

Project Profile



Project

City of Henderson City Hall
Henderson, Nevada

Owner

City of Henderson, Nevada

Roofing Consultant

Curtain Wall Design & Consulting, Inc.
Las Vegas, Nevada

Roofing Contractor

Dean Roofing Company, Inc.
Las Vegas, Nevada

Roofing System

Décor Roof System using 60 mil
Sarnafil® G410 feltback membrane
in custom blue

Project Size

35,000 square feet

Completed

September 2010

Décor Roof System Keeps City Hall True Blue

You could say that when Curtain Wall Design & Consulting (CDC), Inc. of Las Vegas was called in to give recommendations of what to do about the leaking low slope roof on the City of Henderson (Nevada) City Hall office building, what they discovered was like a bolt from the blue. While it was true that the flat EDPM roof was failing, it was also revealed, to everyone's surprise, that the much larger blue metal portion of the roof was also leaking.

"Both roofs were about 20 years old, and the metal roof had no underlayment, so in some cases the decking had deteriorated over the years," explained Billy Jones, Consultant, RRO at CDC. "The city thought all the leaks were coming from the low-slope roof, when in fact, both roofs were leaking."

Unfortunately, the city had not planned on paying to replace both roofs, so CDC had to come up with a cost-effective roofing solution that had a proven track record, would meet local building codes, was tested to meet project wind loading conditions, and could provide a 90 mph wind speed warranty.

"We also had to consider other issues on the roof, such as the repair of the structural roof deck, the exterior expansion assemblies at the roof areas, the roof drainage systems, and the cement plaster systems that tied in to the roof areas," added Michael Lee, Associate/Manager, roofing and waterproofing group at CDC.

In addition, the roof had to look as aesthetically pleasing as the current blue metal roof. "The entire roof area is visible to other areas of the city hall complex, including the mayor's office!" said Lee. "Fortunately, we had worked with Sika Sarnafil's Décor system on previous projects and knew it would be a perfect system for this situation."

Décor System Works High and Low

The Décor Roof System combines the Sarnafil G410 thermoplastic single-ply feltback roofing membrane with Décor profiles and/or battens to give the appearance of a standing seam metal roof. This system utilizes Sika Sarnafil's time-tested vinyl membrane, and is the only roofing system of this type that includes warranty coverage for the hot-air welded ribs that give the roof the appearance of metal.

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"We think highly of the Décor system both technically and aesthetically, and knew we could design it to work on this project and be within the budget," Lee stated. Lee added that Sika Sarnafil's ability to custom-match the blue color of the surrounding roofs was another added benefit of using the Décor system.

"When CDC came up with the recommendation for the Décor system, I could tell it was a great fit," said Mark Hobaica, AIA, City Architect for the City of Henderson. "I am familiar with the proven performance of single-ply, PVC roofs, and really liked the idea that we could use the same roofing system on both the low and steep sloped areas and have one monolithic, seamless roof."

Steve Wilcox, Construction Project Coordinator for the City of Henderson, said that while he didn't have previous experience with PVC roofs, the more he learned about the Décor system, the more he liked it. Lee pointed out that CDC and Sika Sarnafil worked together to educate the City of Henderson about the Décor system, providing them with not only informative materials and samples, but also with a review of two nearby projects that used the Décor system.

"From the project's inception, Sika Sarnafil gave us outstanding service," Lee explained. "Not only did they furnish us with materials at the beginning, but their service continued with tech support to review details and specifications to make sure we could meet certain wind speed requirements. It was a great example of a consultant and manufacturer working closely together from design to completion of a project."

A Closely Watched Installation

According to Garth Stewart, formerly with Dean Roofing of Las Vegas, some of the challenges of installing the Décor system on the Henderson City Hall included doing the tear-off of the very steep metal roof, and dealing with



limited access to the building. "Fortunately, the Décor system is pretty easy to install, and once we got going things went pretty quickly and smoothly," Stewart said.

Stewart added that Sika Sarnafil representatives often came out to the job site and offered helpful information. "They would show us easier ways of doing something and also show us how to do a specific detail," he explained.

CDC also worked with Dean Roofing to make sure everything was done to specification, Hobaica said. "CDC did a great job working with everyone involved, and are one of the best roofing consultants we've used," he explained. "They have a whole set of tools to make sure their quality standards are adhered to, and are very good with follow-through."



It was this attention to detail and professionalism that earned CDC First Place in Sika Sarnafil's 2010 Roofing Consultant Project of the Year. "I am very proud of CDC for winning this award, because they really deserved it," Hobaica remarked.

Roof Gets Winning Vote

Today the roof is also getting top votes for both performance and appearance. "We are very pleased with the end result – it is a quality project and looks great," Wilcox said.

"Everyone who sees it says it looks great, and I would definitely use the Décor system again," Stewart stated.

"We've had some pretty substantial rain storms since the roof was installed, and the roof has performed beautifully. It's like there is a big, seamless, raincoat over the building now," Hobaica said.

The mayor is also pleased. "He was shocked when he learned it was not a metal roof," Hobaica remarked. "He's very impressed with the technology, and likes that it was less expensive than a standing seam metal roof." In fact, Jones and Lee both pointed out that the roof came in 20 percent under budget. That's something everyone can vote for.

Sika Sarnafil

A Division of Sika Corporation
100 Dan Road
Canton, MA 02021
Telephone: 1-800-451-2504
Telefax: 781-828-5365
usa.sarnafil.sika.com

Sika Sarnafil

A Business Unit of Sika Canada Inc.
6820 Davand Drive, Unit 2
Mississauga, Ontario L5T 1J5
Telephone: 905-670-2222
Telefax: 905-670-5278
can.sika.com

