

Project Profile



Project

Grandstand Paddock
at Meadowlands Racetrack
E. Rutherford, New Jersey

Owner

New Jersey Sports
& Exposition Authority

Architect

FKA Architects
Livingston, New Jersey

General Contractor

Creamer Sanzari Joint Venture
Hackensack, New Jersey

Roofing Contractor

Pfister Roofing, Inc.
Paterson, New Jersey
Project Manager – David Romansky
Foreman – Andy Szarfarski

Roofing System

Décor Roof System, using light
grey, 60 mil Sarnafil® G410 feltback
membrane

Project Size

31,980 square feet

Completed

September 2007

Décor System Puts Meadowlands Grandstand Paddock in Winner's Circle

As a horse racing track for both harness and thoroughbred racing, the Meadowlands Racetrack in E. Rutherford, NJ is accustomed to strong performers that can go the distance. That's one reason why the designers of the racetrack's new Grandstand Paddock selected the Sika Sarnafil Décor Roofing System instead of the originally specified metal roofing system.

The Décor Roof System uses Sika Sarnafil's G410 thermoplastic single-ply roofing membrane, with seams that are hot-air welded to form one continuous sheet of membrane. Décor Profiles and/or Battens are made from the same product formulation as the membrane and are fused to the membrane to provide the appearance of a standing seam metal roof.

"The Grandstand Paddock is a very prominent building on the site, so we were looking for something that would blend in with the other nearby buildings, which had metal roofing and siding," explained Michael Bieri, vice president of FKA Architects of Livingston, NJ. "We knew the Décor system would give us the appearance of a metal roof, but with less cost. Plus, we had

specified the Décor system on two middle schools and those roofs were performing well, so we knew it was a high-quality roofing system."

Added Allende Matos, associate at FKA Architects, "We also liked the fact that the seams are hot-air welded so that the system becomes seamless and monolithic. You don't have to worry about the seams coming apart with time, or from damage from the sun."

Dave Romansky, estimator/project manager at Pfister Roofing, Inc., in Paterson, NJ, installers of the roof said, "The heat-welded seams of the Décor system are a tremendous plus compared to the metal locking seams, and provide a permanent seal against water infiltration."

Another consideration was that there was a flat section of the roof on the adjoining building that already had a Sika Sarnafil single-ply roofing system on it, and that could be easily tied into the Décor system on the new roof.

A Challenging Course

Although the Décor Roof System is relatively easy to install, Pfister Roofing still faced several challenges when installing the

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system on the Grandstand Paddock. "We had to coordinate with a lot of other trades and make sure the roof was completed after their jobs were done so the finished roof wouldn't be exposed to heavy foot traffic," Romansky stated.

Tony Antinori, superintendent at Creamer Sanzari Joint Venture of Hackensack, NJ, the general contractors on the project, said "Pfister Roofing did a great job coordinating things and were very knowledgeable and manned the job well." He added he was also impressed with how quickly Pfister Roofing was able to install the Décor system. "There were large sections of the roof that became watertight by the end of the day, and you can't make that kind of time with a standing seam metal roofing system. This resulted in increased productivity for the entire construction site," he said.

Another problem Pfister Roofing faced was installing snow guards over a bearing wall in the building. "This was a new challenge for us," Romansky said. "Fortunately Sika Sarnafil representatives were there to help with the details and flashing."

Matos added that Sika Sarnafil representatives were also helpful in the selection of the proper snow guards. "We had a specific snow guard detail and wanted a rustic look," he explained. "Sarnafil offered us different options and were very helpful in guiding us to the right selection."

Perhaps the biggest challenge, however, was tying the Grandstand Paddock into another existing building. This wasn't easy to do since it meant tying in a metal roof into the Décor single-ply membrane. "Fortunately, the roofing contractor came up with a leak-proof solution that would allow the two systems to tie into each other," Matos said.

Romansky explained that the solution Pfister Roofing came up with was a trough gutter between the two buildings using PVC-coated Sarnaclad. "We had to make provisions for



Pfister Roofing installed a Décor Roof System atop the Grandstand Paddock at the Meadowlands Racetrack in East Rutherford, New Jersey. The job won the roofing contractor third place in the Sika Sarnafil 2007 Project of the Year competition.

expansion and contraction because both buildings move independently," he said.

It was this innovative thinking as well as attention to detail that earned Pfister Roofing Third Place in Sika Sarnafil's 2007 Project of the Year steep slope category.

A Real Workhorse

The Décor Roof System has proven to be a winner at the Grandstand Paddock. "The look of the Décor is phenomenal and the ease of installation compared to metal



is impressive," Romansky said. "Plus, having a membrane that can conform to the different angles of the roof deck and slopes is important."

Antinori was similarly impressed. "I thought the Décor system worked very well, and the roof is performing fantastically," he stated. "I would recommend that others consider Décor as opposed to a metal roofing system — it goes up faster, is cheaper, and looks great. And it is always a pleasure doing business with Sika Sarnafil. They know what they are doing, have a very good product, and back it up."

Bieri and Matos pointed out that the owners are happy with the Décor system. "We received compliments from the New Jersey Sports & Exposition Authority on the appearance of the building," Bieri said. "We wouldn't have been able to pull off this project without the Décor roofing system."

"The project was a success, and the owner is happy with the way the roof looks and performs," added Matos.

Apparently, when it came to selecting a roofing system for the Grandstand Paddock, the Meadowlands Racetrack backed the right horse.

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