

Project Profile



Project

Mount Vernon Middle School
Mount Vernon, OH

Owner

Mount Vernon City School District

Consultant

Mays Consulting & Evaluation Services, Inc.
Delaware, OH

Roofing Contractor

Meade Construction, Inc.
Fredericktown, OH

Roofing Systems

Décor Roof System, using 60 mil, G410
membrane in patina green

Project Size

103,000 square feet

Completed

October 2006

Décor Roof System Passes Mount Vernon School's Test with Flying Colors

If Mount Vernon Middle School in Ohio were to give its original standing seam metal roof a letter grade, it would most likely be "D-". That roof had been failing almost since the day it was installed 10 years ago, and Randy Bradford, director and facilities project manager for the Mount Vernon City School Board of Education, found himself constantly dealing with leaks in the hallways and replacing ceiling tiles.

"There were concerns about the inside air quality and mold issues because of all the leaks in the roof," Bradford said. "It wasn't a very pretty 10 years. That's why I'm gray-haired now!"

Homework Points to Décor System as Best Solution

Mays Consulting & Evaluation Services, Inc. of Delaware, OH had been working with the school district to help it resolve the problems with the leaking metal roof almost from day one. Many of the problems were due to improper installation and thus were difficult

to solve, so it was eventually decided to replace the roof. Mays Consulting evaluated different options for the new roof, including a new metal roof or a single-ply system. One system they gave careful consideration to was the Sarnafil Décor Roof System, which uses battens or profiles to provide the look of a metal roof while offering the advantages of a heat-weldable, single-ply membrane.

"We were looking for a roofing system that was time-proven, cost-effective, and would keep the building and its occupants dry," Corey Mays, project administrator at Mays Consulting stated. "We recommended the Décor system because of the quality of the product, its lower cost, and the fact it offered the aesthetics of metal without the headaches."

Like a good student, Bradford did some research on the Décor system before making a final decision. "I did some visitations at other schools that had the Décor product, and they all were pleased with how their roofs were performing," he stated. "Anytime you hear about a roof that keeps a building completely dry your ears perk up a bit."

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Bradford also saw some demonstrations of how the Sarnafil system is installed at a conference. "I was very impressed with how the seams are hot-air welded," he said. "I have some EPDM roofs that have glued seams, and they are giving me some problems. I was even thinking of going with a built-up roof until I saw how the Sarnafil membrane is welded together."

Installation Poses Several Tests

The roofing contractor for the new roof, Meade Construction, Inc. of Fredericktown, OH faced numerous challenges in the installation of the roof. However, Meade Construction not only met those tests with flying colors, but also earned the coveted distinction of being Sika Sarnafil's 2006 Roofing Project of the Year winner.

"One of our first and foremost challenges was dealing with the 15 different roof levels and 12 different roof slopes on the 103,000 square-foot roof," said Chris Mortimer, vice president at Meade Construction. "This, combined with the necessity of matching the Décor Profile with the existing metal roof on the gymnasium, posed a unique test."

Meade Construction met this challenge by laying out the entire project in 38 roof sections to help ensure the efficiency and quality of the installation. Due to the size of the project, a 10-person crew was needed – two men for hand-welding details, five men for the installation of the field, two men to install the Décor profiles, and one man to serve as safety monitor and to ensure compliance with applicable safety regulations.

"As Sika Sarnafil does not require kettles or open flame torches to install, we were able to install the roof while school was still in session," Mortimer explained.

As the work progressed, detail work became even more important, such as making sure the Décor profiles matched and ran parallel to the metal seams on the existing metal roof of the gymnasium. The roofing crew also had to perform several challenging customizations, Mortimer said, including custom cutting and installing over 8,650



Mount Vernon Middle School, Mount Vernon, OH - Sika Sarnafil's 2006 Roofing Project of the Year

feet of wood blocking, field wrapping 20 additional pipes, and custom fabricating 6,800 feet of metal for ridges, valleys, rake edges, drip seals, wall flashings, coping, and interior gutters.

For the installation of approximately 75,000 feet of Décor profile, Meade Construction developed a method for the Dewalt Rotary Laser System to be mounted onto the Sarnamatic welder. "It was one thing to determine a method of maintaining straight and congruent lines, and another thing to maintain the 18 3/4 inch on center distance required to remain symmetrical with the existing metal roof," Mortimer said. "Once we figured out how to do that, it went well."

End Result Scores High

Since the roof was completed in October of 2006, it has proven to be a valuable, high scoring performer. "The Décor system was a great system to work with and very cost effective compared to a standing seam roof," Mortimer said. Added Mays, "I can't wait to use the Décor system again. It looks so much cleaner than a typical metal roof, and it's easier to maintain because you don't have to remove many parts and pieces to make a repair."

So far, however, the ease-of-repair feature hasn't been utilized. "We're very pleased with the roof --- I used to have 11 active leaks with the old roof and now I have zero leaks," Bradford said. "It also looks great and I'm impressed with how the color matches the existing metal roof. I highly recommend the Décor system to other superintendents."

To learn more:

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