



TWIN DOLPHINS CONDOMINIUMS

Contractor: Kelly Roofing | Location: Naples, Florida

Square Feet: 30,700



Products



Duro-Last X™ 50 mil white membrane, Duro-Last® 50 mil white membrane, Duro-Guard® EPS tapered insulation and cover board, custom curbs, ROOF-TRAK® III Walkway Pads, EXCEPTIONAL® Metals Fascia Bars and Covers, custom Pitch Pans, Duro-Flash II

Nestled on the picturesque Isles of Capri near Marco Island, Florida, the Twin Dolphins condominiums offer luxury waterfront living. However, years of exposure to Florida's harsh climate had taken a toll on the complex's roof. Persistent leaks and an aging modified bitumen system prompted the condominium association to seek a long-lasting, dependable solution. Kelly Roofing, a trusted local contractor, was selected to replace the 30,700-square-foot roof, delivering a system tailored to the unique challenges of the property.



Kelly Roofing began with a complete tear-off of the existing modified bitumen roof system, which revealed improperly attached insulation that exacerbated water pooling. The roof's post-tension concrete deck prohibited mechanical fastening, requiring a specialized approach. Collaborating with Duro-Last's Engineering Services team, Kelly Roofing conducted pull tests to determine the optimal fully adhered system for the project. "Duro-Last's engineering support was invaluable in designing a system that fit the unique challenges of this building," said Joe Kelly, vice president of sales at Kelly Roofing.



After removing approximately 12 inches of old insulation, Duro-Guard EPS tapered insulation – designed in conjunction with Duro-Last Engineering Services – was installed to improve water flow to drains. The membrane installation featured custom-cut Duro-Last X 50 mil roll goods and custom-fabricated Duro-Last 50 mil deck sheets, which extended seamlessly up the parapet walls for complete coverage. Additional components included custom-fabricated curbs and pitch pans, Duro-Flash II, and fascia bars for termination, as well as ROOF-TRAK III Walkway Pads. "This roof had numerous AC units and penetrations," said Gualberto Perez, project supervisor. "The custom membrane and accessories made installation much easier for our crew and significantly reduced the chance of leaks."

The project logistics were demanding, with the height of the 15-story building adding to the complexity of the installation. All debris and materials had to be transported via crane, ensuring safe and efficient handling of the components. Kelly Roofing's experienced 10-person crew worked for three months to complete the project, navigating Florida's heat and challenging rooftop conditions. "The team's precision and dedication were key to overcoming the complexities of this job," Perez said.

Duro-Last's quality assurance team conducted a comprehensive final inspection before issuing a 20-Year NDL Warranty. "Our Tech Rep reviewed every weld and detail," said Gabby Galarza, project administrator for Kelly Roofing. "He ensured the roof was perfect and we received valuable feedback that helps us maintain our high standards."

The finished system not only addressed all prior leak and drainage issues but also enhanced the property's durability and energy efficiency. "This roof was built to last," Perez said. "It's a system that will serve the building and its residents for decades."



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