

Oak View Elementary

JOB PROFILE



The Project

Name: Oak View Elementary re-roof

Address: 150 Schmidt Rd., Bolingbrook, IL

Building Use: School

Project Size: 64,956 square feet

Contractor: Combined Roofing Services – West Chicago, IL

Products:

- 60-mil VersiGard® EPDM
- 2.6" VersiCore® Polyiso
- Flexible DASH™ Adhesive
- DensDeck® Prime



Located in the Chicago suburb of Bolingbrook, Oak View Elementary is home to about 550 students in Kindergarten through fifth grade. Oak View Elementary's mission is to provide a positive, safe learning environment where students can become more independent and self-confident. But in 2020, the school's roof was old and worn out, and leaks were becoming more and more common.

The Problems

1. There were two existing roofs on the structure, and both had outlived their useful lives.
2. The top roof layer was an insulated PVC assembly which had been installed over an existing coal tar pitch roof. The PVC roof was about 20 years old, and the age of the coal tar roof was unknown.
3. There were three different roof areas and a few internal courtyards.
4. A metal panel wall would need to be trimmed to allow for proper/warrantable flashing heights.

The Proposal

Combined Roofing Services was selected to complete the Oak View Elementary re-roofing project. Since 1891, the professionals at Combined Roofing Services have been installing and maintaining commercial, industrial, and institutional roofing systems for clients all over the greater Chicagoland region.

For the Oak View Elementary project, the Combined team suggested tearing off both existing roofs down to the deck, then installing a fully adhered EPDM single-ply system with two layers of polyiso insulation and a cover board. While there were multiple manufacturers specified, Versico Roofing Systems provided the right combination of quality and value for this project.

The Products

- Base layer of 2.6" VersiCore Polyiso mechanically attached to the deck
- VersiCore is a rigid roof insulation panel composed of a closed-cell polyisocyanurate foam core bonded to glass-reinforced felt (GRF) facers. UL and FM approved for direct applications over steel decks, polyiso provides the highest R-value per inch of any commercially available insulation product.
- Second layer of 2.6" VersiCore Polyiso adhered to base layer with Flexible DASH Adhesive
- Flexible DASH is a low-rise, two-component, VOC-free, energy-absorbing, impact-resistant adhesive used to adhere VersiFleece membranes and insulation boards to various substrates for a totally non-penetrating system application. Flexible DASH provides a wide window of temperature workability (25°F-120°F).

- ½" DensDeck Prime Roof Board adhered with Flexible DASH Adhesive
- DensDeck Prime Roof Board provides superior fire resistance and protection from hail damage and hold up well under normal construction and maintenance foot traffic while stiffening and stabilizing roof decks.
- Black VersiGard 60-mil EPDM adhered with traditional bonding adhesive
- VersiGard EPDM offers excellent durability and resistance to weathering, hail, UV, and extreme temperatures.
- Versico prefabricated flashing accessories, which help to dramatically reduce the time spent flashing details while improving the roof's aesthetics.
- Versico 2" rubber pavers. Versico's rubber pavers protect the EPDM membrane in areas exposed to repetitive foot traffic.



The Process

The project began with Combined Roofing Services tearing off the two existing roofs down to the metal deck. A layer of 2.6" VersiCore Polyiso was fastened to the deck, then a second layer of 2.6" polyiso was adhered using Flexible DASH Adhesive. The crew then installed DensDeck Prime cover board over the two layers of polyiso using Flexible DASH. Finally, they installed 60-mil black VersiGard EPDM using Versico Bonding Adhesive and flashed the details.

"The Versico system was very straightforward to install, but there were challenges due to the bottom layer of roofing having been re-covered without the gravel being removed. So, the tear-off wasn't clean or easy. Our foreman, Nick Davis, provided a perfect installation on a challenging project, given the two-roof tear off and all the debris," said JJ Matthews of Combined Roofing Services. Dan Schmidt, a Versico Representative for ComStruct Sales, LLC commented, "I was really impressed with Combined Roofing's attention to detail, skilled workforce, and commitment to safety. It all added up to a high quality installation."

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