offers their customers," said Hare.

The Installation

Atlas designed and delivered 41,400 square feet of custom tapered ThermalStar® E rigid insulation complete with custom crickets, and slopes engineered to manage drainage, on site within approximately 1.5 weeks. The in-house taper design team at Atlas created a comprehensive, detailed, taper plan to facilitate fast, accurate installation, and all materials arrived ready to install, minimizing costly field adjustments. A tight alley between buildings presented a logistical challenge, but all teams coordinated smoothly for a successful delivery.

The Result

Overall, installation of ThermalStar E reduced the overall project delay to only seven days. Precise product measurements and custom cricket cut minimized waste, delivering a clean installation with little leftover material and, most importantly, satisfying all project partners.

“Every roof is custom; every roof should have a plan, and speed matters when conditions change,” said Jim Stoddard, district sales manager, with Atlas. “The expertise of our in-house design team was critical for the fast turnaround time this job demanded; the high customization opportunities with ThermalStar means no material goes to waste. It’s always good for both sides when a strong partnership can turn a last-minute challenge into a successful outcome.”

When unexpected changes threatened the Lenexa City Center schedule, Atlas delivered more than material— they delivered a solution. Through rapid design, custom ThermalStar E tapered EPS, and a collaborative approach, the project stayed on track and achieved long-term performance goals, proving that the right partner makes all the difference.

FAQs

WHY EPS?

When unexpected field conditions arise, roofing systems need materials that are as adaptable as the teams installing them. Expanded polystyrene (EPS) insulation delivers flexibility, without compromising performance.

SPEED WHEN IT MATTERS

EPS can be custom designed, manufactured, and shipped faster than many alternative insulation materials. In the case of City Center Lenexa, Atlas was able to design and deliver over 41,400 square feet of custom tapered EPS quickly.

MADE-TO-ORDER PRECISION

Every roof is different. Every roof is custom. EPS allows for true customization, engineered specifically to manage drainage. Each piece arrives clearly numbered and mapped, enabling a faster, more accurate installation with minimal field adjustments.

EFFICIENT MATERIAL USE

Because EPS tapered systems are designed to fit the roof plan precisely, contractors avoid unnecessary buildup and excess material waste. The result: less waste, cleaner jobsites, and reduced disposal costs. Plus, EPS products are 100% recyclable!

LIGHTWEIGHT AND INSTALLER-FRIENDLY

EPS is easy to handle on site, which is an important advantage on dense urban projects like City Center Lenexa, where material staging and site access were a challenge.

RELIABLE ROOFING PERFORMANCE

With consistent compressive strength and dependable long-term thermal performance, EPS remains a proven choice for commercial roofing applications where slope, drainage, and durability are critical.