

IKO.COM/COMM



Project Profile

Manufacturing Facility and Warehouse

BRIDGEVIEW, ILLINOIS



COMMERCIAL[®]

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Project Profile

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The Project

This was a 120,000-square-foot commercial reroofing project allocated at a manufacturing facility leased to a variety of tenants. The building owner looked to IKO, a family-owned, globally focused roofing, waterproofing and insulation manufacturer to supply their state-of-the-art IKO Innovi™ TPO roofing system for the project. The construction team partnered with RoofOptions, an IKO Approved Applicator headquartered in Johnsburg, Illinois, to determine the scope of the project and provide the installation. RoofOptions brought decades of experience in helping facility managers optimize their commercial properties through their company's "SMART" approach to commercial roofing: Service, Maintenance, Asset Management, Replacement and Technology.

The Challenge

Design and preconstruction work revealed that this project would be very complex. A detailed pre-bid inspection found heavily weathered roofing membrane, multiple leak sites and water-saturated insulation. Areas of the structural deck were found to have deteriorated and would demand special means of remediation. The client is committed to energy efficiency, and a rooftop solar collection array was included in the design, leading to additional considerations of structural loading. The presence of multiple tenants with differing business needs would require a sophisticated approach to staging materials and phasing construction.

The Solution

The project's specific needs led to the selection of a roofing system comprising a mechanically attached, 60-mil IKO InnoviTPO membrane, CoverShield™ high-density polyisocyanurate coverboard and IKOTherm™ polyisocyanurate insulation. The remediated deck will offer years of stability, while the insulating value of IKOTherm polyiso will help provide a comfortable environment for the tenants. The HD coverboard will add the strength needed to support the solar array while the white 60-mil InnoviTPO membrane provides high reflectivity, meeting the client's request for energy efficiency.

IKO PREMIUM SINGLE-PLY TPO ROOFING SYSTEM

- Complete roof deck replacement.
- IKO Innovi 60-mil TPO membrane mechanically attached.
- IKOTherm™ polyiso insulation.
- IKOTherm CoverShield™ polyiso insulation HD cover board.

COMMERCIAL WARRANTY ISSUED

Following final inspection of the completed project by an IKO field service technician, a 20-Year IKO Diamond Shield Limited Warranty was issued to the building owner. The Diamond Shield is a full-system leak repair warranty.





BUILDING OWNER

SK Realty Management

PROJECT SECTOR

Manufacturing

PROJECT START AND COMPLETION DATES

May 2023-July 2023

ROOFING CONTRACTOR

RoofOptions, LLC.

PROJECT SIZE

12,000 sq. ft.

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ROOFING
PRODUCTS

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Find out more about our roofing, waterproofing and insulation products now by talking to an IKO sales representative or your professional contractor, or by contacting us directly at: **Canada 1-855-IKO-ROOF (1-855-456-7663), United States 1-888-IKO-ROOF (1-888-456-7663),** or visit our website at: **IKO.COM/COMM.**

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