

Case History



Type of Project / Name:

Remove existing Foam Roof and replace with GacoRoofFoam and S20 System (Bldg B); repair existing Foam Roof (Bldg C).

Location:

St. Helena, CA

Specification:

SI-60-S20

Contractor:

Phoenix Coatings, Madera, CA

Customer:

Franciscan Estates Winery

Problem to be Solved:

Existing foam roof needed to be completely replaced.

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Failing roof replaced with **GacoRoofFoam and GacoFlex S20 Series.**



PROBLEM: The existing foam roofing on Building B at the Franciscan Estates, a well-respected winery in the Napa Valley for more than 40 years, had been repaired many times and needed to be completely replaced. Considering the amount and placement of HVAC equipment on their flat/low-slope 33,160 square foot roof, choosing the correct roofing materials to ensure proper drainage was a critical issue. In addition, the existing foam roof on adjacent Building C needed to be repaired before GacoRoofFoam and GacoFlex S20 Solvent-Free 100% Silicone Coating could be applied.

SOLUTION: Remove existing, poorly performing foam roofing down to the substrate, remove and replace HVAC equipment. Install 3" of GacoRoofFoam (2.7 lb) then coat with GacoFlex S20 Solvent-Free 100% Silicone Coating. This unique system provides a high R-value and forms a monolithic coating that fully adheres to the substrate to provide a seamless weather-tight seal.

UNIQUE CHARACTERISTICS: Franciscan Estates prides itself on its attention to details (microclimates, soil changes, separated fermentation, etc.) and wanted to work with companies who are equally concerned with top-quality craftsmanship and superior materials. Milroy Construction and

Applied Materials and Engineering (AME) provided a detailed plan for materials and application; Phoenix Coatings provided application expertise and Gaco Western provided superior products along with a 20-year warranty.

INSTALLATION DETAILS:

The professionals at Phoenix Coatings and Milroy Construction worked with AME and with Gaco Western technicians to apply the new roofing system.

Once the existing foam roof was removed, GacoFlex A4121 Acrylic Primer and GacoFlex E5320 2-Part Epoxy Primer/Filler was applied to the appropriate portions of the roof and parapet walls. Three inches of GacoRoofFoam 273 was then applied, followed by GacoFlex S2000.

The topmost flat part of the roof then had a maintenance walkway installed using GacoFlex SF2036 WalkPad.

The roofing project was completed meeting Franciscan Estate's objectives: on budget; without disruption to the winery's day-to-day business; and peace of mind knowing that their new roof will protect their wine business for years to come.

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