

# A-1 ROOFING & INSULATION SYSTEMS

## Colome School District 20-year-old EPDM Restoration

**Colome School District**  
**Colome Elementary School**  
**Colome, SD**

**Completion - 2021**

**Project size - 15,067ft<sup>2</sup>**

**Project duration - 11 working days - 4 man crew**

**System - Gaco's Flex System – SP-S20-38-20**

**Products Used - Gaco Western**

### The problem:

The fully adhered, 20-year-old EPDM roof was in disrepair and likely had only a few years left.

The issues included:

- Failing Seams
- Delaminated membrane at stress points
- Cracking
- Heavily oxidized membrane surface

### A-1's Fully-Warrantied Solution:

A-1 completed a single-ply restoration system that not only saved the school district money in the long run, but also is warrantied to be leak and defect free for up to 20 years. The steps of the repair included:

- Preapproval from a Gaco representative to ensure a full warranty
- Repairs to areas of delamination
- Thorough cleaning with Gaco Wash
- Priming with E5320 Epoxy primer
- Reinforcement with polyester mesh and Gaco Silicone
- Resurfacing with 40 mils of Gaco's S20 100% silicone
- A final inspection to ensure the roof met specifications

[www.sprayroof.com](http://www.sprayroof.com)  
[info@sprayroof.com](mailto:info@sprayroof.com)  
(605) 337-3721 or (605) 207-0204



Repair EPDM saturated/delaminated areas



Wash EPDM



Apply 2 part epoxy primer, then reinforce seams and details using polyester mesh



100% Silicone Top coat application



The finished roof

# Colome School District 20-year-old EPDM Restoration

## The full story behind the project

Colome School District, home of the Cowboys and Cowgirls, has many different facilities on the district's K-12 campus. Each facility has its own roof system, varying in age and condition. A-1 Roofing and Insulation Systems was asked to evaluate the different roof systems and develop a report and recommended solution for the district's consideration based on A-1's findings.

Upon evaluation of the different facility's roof systems, the elementary building's fully adhered EPDM proved to be the oldest system in need of the most attention because of its failing seams, delaminated membrane at key stress points, cracked details, and a heavily oxidized membrane surface. Even though the remaining service life of the roof system was estimated to be 3-4 years before needing a complete re-roof, the roof was deemed to be a good candidate for restoration.

The District representatives had a decision to make. Were they going to let their roof continue its course and be forced to go with a costly, inconvenient re-roof in the future, or would they restore it with a Gaco Single-Ply Restoration System from A-1 to get them back in the saddle for the long ride ahead?

The district hired A-1 Roofing and Insulation Systems to restore their aging EPDM system using Gaco Western's silicone products. Gaco's Single-Ply Restoration System provides a solution which is sustainable, cost effective (usually between 1/2 and 2/3 the cost of a re-roof) and qualifies for a factory inspected leak free warranty for the duration of up to 20 years.

Before the work to restore the 20-year-old, 15,067ft<sup>2</sup> EPDM could begin, the roof had to be thoroughly inspected and approved by a Gaco representative in order for the district to receive a full warranty upon completion. Once approved, the areas of delamination were addressed and fixed using like EPDM materials. After the necessary repairs were made the roof was meticulously cleaned using Gaco Wash, a bit of elbow grease and high pressure washers. Then, to insure proper adhesion, it was primed using Gaco's E5320 Epoxy primer followed by the reinforcement of all detail and seams using a combination of polyester mesh embedded in Gaco's S-20 silicone and SF-2000 fibered silicone. To complete the restoration process, the entire roof was resurfaced with approximately 40 mils of Gaco's S20 100% silicone. Once finished, the new restoration system was given a final inspection by a Gaco qualified inspector to ensure that the work was performed to factory specs and free of defects.



[www.sprayroof.com](http://www.sprayroof.com)  
[info@sprayroof.com](mailto:info@sprayroof.com)  
(605) 337-3721 or (605) 207-0204

