

Project Profile



Project

Anheuser-Busch
InBev Production Facility
New Windsor, New York

Owner

Anheuser-Busch

Roofing Contractor

Hayden Building
Maintenance Corporation
West Nyack, New York

Roofing Consultant

Professional Service Industries, Inc.
Tampa, Florida

Roofing System

Mechanically-attached
EnergySmart Roof® using
60 mil Sarnafil® S327
membrane in white

Project Size

163,000 square feet

Completed

December 2010

Sika Sarnafil Keeps Anheuser-Busch Plant Running Smoothly

Tearing off and replacing a 163,000 square foot roof in two months time is not an easy task, even under the best of circumstances. Try doing it in winter and on a plant that is running 24 hours a day, seven days a week. If that's not challenging enough, add in 400 roof penetrations and a labyrinth of vents and gas lines.

Those were the circumstances facing Hayden Building Maintenance Corporation of West Nyack, New York when they replaced the aging CSPE roof (chlorosulfonated polyethylene synthetic rubber) on the Anheuser-Busch InBev plant in New Windsor, New York. The plant is one of the main suppliers of cans for Anheuser-Busch's breweries, producing 12 million cans per day, and its operation could not be disrupted during the roof replacement.

Fortunately, Anheuser-Busch selected the Sika Sarnafil roofing system, which made life a little easier for Jim Aprile, senior estimator and project manager for Hayden Building Maintenance and his roofing crews. "The Sika Sarnafil system is very high end and welds very well," he said. "Plus, they offer a lot of accessories that make installation of the system much easier than others."

"Anheuser-Busch wanted something that would keep the water out, and they know the Sika Sarnafil system will do that because they have had good experiences with it on other roofs," stated Charles Murrell, roof consultant with Professional Service Industries (PSI), Inc. of Tampa, Florida. "I love the system – it goes down nicely and holds up very well. In my opinion it is a very good product."

A Big Cover Up

After being awarded the contract in October, one of the first tasks Hayden Building Maintenance performed was creating a schedule to meet the client's deadline of December 31. It was decided that each workday would be broken down into two parts: rip and removal of the existing roof; and the installation of the new roof.

"We decided to start the removal process crew at 2:00 a.m. and have them work under lights until 7:00 a.m.," said Aprile. "This head start would give the two roof installation crews enough area to work on from 7:00 a.m. to sunset."

Because this work was being done 50 miles north of New York City during the wintry months of November and December, hourly monitoring of the weather was



required to ensure no area would be unprotected overnight. "Oftentimes final scheduling would require a phone call to the Fleetweather monitoring service only hours before the manpower arrived to make sure that no inclement weather had moved in unexpectedly," Aprile remarked.

The interior of the plant also had to be prepared for the roof replacement. The ceiling of the entire facility had to be covered with reinforced plastic to make sure that no debris fell onto the newly manufactured cans. "This task may sound easy, but this facility has a network of machinery, vents, gas lines and conveyor belts that run very close to the ceiling," Aprile explained. In addition, there were automated, unmanned forklifts that move the cans around.

"Hayden had to employ several, full time monitors inside the facility to communicate with the interior production crew and make sure they were aware of both the stationary objects and the unmanned vehicles," he added. "The crews also needed to coordinate their location with the roofers on the exterior to ensure that areas being roofed were protected on the inside."

Aprile added, "We used Tuff Wrap's services for the interior portion of the project and they really did a great job."

An "Exhausting" Installation

Once the prep work was completed, a layer of wood fiberboard and the CSPE membrane were removed and a coverboard was installed over the existing layer of polyisocyanurate insulation. The Sika Sarnafil membrane was then mechanically attached through the insulation to the structural deck. "Because of all the mechanical and manufacturing equipment in the plant, there was a tremendous amount of venting and exhaust equipment on the roof, resulting in 400 flash-able penetrations," Aprile said. "All counter-flashings were stainless steel and the parapet cap was a custom piece.



Fortunately the removal and replacement work was completed around the numerous HVAC units and ducts without any disruption to the operations inside."

The plant's location near an airport also created an issue with the 33-ton crane with a 90-foot reach that Hayden planned to use. This would've required a special permit from the FAA, which would delay the job. Instead, Hayden decided to use a smaller 17-ton crane with a 65-foot reach in multiple loads.

A Snow Job

Despite all these challenges, the roofing portion of the job was completed on December 20th – 11 days early and five days before the Christmas Blizzard dumped 24 inches of snow on the roof. Hayden's work was still not done, however. They still had to remove all the plastic protection on the interior, so they took advantage of the scheduled shutdown of the plant between Christmas and New Year's to do this work.

"Although the blizzard raged outside, the protection removal crews worked inside and completed the project by December 29," Aprile stated. "In summary, Hayden completed the entire removal and replacement of the 163,000 square foot roof in 53 calendar days with zero impact on the manufacturing process inside."

Aprile added that because of the sensitive operations and aggressive schedule, the project was monitored closely by several people at Anheuser-Busch as well as Murrell. Hayden also worked closely with Sika Sarnafil representatives to make sure all the materials they needed were available on time and that everything was done to specification. "The Sika Sarnafil representative was very helpful and definitely there for us," said Aprile.

Murrell said he was very impressed with Hayden and would recommend them for future projects. "Hayden did a fabulous job and handled any problems promptly and professionally," said Murrell. "These guys were fantastic – I wish all my jobs went this well."

It was this professionalism that earned Hayden Building Maintenance First Place in Sika Sarnafil's 2010 Contractor Project of the Year, Low Slope Category.

In the Can

Despite a very rough winter, the roof is "doing very well," Murrell remarked. "I spoke to the plant manager recently and he is very, very happy with everything. This was a great project with a high-quality roofing system and an excellent crew. Even though they faced a lot of challenges, Hayden stepped up to the plate and did a terrific job."

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