

Project Profile



Project

Federal Reserve Bank
Boston, MA

Owner

Federal Reserve Bank

Consultant

Roof Management Consultants, Inc.
Hopedale, MA

Roofing and Waterproofing Contractor

Titan Roofing, Inc.
Chicopee, MA

Roofing and Waterproofing Systems

Peel & Stick System, using 60 mil, G410 Peel & Stick Roof membrane in white, Adhered System, using 60 mil, G410 membrane in lead grey, and Grid System, using 80 mil, G476 waterproofing membrane

Project Size

82,500 square feet

Completed

November 2006

Federal Reserve Banks on Sarnafil Peel & Stick Roof Membrane

As Titan Roofing, Inc. recently discovered, finding a roofing system that can be installed quickly and securely is like having money in the bank.

The Federal Reserve Bank in downtown Boston had a failing ballasted IRMA roof on its fourth floor rooftop, with leaks that were difficult to repair, according to Tom Walczak, president of Roof Management Consultants, Inc. of Hopedale, MA. "The bank wanted a high performance roofing system that was going to last a long time," Walczak explained. "Their main concern was quality."

However, due to several installation challenges, not any roofing system would do. The Federal Reserve Bank is located on Boston's waterfront, where "the wind comes shooting down Summer Street, and can reach gusts up to 30 miles per hour on any given day," Walczak stated. "This meant applying an adhered roof would've been extremely difficult."

There was also concern about using a roofing system with VOCs and odors, since the roof was to be installed during regular business hours.

Sarnafil Peel & Stick Is Right on the Money

After doing due diligence, Roof Management Consultants determined that only Sika Sarnafil's Peel & Stick roofing system met all of the bank's criteria. Designed to eliminate adhesive fumes and increase installation productivity, the Peel & Stick membrane is the first PVC system of its kind on the market. Adhesive is applied to the back of the EnergySmart Roof® membrane at the factory, assuring consistent coverage and reducing field quality control issues. The installer simply peels back the adhesive release liner and bonds the membrane to an approved substrate.

"The Peel & Stick system has no VOCs or odors, and the membrane can be applied right after the release liner is removed, which gives the contractor more control in a high-wind situation," Walczak stated. He added that the Bank also liked the energy

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efficiency of the reflective white color of the membrane, which would lower the building's cooling costs in the summer.

The fact that Peel & Stick Roof membrane is made by Sika Sarnafil was also a plus. "Sika Sarnafil makes the premier system of the industry, and we've been specifying its systems for 15 years, so we are familiar with its quality and people," Walczak said.

A Taxing Installation

One of the first tasks facing the installers, Titan Roofing, Inc. of Chicopee, MA, was vacuuming off the stone ballast of the existing IRMA roof and securing the extruded polystyrene insulation. The insulation was going to be reused because removing it "would be a disaster with the high wind," Walczak explained. Dens Deck DuraGuard™, 2" of Sarnatherm isocyanurate insulation, the Peel & Stick Roof membrane, and a special Sarnaclad base flashing detail were then installed.

John Maguire, project manager at Titan Roofing, said the roofing crew found the Peel & Stick membrane "extremely easy" to work with. "In fact, the crew was twice as productive with this product as compared to a liquid adhered system," he stated. "Because there was no risk of odors entering the building, this is an ideal roofing system for highly occupied buildings. Plus, the finished product looks great."

Yet despite the ease-of-use and increased efficiency of the Peel & Stick Roof membrane, Titan Roofing still had to overcome many obstacles. One challenge was dealing with the Bank's noise restrictions on the project. "To avoid disturbing the occupants of the building, we had to perform noise-related work between the hours of 5:00 and 9:00 a.m.," Maguire explained.

Scheduling and security were other challenges. "Due to location and security issues we had to arrange the movement of cranes, material deliveries, hoisting of supplies, and trash and asbestos removal to occur during off-hours," Maguire said. The crew also had to coordinate their activities with the company installing 75 roof anchors (used by



Sarnafil Peel & Stick System on the Federal Reserve Bank in Boston, MA

window washing crews) during those same hours.

Proper staffing was also critical. "We had two separate crews – one to remove the asbestos base flashings and one to install the wood along the perimeter in order to stay a day ahead of the rest of the operation," Maguire stated. "Due to security issues, we also had to give the Bank plenty of notice if there were any changes to the crew."

In addition to the roofing system, Titan Roofing also installed Sarnafil waterproofing membranes G459 and G476 on planters on the roof. "Representatives from Roof Management Consultants and Sika Sarnafil were onsite throughout this entire operation and provided exceptional support to ensure the success of the waterproofing assembly," Maguire said. "The planters were filled with soil and shrubs so they needed to be 100 percent watertight."

Maguire said that one reason Titan Roofing was able to handle these challenges effectively and efficiently was because of the professionalism of the roofing crew and their foreman. "Joe Green's workmanship and co-ordination made the project a success," Maguire stated.

Quality Work Pays Off

Thanks to hard work, quality products, and teamwork, the Federal Reserve Bank now has a leak-free, energy efficient roof. "Everyone – the bank, the consultants, the contractors -- cooperated right from the start, and their commitments to this project helped ensure everything went smoothly," Walczak said. "As a result, the Bank has a problem-free roof that they are very pleased with, and one which didn't inconvenience their occupants during installation."

To learn more:

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