

170,000 s.f. Roof Assembly Tear-Off & Replacement
Park Ridge, IL



View of Existing Damaged Roof



Installation of replacement R-20 Insulation



View of Completed Replacement Roof

Client:

Bristol Court Condominium Association

Scope of Work

An intense hail storm damaged all aging roofs of this suburban condominium complex of 14 four-story multi-residential buildings. The roofs could not be repaired. The insurer stipulated that the buildings be re-roofed for the budget of in-kind replacement to best match the original construction appearance from grade.

HAG designed, bid, permitted and administered the construction of the multi-phased roof replacement system for all buildings to the highest industry standards. This work included:

- A ±170,000 s.f. low slope, low albedo (reflectance) mechanically-fastened PVC membrane with a 15 yr. material / 5 yr. labor warranty
- Factory Mutual 4470 compliant impact resistance, hail damage resistance, wind uplift resistance and exterior fire resistance standards
- Energy code-compliant replacement insulation
- High quality replacement drains for areas of heightened insulation for all roofs
- The additional design of an ±90,000 s.f., 25 yr. material / 3 yr. labor warranted cedar shake mansard replacement roof assembly



Detail of Cedar Shake Replacement Roof Assembly