

Coorstek

HILLSBORO, OREGON

High-Tech Manufacturer Recovers a Leak-Free Environment by Focusing on the Details

Coorstek is a leading manufacturer of proprietary ceramics formulations used in a host of industries from semiconductors to aerospace. The facilities team at Coorstek's Hillsboro, OR site was perplexed by recurrent leaks across their 70,000 square foot roof. While these leaks were at risk of impacting day-to-day operations if left unchecked, the Coorstek team also could not take on the larger disruption of a full roof replacement. Garland territory managers Travis Cox and Brendan Hargrave looked for a potential solution that could tackle the "repeat offender" leaks, without embarking on a full-scale tearoff.



CHALLENGE

Cox and Hargrave conducted a detailed assessment of the entire roof. They found that overall, while there was some granule loss, the roof was in fair condition. They also identified the two key issues that were contributing to the recurrent leaks. First, the roof had several areas with poor drainage which led to ponding water. Second, the roof had a number of failures at flashing, especially around skylights. Combined, these issues were the root cause behind the leaks inside the facility.

SOLUTION

Cox and Hargrave presented Coorstek with several options. The selected solution was a roof restoration system including:

- Garland's Energizer fluid-applied waterproofing membrane. Energizer is a multi-purpose, asphaltic polyurethane-based membrane designed to restore mineral-surfaced roof systems like Coorstek's.
- Repair or replacement of all skylights and flashings to address the most significant vulnerabilities in the current roof.
- Installation of crickets to improve drainage and address ponding water.

Choosing a fluid-applied restoration gave Lund the flexibility needed to schedule the work as well: "Jeremy helped greatly in the development of anticipated project costs and suggested project phasing based on roof conditions, building operating schedules, and anticipated material and contractor availabilities."

The solution was sourced leveraging Garland's pre negotiated contract with OMNIA Partners Private, providing additional cost savings to Coorstek. Garland/DBS has held an approved contract for roofing and building envelope solutions with OMNIA Partners since 2019.



By leveraging the OMNIA contract, Coorstek could realize three important benefits:

- Choice in roofing system.
- Assistance in qualifying local bidding contractors.
- Lower total cost of ownership (TCO).

Results

The project completed on schedule and budget, in just five weeks. At the completion of the project, Cox and Hargrave issued a 15-year limited restoration warranty for the Energizer system.

Said Cox, "This was a challenging project requiring some creative thinking to be sure. We needed to create a leak-free environment across 700 squares that were anything but leak-free, without disrupting operations or embarking on a major construction project. By getting laser-focused on the details and specific vulnerabilities, we addressed the leaks and extended the life of the roof by 15 years. And through our partnership with OMNIA Partners, Private Sector we could deliver the entire project in a way that was seamless and worry-free for Coorstek."

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– Travis Cox, Garland Territory Manager



At A Glance



Project Name:

Coorstek
Hillsboro, OR

Size: 70,000 sq. ft.

Garland Reps:

Travis Cox, Brendan Hargrave

Solution:

Fluid-Applied Restoration
Membrane – Energizer
New Skylights, Flashings,
and Crickets

Group Contract:

OMNIA Partners, Private Sector



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