

Project Profile



Project

Hoag Memorial Hospital Presbyterian
Newport Beach, California

Owner

Hoag Memorial Hospital Presbyterian

Roofing Contractor

Best Contracting Services, Inc.
Gardena, California

General Contractor

Kemp Brothers Construction, Inc.
Santa Fe Springs, California

Roofing System

Adhered EnergySmart Roof® using
80 mil Sarnafil® G410 membrane

Project Size

29,800 square feet

Completed

December 2008

Sika Sarnafil a Top Performer on Hoag Hospital Roof

When someone says they are working “under the big tent” you might expect them to be riding elephants or juggling red balls. But that was not the case with Best Contracting Services, Inc. of Gardena, CA. When the roofing contractors were working “under the big tent” at Hoag Hospital in Newport Beach, CA, they were doing serious work.

“Hoag Hospital was renovating and expanding its Emergency and Imaging Departments, and wanted to keep those departments in service during the installation of the new roof,” explained Randy Ayala, project manager at Best Contracting. “In order to keep these areas watertight during the renovation –which took place during the rainy winter months -- a large tent was erected over the areas.”

Sustainability No Laughing Matter

Fortunately, Best Contracting was installing a Sika Sarnafil adhered roofing system, which would not only keep the roof watertight for years to come but which would also offer energy savings because of its white, EnergySmart Roof®.

“We chose the Sika Sarnafil system because of its sustainability,” said Gregg Zoll, senior project manager at Hoag Hospital. “Not only would it meet California’s Title 24 requirements but we were confident it would perform above and beyond our expectations. We also like the longevity of this product – I have specified this product almost 40 times and have been very pleased with the long-term performance.”

Zoll added that the fact that the Sarnacol adhesive used was VOC compliant gave it a big advantage over the inherent smell issues of a cold process or typical built-up roof system.

Ayala agreed that the Sika Sarnafil system was the best choice. “I’ve had a lot of experience working with Sika Sarnafil and believe it is one of the best single-ply systems out there,” he explained. “The crew likes working with it, too, because it welds well and the details are easier to install.”

Serious Work

The installation of the new roof began with removal of the old roofing system, which was done by the general contractor, Kemp Bros. Construction Inc. of Santa Fe Springs, California. According to Loni Zuschlag,

Sika®

Sarnafil®

project engineer at Kemp Brothers, the insulating concrete fill was vacuumed “to avoid getting dust inside the hospital.” The existing 22 gauge metal deck remained with new structural t-sections and a 16 gauge structural steel deck above to stiffen the structure.

Best Contracting then installed a 5/8” gypsum roof board, followed by a 1.5” thick polyisocyanurate, and another ¼” primed gypsum roof board. The Sika Sarnafil roofing system was then adhered on top of that.

“The primary challenge was maintaining 24/7 service in the acute treatment areas during construction,” Ayala stated. “We were concerned not only with the safety of the patients, visitors and staff, but also with keeping the building watertight at all times.”

One Step at a Time

The roof installation was done in phases, so that portions of the roof could be completed quickly. Phase I involved installation of 160 squares over the Emergency and Imaging Departments. “We had to design and build a sheet metal roof while we tore off and demolished the existing roof system, then install the Sika Sarnafil system,” Zoll explained. “Our goal in Phase I was to do it fast and make it watertight,” Ayala added.

Phases II and III were over the Imaging areas, which was where all inpatient imaging services were contained. As Zoll explained, “This particular facility houses two MRI machines, four CT scanners, and a variety of radiology equipment that represents a significant investment to the hospital..”

Enter the tent. According to Zuschlag, the tent was furnished and installed by Hippwrap Containment Systems whom specialize in this heavy duty, fire retardant shrink-wrap polyethylene treated with UV inhibitors. Posts were installed on the exterior parapet to support the new tent structure. “It was kind of like a heat shrink-wrap effect,” she explained. “It was important to make sure no water infiltrated the building.”



Yet while the tent did a great job at keeping the building below watertight, it did make it more difficult for the Best Contracting crew to do their jobs. “The tent imposed strict restrictions on us,” Ayala remarked.

“Roof loading had to be done by craning the roof materials over an existing sight screen on a recently completed roof that was protected with plywood. The materials were then transported to the job site through the tent’s one access portal on four-wheel dollies, and hand-carried around the maze of pipe hangers and material and equipment from the other trades working on the building.”

Pipe Headline

Another challenge facing Best Contracting was dealing with hundreds of square pipe penetrations on the roof. According to Ayala these were “sealed by field fabricated boots, tightly wrapped, caulked, and finished with hose clamps to form a watertight seal.”

Throughout all phases of the installation, the Sika Sarnafil reps were there “whenever we needed them,” Ayala stated. “The service from Sika Sarnafil is always great and the representatives are always there for you.” Added Zoll, “There were some late changes to the specs but the Sika Sarnafil representatives went above and beyond to

make sure the changes were approved on time.”

Big Grins All Around

Despite all the challenges juggled by Best Contracting, the end result had everyone sporting big grins. “Best Contracting took on this challenge and did a great job in exceeding/meeting our schedule needs and handling our safety demands,” Zoll said. Zuschlag added, “Best Contracting’s craftsmanship was great and they were very responsive to our needs.” It was this professionalism and workmanship that earned Best Contracting Services, Inc. First Place in Sika Sarnafil’s 2008 Project of the Year, Low Slope Category.

The roof itself is also garnering applause. “The roof is made out of very sustainable material and will last a long time,” Zuschlag stated.

“This was a very successful project – and it was all about service and performance,” Zoll said. “We look at Sika Sarnafil as a business partner to help meet our long-term sustainability goals and objectives.”

And that’s not clowning around!

Sika Sarnafil

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