

VGN Monte Realty Office Facility

JOB PROFILE



The Project

Name: VGN Monte Realty Office Facility

Address: 487 Westbury Avenue, Carle Place, NY

Square Footage: 2,200

Completion Date: November 2019

Project Duration: 1 day

Contractor: Phil-Mar Inc. out of Locust Valley, NY

Versico Contractor Since: 2007



The building at 487 Westbury Avenue in Carle Place, New York, serves as office space for a variety of businesses near Long Island, NY. In 2019, it became clear that the cold New York winters had taken their toll on the existing built-up roof and it needed to be replaced.

Installation was scheduled to take place in November, which can be a difficult time of year for roofing installations in NY, where cold temperatures, rain, and snow are common.

The Problems

1. Installation would take place in November, when local temperatures can be very cold. Using bonding adhesives can be difficult during this time of year, as they need to be kept warm and flash-off times are extended, which lengthens the overall installation process.
2. Because the building was occupied and installation would be completed during business hours, the installation could not produce any odors that might disrupt occupants.

The Priorities

1. The building owner wanted a roofing system that would offer excellent puncture resistance to protect against the elements and wouldn't require any special coatings to protect from UV.
2. Because New York experiences long, cold winters, the owner wanted a roofing system that could withstand the months of ice and snow.
3. The building owner wanted a 20-year warranty with protection against high winds.

The Products

- 115-mil VersiFleece® RapidLock (RL™) EPDM membrane
- ½" SecurShield® HD RL Polyiso RapidLock Insulation mechanically attached with HPV Fasteners

The Process

1. The existing roof was a smooth modified asphalt system. Loose blisters and damaged areas were removed and prepped to re-cover.
2. The roofing contractor, Phil-Mar Inc., mechanically attached the ½" SecurShield HD RL Polyiso Insulation with HPV fasteners and plates at 16 fasteners per 4' x 8' board.
3. The 115-mil VersiFleece RL EPDM membrane was attached to the ½" SecurShield HD RL. The Phil-Mar team positioned the RapidLock EPDM sheets, removed the release liner and then broomed and rolled the membrane into place.
4. The job was completed in one day. Once completed, a 20-year, 55-mph wind speed warranty was issued.

Why RapidLock?

Phillip Marrone Jr., Project Manager at Phil-Mar Inc., said, "Not having to deal with temperature restrictions or adhesives was a huge advantage and helped with a speedy installation. It's very cold in New York in the fall and winter, and not having to warm up adhesives, in addition to not having any odors, was great for an occupied building. The RapidLock system was extremely simple to put down."

"Another benefit is that the crew didn't have to wait for adhesives to dry. This time of year, it's very difficult to do any type of fully adhered system because of the cold weather. RapidLock also offered significant labor savings; the job was finished in one day and it would have most likely taken two days using another system," said Marrone.



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