

Project Profile



Project

Hale Kehau Condominiums
Kailua-Kona, Hawaii

Owner

Association of Apartment Owners
of Hale Kehau

Building Owner Representative

Certified Hawaii
Honolulu, Hawaii

Roofing Contractor

Commercial Roofing &
Waterproofing Hawaii, Inc.
Honolulu, Hawaii

Architect / Engineering Firm

Allana Buick & Bers, Inc.
Honolulu, Hawaii

Roofing System

Adhered system using Sarnafil®
G410 feltback membrane in patina green

Project Size

45,643 square feet

Completed

January 2010

Sika Sarnafil Roof System Keeps Condo Complex Worry-Free

The owners of the Hale Kehau Condominium development in Kailua-Kona, Hawaii appreciate things of beauty. The complex, which is in the Keauhou Resort Area, features an abundance of colorful flowers, beautiful views of the ocean, and lanais specifically designed for enjoying spectacular sunsets. With this focus on attractive vistas, it is no surprise that aesthetics played a key role when the Hale Kehau Association of Apartment Owners looked to replace the failing built-up roofs on the development's buildings.

"The complex consists of 19 buildings which include condos, garages, a pool house, tennis facility, and recreations rooms," said Dana Bergeman, principal and vice president of Allana Buick & Bers architectural engineering of Honolulu. "These buildings overlook each other, so the roofs are very visible and need to be attractive."

The roofs originally had two systems – dark-colored built-up gravel roofs on the flat areas, and painted metal roofs on the sloped areas. Over time, the built-up roofs

started experiencing leaks, cracking, and gravel started washing off, according to Susan Gregg, CMCA, PCAM, formerly with Certified Hawaii of Kailua-Kona. Obviously, these failing roofs were both annoyances and eyesores.

Color and Environmental Resistance Critical

Pete Schubert, PM services manager at Allana Buick & Bers, said that in addition to an attractive appearance, another requirement for the new roofing system was the ability to tolerate environmental factors found in that area. "We have a lot of VOG, or airborne volcanic gas in Kailua-Kona, as well as salty sea air," he said. "The new roofing system had to be able to withstand those elements as well as a high UV index."

One system that met all these needs was the Sika Sarnafil adhered single-ply system. The Sika Sarnafil thermoplastic membrane formulation has been time-tested for more than 45 years, and is considered one of the best in the industry.

"Our past experience with Sika Sarnafil has been very positive, and their roofing systems

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are very durable, have a long life expectancy, and can withstand the local environmental conditions,” Bergeman said. “And a built-up roof, there were no concerns about drainage from the sloped metal roofs creating asphalt erosion on the flat roofs.”

“The owner wanted the new flat roofs to have some color, but they didn’t want something that would create glare,” added Les Hines, construction administrator at Allana Buick & Bers. “The fact that Sika Sarnafil could provide a single-ply membrane in a patina green color was a big plus.” In addition, the light membrane color reduces air conditioning costs by reflecting the sun’s rays.

Installation via Golf Carts

Commercial Roofing & Waterproofing Hawaii, Inc. of Honolulu faced several challenges when installing the new Sika Sarnafil roofing system – the biggest of which was transporting the roofing materials to the job sites. “This complex that was being reroofed has no roads to the fifteen buildings,” Gregg explained. “These buildings are accessed from the parking lot by golf carts, so Commercial Roofing had the challenge of moving the roofing materials from the parking lot to the buildings without using cars or trucks. I’m not sure how that was accomplished – I think it was magic!”

Larry Young, vice president of the project management and estimating division of Commercial Roofing, agrees that that part of the job was not easy. “The logistics of hauling the demolition materials out and the new materials in by way of golf cart paths was a challenge,” he said. “And, as on all jobs, we were also concerned with worker safety.”



“Commercial Roofing did an excellent job on this project,” Gregg said. “Condo owners always prefer there be limited or no impact on their lives during construction, and Commercial Roofing did a terrific job of minimizing any disruption. And, there was no tar smell!”

“Thanks to a lot of time and effort spent on the front end of the project, the installation went pretty smoothly after it got going,” Schubert said. “Commercial Roofing did a good job – no doubt about that.”

Sika Sarnafil representatives were also praised for their input into the project. “There are always some detail challenges that pop up when reroofing an existing roof, and Sika Sarnafil technical representatives were always available to review the new details,” Young said.

“Sika Sarnafil people helped us both with some wind uplift concerns, and also with the inspection,” Hines added. “They are always helpful when we work with them.”

Seeing Green

Today the new roofs look great and are performing well. “The metal roofs were painted green to match the Sika Sarnafil

patina green membrane, which gave the buildings “a fresh new look,” Young said. “The client was very satisfied with the appearance of the final product.”

Gregg said she would “definitely” use the Sika Sarnafil system again. “The system is performing well and seems perfect for flat roofs.”

“We recommend the Sika Sarnafil system all the time, because, as is the case with the Hale Kehau condominiums, we almost never have call-backs,” Bergeman said.

“I would definitely recommend the Sika Sarnafil system again,” Young added. “It is an excellent membrane with a long track record for performance. We always know we will have excellent, worry-free results with this system.”

And that in itself is a thing of beauty.



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