



# SIKA AT WORK

## ZURICH INSURANCE NORTH AMERICA HEADQUARTERS SCHAUMBURG, ILLINOIS

ADHERED EnergySmart Roof® USING  
80 MIL Sarnafil® G 410 MEMBRANE IN WHITE AND  
60 MIL Sarnafil® G 410 MEMBRANE IN LIGHT GRAY

**Sarnafil**

**BUILDING TRUST**



# SARNAFIL ROOF ENSURES HIGH PERFORMANCE, STUNNING AESTHETICS

The 150,000-square-foot roof on the Zurich North America Headquarters in Schaumburg, Illinois, presented one of the toughest roofing challenges that Sullivan Roofing, also of Schaumburg, had ever encountered. The complex roof required conventionally applied, fully adhered PVC membrane, inverted roof membrane waterproofing assemblies with pavers and green roof modules – all on multiple levels.

Fortunately, one roofing system could handle all of these configurations: the Sarnafil PVC EnergySmart Roof.

“We decided to go with the Sarnafil system because it has a great track record and is a proven performer, which is why it is our preferred PVC system to specify,” said Charles Wittleder, AIA and associate principal at Goettsch Partners, Inc., of Chicago, the architect for the project. “Originally, we were planning on installing a fluid-applied asphalt membrane under the green roof areas. But after review with the design build contractor, we switched to Sarnafil PVC because it goes down quicker and has fewer restrictions on when it can be installed. It also doesn’t require a root barrier.”

The fact that Sarnafil is manufactured by Sika Roofing was another benefit.

“Sika has waterproofing products not offered by others, and has a partnership with LiveRoof, which was supplying the green roof modules,” stated Reid Whetham, senior project manager at Sullivan Roofing. “Plus, Sika representatives are known for being responsive and very helpful.”

## “HAD TO BE ON OUR GAME”

The complexity of the installation – which demanded a fast-paced schedule – required Sullivan Roofing to creatively and collaboratively problem solve, often making daily adjustments to overcome unique challenges.

“At one point, we had three different roofing crews working on different locations of the building – one doing the inverted waterproofing assemblies, one doing the conventional roofing and one doing the pavers,” Whetham explained. “We had to meet the general contractor’s schedule that was changing on a daily basis. There were so many things happening that we constantly had to be on our game and ready to roll.”

Jim Saxton, roof consultant at RoofTech Consulting, Inc., of Highland, Illinois, said “The roofing crew was bouncing all over the place. They’d start on the 12th floor, but then be moved down to the fourth floor. The logistics of trying to manage that must have been a huge challenge.”

Coordinating the installation of the LiveRoof green roof modules also proved tricky.

“Incorporating the LiveRoof modules led to some additional planning and last-minute adjustments, but it was all worth it,” said Ryan Carson, project manager at Clayco of Chicago, the design build contractor.

Whetham pointed out that one Sullivan superintendent, Jim Fredericks, was on site every day to handle scheduling and quality control. “This was his baby, and he did a great job. My hat’s off to him,” Whetham said.

## PROJECT

Zurich Insurance North America Headquarters  
Schaumburg, Illinois

## OWNER

SFG Schaumburg 1, LLC

## ROOFING CONTRACTOR

Sullivan Roofing, Inc.  
Schaumburg, Illinois

## ROOF CONSULTANT

RoofTech Consulting, Inc.  
Highland, Illinois

## ARCHITECT

Goettsch Partners, Inc.  
Chicago, Illinois

## DESIGN BUILD CONTRACTOR

Clayco, Inc.  
Chicago, Illinois

## ROOFING SYSTEM

Adhered EnergySmart Roof using  
80 mil G 410 membrane in White and  
60 mil G 410 membrane in Light Gray

## PROJECT SIZE

150,000 square feet

## COMPLETED

October, 2016





Adverse weather conditions such as snow, rain and some strong wind storms – one with 70-mph gusts that picked up and flipped over a crew member – disrupted the process as well.

“Sometimes bad weather would materialize just as the crew was getting ready to start work,” Saxton said. “Fortunately, Sullivan Roofing did a very good job of protecting materials during the storms.”

Staging was another issue. “There were site restrictions on where we could set a crane to move materials to the top floor,” Whetham said. “We ended up carrying pavers through the 10th floor and always had to plan ahead to see when materials were arriving. We often had trucks delivering pavers and the LiveRoof modules coming one after another.”

Despite all the challenges and interruptions, Sullivan Roofing successfully installed all the systems to specification, and the building earned a LEED Platinum certified rating from the U.S. Green Building Council. It was Sullivan Roofing’s professionalism that earned the company first place in the Sustainability Category of Sika Roofing’s 2016 Project of the Year competition.

#### **SIKA REPS PART OF THE TEAM**

Many of those involved credited the Sika representatives with playing an integral role in the success of this project. “Sullivan Roofing had a lot of coordination and pre-meetings with Sika,” said Trevor Ryor, project executive at Clayco.

“Sika provided tremendous support throughout the project, assisting us with complex detail and installation questions on anything from prefabricated custom pipe boots to flash railings to unique expansion joint details,” Whetham said. “They helped us provide the best quality workmanship, and the combined team effort in problem solving was impressive.”

#### **“MORE PEOPLE SHOULD CONSIDER HAVING ROOFS LIKE THIS”**

Today, the roof is performing as designed despite being tested by all sorts of weather. “At this point, (the roof) is basically maintenance-free,” according to David Yanda, general manager at Zurich North America.

Yanda went on to say that the 15 acres of green roof are very popular, and employees are encouraged to sit, have lunch and relax near the green areas.

“People love it!” Yanda said. “It adds ambiance to the building, uses little water, reduces our carbon footprint and is worry-free. More people should consider having roofs like this.”

Wittleder is also very pleased with the roof and the Sarnafil membrane. “I would definitely specify it again,” he stated. “Having one warranty for so many systems is a huge benefit, the white reflective membrane is a good energy saver and the Sika Roofing technical support during design and installation was excellent.”

While Zurich Insurance continues to protect its policyholders from hardships, the sustainable roof on the company’s North American headquarters will protect Zurich from the same.



# ZURICH INSURANCE NORTH AMERICA HEADQUARTERS



## WHO WE ARE

The commercial roofing industry has relied on thermoplastic single-ply membranes from Sika for more than 50 years to achieve sustainable roofing and waterproofing solutions.

Sika is a globally active specialty chemicals company. Sika supplies the building and construction industry as well as manufacturing industries (automotive, bus, truck, rail, solar and wind power plants, facades). Sika is a leader in processing materials used in sealing, bonding, damping, reinforcing and protecting load-bearing structures. Sika's product lines feature high-quality concrete admixtures, specialty mortars, sealants and adhesives, damping and reinforcing materials, structural strengthening systems, industrial flooring as well as roofing and waterproofing systems.

Our most current General Sales Conditions shall apply.  
Please consult the Product Data Sheet prior to any use and processing.  
ISO 14001: 2004-Compliant



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ENERGY STAR is a trademark of the U.S. EPA.  
LEED® is a trademark of the U.S. Green Building Council.  
Green Globes® is a trademark of the Green Building Initiative

**SIKA CORPORATION • ROOFING**  
100 Dan Road • Canton, MA 02021 • USA  
Tel: 781-828-5400 • Fax: 781-828-5365  
usa.sarnafil.sika.com

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