UNIFLEX®
Fluid Applied Roofing Systems

A Smarter Path to Solar Savings for Schools

How UNIFLEX® Fluid Applied Roofing System and dGEN Energy Partners helped Clear Lake School District reduce upfront costs and generate long-term energy savings.

BACKGROUND

Clear Lake School District was facing issues related to an aging roofing system at its elementary school in Clear Lake, Iowa. Like many school districts, it had to balance building needs with budget realities, which meant a full roof replacement was difficult to take on all at once. As a result, the district was considering a phased approach, replacing smaller roof sections over time rather than completing the project in one larger effort.

OBJECTIVES

The district was hoping to find a solution that would allow it to restore the entire roof within budget. The project also needed to be completed without disrupting students and staff and provide long-term protection backed by strong warranty coverage.

At the same time, the district's Director of Buildings shared a goal of launching a solar program at the middle school with a way to recover costs through tax credits, incentives, and significant long-term solar energy savings.

Project Details:

- Roof size: 107,000 square feet
- Roof type: EPDM and TPO

APPROACH

Sherwin-Williams met with the Director of Buildings to review the roof's condition, discuss budget considerations, and better understand the district's long-term plans. From there, Sherwin-Williams brought in dGen Energy, a strategic partner that helps evaluate, develop and implement commercial solar projects.

Together, the teams reviewed 12 months of energy bills and evaluated the cost efficiency of pairing a UNIFLEX® Fluid Applied System with a solar system. That approach offered a more affordable option than a traditional reroof, while also supporting the district's solar plans. Combined with projected energy savings and available reimbursements, this made it possible for the district to restore the entire roof rather than tackle smaller sections over time.

The team ultimately selected a UNIFLEX® Fluid Applied System along with a solar panel system based on several factors:

Lower-cost alternative to traditional reroof option	Single solution across multiple roof systems	Entire roof completed, avoiding disruptive multi-year phased projects	Designed to support short- and long-term solar initiatives	Solar energy savings and incentives cover costs and contribute to sustainability goals

EXECUTION

dGen Energy managed the project from early planning through final completion, working with a UNIFLEX® Authorized Contractor to install the UNIFLEX® Silicone44™ 20-Year System. The company's experience also helped the school navigate the grant and incentive process, adding value beyond the installation itself.

Key steps in the installation of the UNIFLEX® Silicone44™ 20-Year System included:

- Conducting a moisture scan to identify any potential wet insulation and determine overall suitability of the system.
- Making all necessary repairs, including removing and replacing wet insulation.
- Surface prepping with UNIFLEX® Bond-It to clean the EPDM membrane, address oxidation and ensure proper adhesion.
- Applying UNIFLEX® One Flash™ roof sealant around stacks, vents and units, allowing flexibility in high-movement areas.
- Installing the UNIFLEX® Silicone44™ coating, which can be sprayed, squeegeed or roller applied depending on site conditions.

The UNIFLEX® Fluid Applied Roofing System and solar panel installation were both completed over the summer, allowing the work to stay on schedule and be finished during summer break.

Products used:

- UNIFLEX® Bond-It
- UNIFLEX® One Flash™ Sealant
- UNIFLEX® Silicone44™

RESULTS

By pairing a UNIFLEX® Fluid Applied Roofing System with the dGen Energy solar system, Clear Lake School District could address the full roof at once instead of replacing smaller sections over time. The solution included a 20-year UNIFLEX® warranty, with the option to renew at the end of the initial warranty period, as well as a separate long-term warranty for the solar system.

Through the partnership between Sherwin-Williams Roofing Solutions and dGen Energy, the school district realized substantial upfront and long-term savings with its high-performance roofing system. The total project cost of $1,398,936 came in well below the district's $2,000,000 budget, with **$747,372 immediately offset at installation**. **The remaining investment is projected to be fully recovered** through energy savings, with an estimated payback period of **10.6 years**.

"Sherwin-Williams took the time to understand our roofing needs and budget constraints. They introduced a smart solution by partnering with dGen Energy. With dGen's expertise guiding the project alongside Sherwin-Williams and the UNIFLEX® Authorized Contractor, execution was seamless with minimal disruption to our operations — exactly what we needed."

— Director of Buildings, Grounds, and Transportation
Clear Lake Schools

THE PARTNERSHIP THAT MADE IT POSSIBLE

The Sherwin-Williams partnership with dGen Energy helped the district look beyond the immediate roofing need to develop a long-term solution to turn energy cost into energy surplus.

dGen's unique bi-facial solar systems work in conjunction with the UNIFLEX® Restoration System's reflective properties to increase capabilities. These bi-facial systems include the roof as an integral part of the solar energy system, allowing for the roof restoration system costs to be eligible for any government incentive programs.

CHALLENGES AND LEARNINGS

Limited budget made it difficult for the district to take on a full reroof all at once:

The UNIFLEX® Fluid Applied System provided a cost-effective alternative that made full-roof restoration possible.

The district wanted to move forward with solar, but the roofing solution needed to support that plan over the long term:

A fluid-applied system created a more practical solution for future maintenance by allowing panels to be removed, the roof recoated, and the panels reinstalled more easily than in a reroof scenario.

Tax credits, incentives and reimbursements added opportunity, but also complexity:

Partner support helped the district navigate the process and better understand the long-term financial value of the project.

The work had to be completed without disrupting the school year:

The project was completed on schedule during summer break thanks to the coordination between dGen Energy and the UNIFLEX® Authorized Contractor. UNIFLEX® Silicone44™ also helped keep the project moving, with a 98% solids formula that cures quickly and creates a seamless finish.