GAF Project Profile

A Smart, Sustainable Roofing Solution for Santa Fe Community College

About Santa Fe Community College

Serving more than 13,000 students annually, Santa Fe Community College (SFCC) is a vital institution that prioritizes safety, sustainability, and long-term facility maintenance. Given the campus's multiple roof types—each at various stages of wear—the college needed a cost-effective solution to extend the lifespan of its existing roofing systems while ensuring minimal disruption to campus operations.

The first two sections addressed in this project, the Fitness Center and West Wing, featured aging EPDM roofs with:

- Punctures and deteriorated sealing at termination bars and counter flashing
- Failing drains
- Splitting and lifting seals at penetrations, corners, scuppers, and target patches

The third section, the Commons Area, had built-up (BUR) cap sheet roofs with severe granule loss—indicating the need for immediate attention.

Project Summary

- Roofing System: GAF HydroStop® Roofing System (Premium Acrylic HydroStop® Base Coat and HydroStop™ Top Coat)
- Key Features: Seamless waterproofing, energy efficiency, and cost-effective restoration
- Scale: Multiple buildings, including EPDM and BUR roof sections

Job Details

- Location: Santa Fe, New Mexico
- Roof Size: 1,927 Squares
- Completion Date: 2017
- System Type: Liquid Applied Roofing
- Building Type: Education

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Challenges:

Roofing projects on active college campuses require careful planning and rigorous safety measures to protect both workers and students. The key challenges included:

- Occupied Campus Environment – Extra precautions were necessary to secure work areas, especially near building entrances, exits, and walkways.
- Safety Protocols – RoofCare Services implemented extensive safety measures, including:
  - Blocking off areas underneath re-decking work
  - Using safety flags, caution signs, and safety lines
  - Assigning a safety monitor for oversight
- Weather Delays – Some project stages coincided with New Mexico's monsoon season and late fall temperature drops, causing unpredictable delays.

Solution:

Because the roofs were aging but not failing, SFCC needed a cost-effective solution to extend their lifespan without the expense and disruption of a full reroof. The GAF HydroStop® Roofing System provided a seamless waterproofing solution, reinforcing both the EPDM and BUR roof sections while improving energy efficiency.

Project scheduling required careful coordination, as different phases of the work were carried out during New Mexico's monsoon season and late fall. Weather-related delays made production unpredictable, but the team adapted to changing conditions moving forward.

A Long-Term Roofing Strategy:

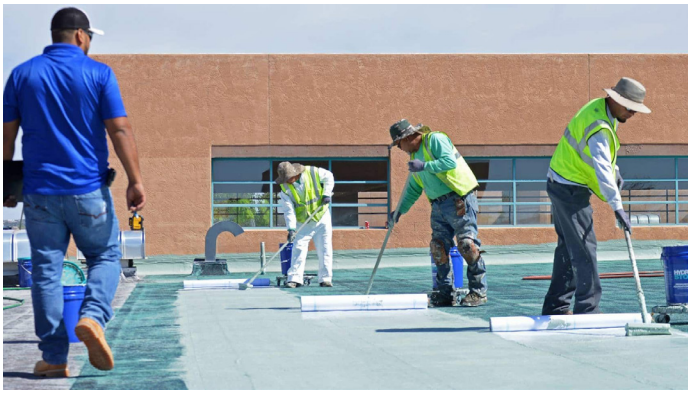
An added benefit of HydroStop® was its highly reflective top coat, which replaced the dark-colored EPDM and BUR surfaces, helping reduce cooling costs for the college. SFCC was so satisfied with the system that it selected HydroStop® as the basis of design for its long-term capital improvement plan, ensuring a consistent, high-performance solution for future roofing projects.

> "From a production standpoint, we love the HydroStop® System. We're very efficient with the installation process; it doesn't require heavy equipment, it's durable, low VOC, and easy to maintain. It's just a great product, and we have a very happy customer."
>
> **Abraham Carmona**
> Project Manager, RoofCare Services

About the Contractor:

RoofCare Services — Albuquerque, New Mexico

Established in 2008, RoofCare has built a reputation for excellence in commercial roofing. Their team consists of some of the best commercial roofing contractors in New Mexico, delivering high-quality roofing system solutions with a commitment to precision and expertise.



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