



FALL 2025 NEWSLETTER

# Shriners Children’s Hospital Housing & Garage



**ASSOCIATED BUILDERS AND CONTRACTORS (ABC) GREATER-HOUSTON EXCELLENCE IN CONSTRUCTION (EIC) MERIT AWARD WINNER!**

Shriners Children’s Hospital Housing & Garage located in Galveston, Texas involved the construction of a new four-level, cast-in-place parking garage spanning approximately 140,700 square feet, featuring 320 parking stalls to accommodate staff, patients, and visitors. Additionally, a two-story, 31,000-square-foot housing facility was built, comprising 40 residential units and an elevated vestibule connecting seamlessly to the existing hospital. Both structures were designed to enhance the experience of patients and their families visiting the Galveston campus, providing convenient, comfortable, and accessible amenities.

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Joffrion Beasley  
Director of Quality Control

## Upholding Quality in Sheet Metal Installation Services

Joffrion grew up in Houston, Texas, and has been part of the Chamberlin family for over eight years. In 2017, he was exploring new career opportunities and discovered a role at Chamberlin that introduced him to the roofing and waterproofing industry, an area he had no previous experience in. Since then, he has worked his way up to become the Quality Control Director for

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# MORE THAN 125 YEARS OF SERVICE



Chamberlin Roofing & Waterproofing's involvement underscores our commitment to delivering durable, high-quality commercial roofing solutions that help create a safe, welcoming space for families during their most challenging times. Working closely with the project architects, our team ensured that our systems complemented the design's focus on empathy and functionality, enabling families to focus on what matters most: their loved ones. This organization is known for its compassionate, family-centered approach and commitment to providing care regardless of a patient's ability to pay.

With extensive experience in healthcare and multifamily construction, Chamberlin helped guide various phases of the project from material selection to installation to ensure longevity and resilience. We were proud to be a part of the scope that would facilitate ease to park and visit loved ones.

## Scheduling

At Shriners, we made it our top priority to maintain the highest standard possible of communication and meeting prearranged scheduling requirements. At Chamberlin we uphold this standard by understanding all specifications of the project scope and client requirements.

We do this first by creating an organized schedule that our team will be following. This schedule both incorporates and collaborates with the other subcontractors, client, and anyone else involved with the project to integrate their timelines into the master schedule helping to identify potential conflicts that could arise if we don't stay on track.

Meeting regularly as a team, with the client, whether that be in-person, through regular phone calls, email thread updates, or various discussions, helped our team at Chamberlin be successful in our portion of the scheduling process during this project. This not only helped keep everyone on the same page during construction, it also provided the owner with a better understanding of exactly which scopes Chamberlin was performing.

## Value Analysis/Engineering

At Chamberlin we constantly promote better safety to the building, but also the quality of the environment for the future of Shriners Hospital in terms of housing and to create more available parking for patients, caretakers, and visitors. Early in the production process, our team facilitated the final section of the roof system through a delegated design process that validated uplift pressures, engineering, and design of finished details to ensure the commercial roof assembly met the proper guidelines and standards. Not only did the roof need to meet proper guidelines and standards for a coastal application, it had to maintain the intent of the design team as well as meet the expectations of the owner.

## Obstacles Overcome

During the initial stages of the project, it was difficult for Chamberlin to access the project site. We were also faced with logistical challenges in terms of performing large crane lifts. In order to solve both obstacles, it required a lot of coordination amongst our team members on site. Once our team determined a safe plan to execute the large crane lifts, we were able to proceed in an efficient manner. We also rented a larger crane to help us lift from the North side of the building to the South side of the building to also help aid in this situation.



## Productivity

Chamberlin Roofing & Waterproofing's experience in commercial roofing, as well as completing scopes for healthcare and multifamily projects, significantly enhanced the productivity of the Shriners Children's Hospital Housing & Garage project. Our knowledge and experience ensured that the integration of high-quality, durable materials would reduce the risk of delays caused by installation issues, minimizing any concern for the scope not getting completed to the highest standard possible. Our knowledge helped our project team stay on schedule, enabling the overall project to progress smoothly, supporting a successful completion.

(Upholding Quality...continued from pg. 1)

the company's roofing, waterproofing and service departments.

Joffrion holds a master's degree from the University of Houston Clear Lake, Humanities. In his role, Joffrion oversees the quality assurance processes across all three departments and seven markets, spending his days analyzing material reports, inspecting job sites, and ensuring adherence to quality standards. He's known for fostering a family-oriented work culture and believes that exceptional customer service is the cornerstone of a company's success.

Among the many projects he has contributed to, the Houston House project holds personal significance due to his deep-rooted connections to the location. Outside of work, Joffrion takes great pride in his voluntary position on the board of the Construction Industry Education Foundation, which develops construction, design, and trade professionals through educational endeavors, mentoring initiatives, and training activities. Had he not joined Chamberlin, Joffrion likely would have pursued a career in education, teaching social studies at the collegiate level and inspiring students to understand the importance of social awareness and community.

### **Quality is Our Foundation: Where Precision Meets Purpose**

In an industry where structural integrity and long-term performance are non-negotiable, quality control isn't just a function – it's a philosophy.

"Quality control isn't just a checklist, it's a culture. At Chamberlin, we blend skilled craftsmanship, detailed protocols, and proactive engagement to ensure every sheet metal installation delivers long-term performance, watertight precision, safety, and client confidence."

At Chamberlin Roofing & Waterproofing, our sheet metal installation services are a cornerstone of our exterior systems work and my role as Quality Control Director is to ensure every project meets the highest standards of precision, safety and client satisfaction.

### **Sheet Metal as a Service: Where Craftsmanship Meets Engineering**

Unlike Product manufacturing, service delivery in sheet metal installation presents a unique set of challenges. Every building has its own architectural identity, which means our team is constantly adapting, shaping, fastening, and finishing systems that must

seamlessly integrate with both aesthetics and performance requirements.

Our goal is simple but uncompromising: deliver watertight, structurally sound, and visually consistent results across every seam and surface. Achieving that demands more than just skilled labor; it requires robust quality frameworks and a team-wide commitment to excellence.

### **Building a Culture of Accountability**

One of the most important parts of my job is fostering a culture where quality is everyone's responsibility, from the shop floor to the job site. We've developed detailed installation protocols and training programs that allow our sheet metal teams to anticipate challenges before they arise, not just respond to them.

We also integrate checklists and digital documentation tools to track progress and confirm that specifications are met at every milestone. But technology is only as strong as the people using it. That's why I prioritize regular audits, field visits, and open communication between crews and the QC department. It's this proactive engagement that helps us stay ahead of potential issues and consistently deliver on our promises.

### **Cost Versus Value**

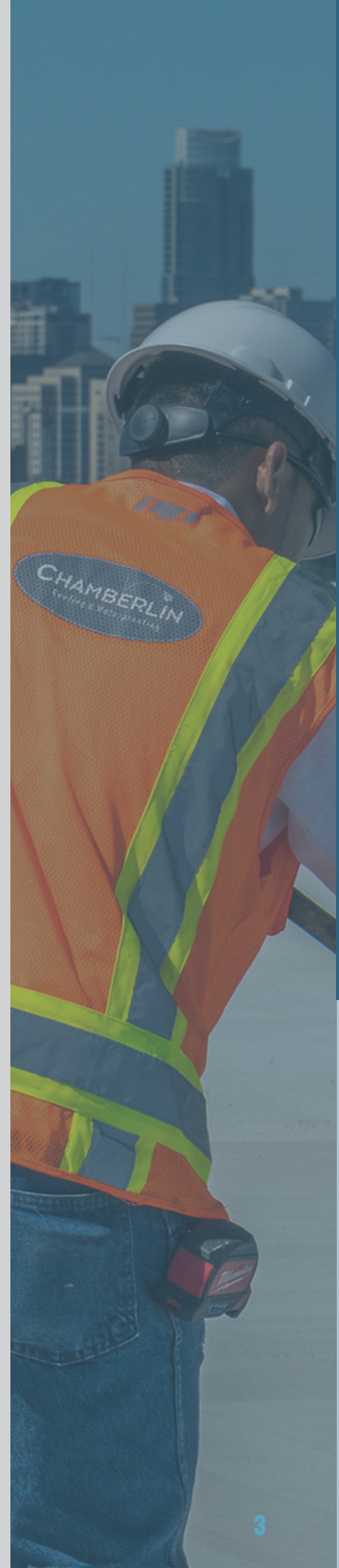
Sheet metal failures aren't just cosmetics, they can lead to moisture infiltration, thermal inefficiencies, and significant rework costs. We don't take those risks lightly. By investing in high quality materials, skilled installers, and rigorous QA/QC processes, we reduce callbacks, extend system life, and build trust with our clients

That trust is what drives repeat business and long-term partnerships. It's also what sets Chamberlin apart in a competitive market where reliability is often the true differentiator.

### **Looking Forward**

As construction technology evolves, so too must our quality strategies. We're currently exploring ways to incorporate drone inspections, AI-supported Image Analysis, and BIM integration into our QC processes. While these tools are promising, they'll always supplement, not replace, the skilled craftsmanship and critical thinking our teams bring to each job.

At the end of the day, sheet metal installation is more than just fitting panels together, it's about protecting what lies beneath them. At Chamberlin, we take that responsibility seriously, and I'm proud to help lead the charge of making sure our service stands the test of time.



# TOTAL BUILDING ENVELOPE

**simple • secure • smart • convenient • real time**

Chamberlin's CRW360 Program allows you to have real-time online access about your asset. Whether you manage one building or an entire portfolio, CRW360 gives you what you need, when you need it.

## EMERGENCY

- + Leak Detection & Repair
- + Temporary Roof Dry-in's

## PREVENTATIVE MAINTENANCE

- + Roof Maintenance
- + Building Envelope Maintenance
- + Annual Maintenance Programs
- + Manufacturer Certified

## REMEDIAL

- + Re-Roofing

## RESTORATION

- + Building Sealant Replacement
- + Roof Coating
- + Parking Garage Repairs

CRW360



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24/7 Leak Reporting  
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[service@chamberlinltd.com](mailto:service@chamberlinltd.com)



## Awards to Date for 2025

- Associated Builders & Contractors (ABC) Top Performers Award
- Associated General Contractors Austin Chapter (AGC) - Outstanding Construction Award (OCA) - Waterstone Lake Travis - Exterior Category and Chamberlin was the General Contractor
- Associated General Contractors Austin Chapter (AGC) - Outstanding Construction Award (OCA) - Ascension Seton Medical Center Helipad Restoration - Chamberlin was featured as a Subcontractor on, The Beck Groups, awarded Project
- Associated General Contractors Austin Chapter (AGC) - Outstanding Construction Award (OCA) - Hutrabolt Headquarters - Chamberlin was featured as a Subcontractor on, The Beck Groups, awarded Project
- National Roofing Contractors Association Most Valuable Player Award (NRCA MVP) Runner-up - George Castillo
- National Roofing Contractors Association Most Valuable Player Award (NRCA MVP) Finalist - Hugo Guerrero
- Associated Builders and Contractors (ABC) Central Texas Excellence in Construction Merit Award for Waterstone Lake Travis
- Associated Builders and Contractors (ABC) Greater-Houston Excellence in Construction Award for Shriners Children's Hospital Housing and Garage
- Accredited Quality Contractors (AQC Certified)



## Where It All Started

Lilly started her career in marketing right after graduating from University of Houston. Her extensive marketing experience led her to being a sales representative for various companies. She eventually found Chamberlin Roofing & Waterproofing when she met a fellow business development representative for Chamberlin, at a Chamber of Commerce event. From there she was recommended to our management team and the rest is history!

## Lilly Supplee

Director of Marketing & Business Development

### Notable Projects

Some of Lilly's favorite projects have been due to her personal interests. Dynamo Stadium has been a great client, she stated that there are so many different challenges and creative ways we've been able to service this particular client. The Houston Zoo is another one of Lilly's favorites, because it is a popular weekend trip for her and her kids. She loves knowing that as a company we have been able to support a great venue, as well as provide a leak free environment for the animals.

### Greatest Personal Achievement

Two of Lilly's greatest personal accomplishments include being the first in her family to graduate college and raise her three well rounded children. Motherhood takes you to another level personally and she said although it can be challenging, knowing you are putting in the work to raise upstanding citizens is worth it.

### A Day in the Life:

The great thing about work days for Lilly, is that there is no such thing as a typical day. Lilly gets to spend her days supporting her Business Development team in their respective markets, reviewing proposals, communicating with different clients or brainstorming marketing opportunities, making no two days the same. Having the variety of duties and tasks makes for an enjoyable day for Lilly.

### Life Without Chamberlin

Lilly said that if she didn't work at Chamberlin the other job she would have after winning the lotto of course, would be a stay at home mom. She said that being able to be there for her kids, husband and parents at a level where they are her focus, while not losing her own identity, would be an ideal job for her.

## ACTIVE MEMBER OF:



# SAFETY QUALITY TEAMWORK



The Chamberlin Man

# PROJECT HIGHLIGHTS

## OUR SERVICES

### Roofing/Sheet Metal

- Modified Bitumen/BUR
- Single ply
- Reflective coatings
- Vegetative roofing
- Metal standing seam
- Roof related sheet metal
- Tile

### Waterproofing/Caulking

- Joint sealants
- Membrane waterproofing
- Elastomeric wall coatings
- Traffic coatings
- Expansion joints
- Dampproofing/flashing
- Water repellents/metal flashing

### Building/Garage Restoration

- Concrete/Masonry restoration
- Exterior cleaning & coating
- Epoxy & grout injection
- Bearing pad replacement
- Structural repair
- Paver repair & replacement

### Roof Maintenance/Leak Repair

- Roofing & waterproofing expertise
- Leak repair specialists
- Preventative maintenance plans (CRW360)
- Roof & building envelope surveys
- Manufacturer Certified
- On-call service 24 hours/365 days a year
- Free estimates

### DLR DFW Data Center

**Contract Amount:** \$3.9 million (approx.)  
**Owner:** Digital Realty  
**Architect:** HED Design  
**General Contractor:** HITT Contracting, Inc.  
**Scope:** Fully adhered 80-mil TPO over composite board (HD iso/iso), iso, vapor retarder and substrate board (composite board was value-engineered into the assembly to allow for savings while maintaining the required VSH hail rating),  
**Project Description:** Data Center



### Richardson City Hall

**Contract Amount:** \$1.8 million (approx.)  
**Owner:** City of Richardson  
**Architect:** Architexas  
**General Contractor:** McCownGordon Construction  
**Scope:** Torch-down modified bitumen and TPO roof assemblies, some over fully tapered insulation with areas of porcelain pavers, synthetic turf trays and decorative ballast rock; roof over Council Chamber to be decoratively coated with acrylic roof coating  
**Project Description:** Government



### IAH Terminal B

**Contract Amount:** \$10.5 million (approx.)  
**Owner:** United Airlines, Inc.  
**Architect:** PGAL  
**General Contractor:** Manhattan Construction  
**Scope:** Roofing, sheet metal, safety rail work, wood blocking and gutters  
**Project Description:** Aviation



### The RO Parcel 2

**Contract Amount:** \$2.0 million (approx.)  
**Owner:** TDC RO Owner LLC  
**Architect:** Kendall Heaton Associates Inc.  
**General Contractor:** Tellepson  
**Scope:** Waterproofing, cold fluid-applied waterproofing, air barrier, insulation, joint sealants sheet metal, hot waterproofing, traffic coating, and site sealants  
**Project Description:** Multi-Family/Condominium



### The San Antonio Zoo Event Center

**Contract Amount:** \$336,000 (approx.)  
**Owner:** San Antonio Zoological Society Inc.  
**Architect:** PGAV Destinations  
**Consultant:** PGAV Destinations  
**General Contractor:** Guido Construction  
**Scope:** Below grade waterproofing, weather barrier, joint sealants, site sealants, and sheet metal flashings  
**Project Description:** Sports/Entertainment



### Bechtel

**Contract Amount:** \$757,000 (approx.)  
**Owner:** Bechtel Energy, Inc.  
**Architect:** Burrow Global Services  
**General Contractor:** Burrow Global Services  
**Scope:** Tilt wall joint sealants and thermal insulation  
**Project Description:** Industrial



### Dell Seton Plinth & Surgery Expansion

**Contract Amount:** \$3.2 million (approx.)  
**Owner:** Ascension Seton Medical Center  
**Architect:** HKS  
**General Contractor:** Hoar Construction  
**Scope:** Waterproofing, air barrier, sheet metal flashing and trim, traffic coating, expansion control, joint sealants, roofing, insulation, coping, and flashing  
**Project Description:** Healthcare



### Texas State University James Hall

**Contract Amount:** \$1.3 million (approx.)  
**Owner:** Texas State University  
**Architect:** Randall Scott  
**General Contractor:** Spaw Glass  
**Scope:** Roofing, skylights, vapor barrier, sheet metal, wood blocking, and fire-rated expansion joints  
**Project Description:** Higher Education



## LOCATIONS

### Austin

2755 Business Park Dr. Buda, TX 78610  
Ph. (512) 275-1600

### Dallas

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Ph. (214) 273-9110

### Fort Worth

7576 Sand St. Fort Worth, TX 76118  
Ph. (882) 453-9440

### Houston

4545 Langfield Rd. Houston, TX 77040  
Ph. (713) 880-1432

### Rio Grande Valley

501 Mile 2 West Rd. Edcouch, TX 78538  
Ph. (956) 655-6178

### San Antonio

146 Industrial Dr. Cibolo, TX 78108  
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