

Trace on The Parkway

JOB PROFILE



The Project

Name: Trace on The Parkway

Location: Edwardsville, IL

Square Footage: New construction, 1,000+ squares

Project Duration: Phased multi-building project
2019-2020

Project Type: Mixed-use development – apartments,
retail, dining, recreation



Trace on the Parkway, located in Edwardsville, IL, offers an all-inclusive living experience including luxury apartments and on-site shopping, dining, recreation, working, and social spaces all within walking distance.

Located across the Mississippi River from the city of St. Louis, Edwardsville, Illinois, is a lively and growing community. Home to about 25,000 residents, Edwardsville features a quaint downtown, beautiful neighborhoods, and a wide variety of stores and restaurants.

In 2019, construction began on Trace on The Parkway, a new, mixed-use development in the heart of Edwardsville. The idea behind the development was to offer an all-inclusive living experience with on-site shopping, dining, recreation, working, and social spaces. Trace on the Parkway is close to downtown and provides tenants easy access to everything in the city. Additionally, the residential complex is one of the first in the area to be powered primarily by solar energy.

Trace on The Parkway was designed and built by locally owned Plocher Construction, whose work includes many schools, offices, banks, and restaurants in the area. Joiner Sheet Metal and Roofing, based in Highland, IL, was selected to install the roof thanks to their history of top-quality workmanship in the region. Since 2005, Joiner has preferred Versico for their high-quality, innovative materials, and responsive, helpful local representatives.

The Proposal

Joiner Sheet Metal and Roofing suggested using a Versico TPO system with CAV-GRIP® 3V Adhesive for most of the Trace on The Parkway complex. VersiWeld® TPO roofing systems are cost-effective, easy to install, and offer outstanding durability and resistance to damage and extreme temperatures. Underneath the TPO would be two layers of mechanically attached 2.6-inch-thick VersiCore® Polyiso insulation.



The Products

VersiCore Polyiso has the highest R-value per inch of any commercially available insulation, offers outstanding installed cost advantages, and has exceptional fire resistance (FM 4450 and UL 1256 approvals).

Versico's spray gun-applied CAV-GRIP 3V Adhesive requires no stirring, is quick to apply, and has a fast flash-off time. For these reasons, CAV-GRIP 3V can provide up to 60% labor savings compared to traditional adhesives. CAV-GRIP 3V can be used for a variety of applications in a wide range of temperatures.

VersiWeld TPO membrane offers outstanding resistance to punctures, hail, chemicals, solar UV, and extreme temperatures. VersiWeld TPO is available in wide sheets and is quick and easy to install and has less seams. These attributes made it a perfect candidate for a solar installation post-inspection.

The Process

The Joiner Roofing crew began by mechanically attaching two layers of 2.6"-thick VersiCore Polyiso insulation using ASAP (Assembled Screw and Plate) Insultite Fasteners. Pre-assembled fasteners and plates help save time and labor. Next, the crew rolled out the VersiWeld TPO membrane and sprayed CAV-GRIP 3V on the top of the insulation and the back of the TPO membrane. As soon as the CAV-GRIP 3V had flashed off, the crew rolled the membrane onto the substrate and immediately broomed and then rolled it with a weighted roller.

Once the project was complete, a 20-year, 55-mph wind speed Total System Warranty was issued, ensuring that Trace on the Parkway's development will be protected for years to come.



Versico's VersiWeld TPO roofing system was chosen and was designed to eventually have solar panels.



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