

FREEMAN SHOPPING CENTER

This family-owned, full-service shopping center is located in Freeman, SD. It includes a hardware store, supermarket, and pharmacy along with a franchised eating establishment all under one 21,140 sq. ft. roof. When the building owners contacted A-1 Roofing and Insulation Systems in search of a new roof, their highest priorities were quality, efficiency, and affordability. A-1 was a perfect fit for the job because, since 1985, they have been providing uncompromised quality in their workmanship and have used the industry's most proven products capable of handling the extreme weather conditions of South Dakota.



www.sprayroof.com
(605) 337-3721 or
(605) 207-0204



The new SPF & Coated System



THE SOLUTION

For The Freeman Shopping Center, A-1 Roofing and Insulation Systems installed a high density Sprayed Polyurethane Foam (SPF) and high tensile acrylic Coated System over the existing metal panel roof. The SPF and Coated System eliminated the need for a costly tear off and the risk of exposure of the building's contents and services. The high density SPF not only increased the heating and cooling efficiency of the facility by adding an additional R10 of insulation, but it also eliminated the condensation issue by installing the insulation to the outermost surface of the roof. The new system, being monolithic in nature, encapsulated the existing roof surface which halted the metal oxidation and eliminated the possibility of any water penetration. The flutes at the roof edges were also resealed to stop the water's ability to back up into the interior of the building.

A-1 used the highest quality products and techniques on the market to complete the SPF and Coated System in only 10 working days. The new roof system installed on the Freeman Shopping Center's facility will pay for itself with the estimated energy savings of 30% or more per year. The completed system is covered by a 10 year guarantee against material defects but has a projected life cycle of 15-18 years before needing to be washed and re-coated which in turn restarts the life cycle of the roof. Now that is sustainability!

THE PROBLEM

The Freeman Shopping Center's 43 year old facility was experiencing problems that are common for a metal panel roof of its age:

1. The owner was starting to "chase leaks" all too often because of the aging edge detail, fasteners, and seams.
2. The underside of the roof would condensate, drip, and then stain the ceiling tile when there was a warm up in the outside temperatures after a cold blast.
3. The closure strips at the roof edge were no longer filling the flutes, which allowed water to back up into the interior of the building.
4. The galvanized coating, the panels only rust protection, was wearing thin and was heavily oxidized with some minimal rust showing in places.



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