



IKO.COM/COMM

PROFILES

# Project Profile

Ecole Sage Creek  
Bonavista School

WINNIPEG, MANITOBA



**IKO**

**COMMERCIAL**

Specify with Confidence.

# Project Profile

## Ecole Sage Creek Bonavista School

WINNIPEG, MANITOBA

### The Project

Ecole Sage Creek Bonavista School is a new 900-student, K-8 French-immersion school in Winnipeg, Manitoba, with daycare facilities for an additional 100 children. Winnipeg's population increased by over 100,000 residents in the past decade, creating a strong demand for more school and daycare spaces.

### The Challenge

Inclement weather often contributes to unplanned timeline changes, so construction work continues in subzero Winnipeg winters. IKO's building envelope product line offers vapour-permeable and non-permeable membranes with an application temperature limit as low as -20 C for wall applications and -10 C for foundation applications. These products will help keep Ecole Sage Creek Bonavista youth and educators warm and dry behind IKO wall and foundation membranes.

### The System

General contractor Bird Construction selected IKO as a one-stop shop for support and customer service for this building envelope project. The system features IKO AquaBarrier™ FP on the cast-in-place foundation walls, IKO AcrylicStick SA on the above-grade concrete masonry unit walls, and IKO AquaBarrier VP for specific details that require a vapour permeable membrane on parapets. The building walls have 4 inches of continuous exterior insulation, strapping, and cladding. The applicators found that IKO's primer-free application saved labour and materials, and Bird staff reported that working with the IKO team was a great experience. They found the product application straightforward and said their crew caught on quickly. Project Superintendent Adam Jones adds, "IKO has been outstanding, with excellent customer service since day 1, helping us work through numerous design aspects to find a detail that satisfied everyone. They have been invaluable with teaching and overseeing since we started installation. I will gladly use IKO on future projects."

### IKO AQUABARRIER BUILDING ENVELOPE SYSTEM

- IKO AquaBarrier FP on the foundation.
- IKO AcrylicStick SA on CMU walls above grade (walls completed with continuous exterior insulation, strapping, and cladding).
- IKO AquaBarrier VP on some parapet details above grade.

### IKO COMMERCIAL LIMITED WARRANTY

- IKO 10-year AquaBarrier Membrane Warranty

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— Adam Jones  
Bird Construction  
Project Superintendent





**PROJECT START/COMPLETION DATES**

July 2023-2025/26 school year (planned opening)

**PROJECT SIZE**

103,000 sq. ft.

**REFURBISHMENT/NEW BUILD**

New Construction

**GENERAL CONTRACTOR**

Bird Construction

**ARCHITECT**

Number TEN Architectural Group

**CLIENT/OWNER**

Louis Riel School Division

**PROJECT SECTOR**

Schools/Universities

COMMERCIAL ROOFING

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