

Project Profile



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Project

The Ascent at Roebling's Bridge
Covington, Kentucky

Owner

Corporex Family of Companies

Architect

Studio Daniel Libeskind
New York, New York

Architect of Record

GBBN Architects, Inc.
Cincinnati, Ohio

Roofing Contractor

Midland Engineering Company
South Bend, Indiana

Roofing System

Adhered system using
Sarnafil® custom
colored limestone and blue
60 mil G410 membrane

Project Size

15,000 square feet

Sika Sarnafil Earns Its Stripes on The Ascent at Roebling's Bridge Condominiums

Designed by the renowned architect Daniel Libeskind, The Ascent at Roebling's Bridge luxury condominium building is eye-catching not only because of its crescent shape, but also because of the striped design of the concrete and glass curtain-walled structure, which continues up and over the sloping roof. Yet as beautiful as the building may be, finding a roofing system that would match those bands and which could be safely installed on this 22-story, steep-sloped structure was not easy. Fortunately, Sika Sarnafil and Midland Engineering Company were both "up" to the job.

The Roof as a Fifth Elevation

"Roofs are usually treated as a pragmatic space that will never be seen and where HVAC and other machinery are placed," said Yama Karim, principal of the project at Studio Daniel Libeskind in New York, NY. "But we see roofs as primary features of buildings and pay great attention to the integration of the roof, as part of the building design." This was especially true for The Ascent at Roebling's Bridge, where the steeply sloped roof mimics the lines of the

nearby Roebling's Bridge — the prototype for New York's beloved Brooklyn Bridge.

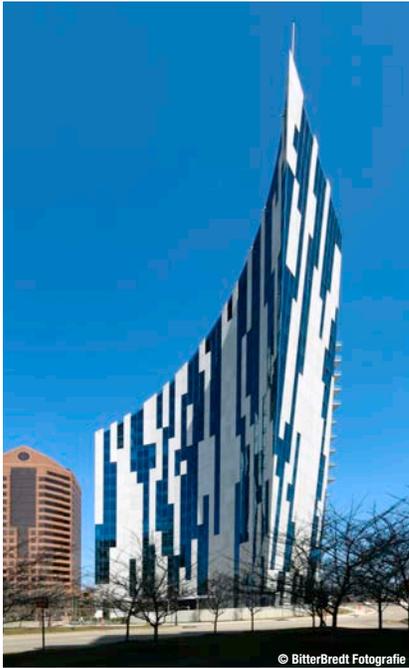
"Our goal in selecting a roofing system was to preserve the integrity of the design and have the stripes continue up over the façade and back down," Karim explained. "There were several ways we could do that with a metal or pre-cast concrete roof, but problems arose with both approaches." Karim said the problem with a pre-cast concrete roof was the additional weight load, whereas the concern with a metal roof was ensuring the penetrations were watertight.

Scott Kyle, architect and senior associate of development / mixed use at GBBN Architects, Inc. of Cincinnati, the architect of record, said that cost and other factors also played a role in the roof system selection. "The primary criteria were durability, low-maintenance and adaptable detailing methods," he stated. "We also wanted a system with color selections and color processes that would readily match the façade colors, as well as not bleed." His company started researching different suppliers of PVC roofing, and came up with the recommendation to go with Sika Sarnafil.

Why Sika Sarnafil? "I was confident that Sika Sarnafil would be easy to work with

Sika®

Sarnafil®



in detailing how the two different colored membrane membranes come together and would be able to satisfy everyone's needs," Kyle explained. "That was my 'gut' feeling, which was based on what I'd heard and past experience with Sika Sarnafil. They are a quality manufacturer and in the end, they lived up to my gut feeling."

Added Ken Sage, vice president of business development at Midland Engineering Company of South Bend, IN, installers of the roof, "Sika Sarnafil is very good at matching custom colors and has a proven product."

Banding Together for a Quality Installation

It can be tricky enough installing a roof system so that the stripes of the roof line up perfectly with the stripes on the building — but try doing that on a roof between 150 to 300 feet in the air with a slope (9/12) that equates to a 37 degree angle! "Because of the height and slope this was not a job roofing contractors were clamoring to do," Sage said. "We became involved with this project because the owner saw we had worked on another building in Louisville with a very steep roof, so they asked us if we would be interested in this job.

"We analyzed the difficulties inherent in an installation of this height and slope and formulated methodologies we believed would properly manage the risk and result in a high quality, aesthetically pleasing installation."

It proved to be a very difficult project. "Our roofers and sheet metal workers not only performed admirably, they had to become rock climbers for the duration of this job," Sage commented. "They initially had sore legs from standing at that angle."

Safety, of course, was the biggest concern during the installation. Midland Engineering designed and installed a safety system consisting of numerous tie-offs as well as special staging of equipment and tethering of roof materials. Because of this attention to safety, Midland Engineering logged 5,000 man-hours without one safety incident.

Continuing the bands over the crescent-shaped roof was also a challenge. "Getting the bands to line up and simulate the pre-cast concrete of the walls the proper way was a real mind bender," Sage said. In the end Midland Engineering designed and fabricated 1,850 linear feet of custom rail curbs to simulate the pre-cast bands on the roof deck.

Other challenges Midland Engineering faced were difficult flashing conditions because of drop-offs, snow guard layouts, and the placement of gutters over the many terraces of the building.

"It was a real team effort figuring out how to build the bands and deal with the steep



conditions and complicated geometry of this roof," Kyle said. "Midland was integral in doing that, and in the end it all went together really well."

It was this attention to detail as well as high quality work that won Midland Engineering Company First Place in Sika Sarnafil's 2007 Project of the Year, steep slope category.

A Distinctive yet Durable Roof

Since its installation the roof has been trouble-free and has not required any callbacks. "The roof is performing fantastically, and all parties are extremely pleased with the end result," Sage stated.

Kyle is also pleased with how the project went. "The roof is doing well and I would recommend both Sika Sarnafil and Midland Engineering again without hesitation, which says a lot," he commented.

Karim was also impressed. "I have nothing but good things to say about Sika Sarnafil and how the project was executed," he stated. "They did an excellent job in preserving the integrity of the design and I was pleasantly surprised with how malleable the membrane is, allowing itself the ability to conform and take on different geometries.

"It effortlessly continues the stripes across the roof without looking like the details are being forced. We are very content with the completed project."



The distinctive Ascent at Roebling's Bridge will serve as a landmark in the Covington - Cincinnati area for years to come.

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