

# Project Profile



## **Project**

Cherry Tree Elementary School  
Carmel, Indiana

## **Owner**

Carmel Clay Schools

## **Roofing Contractor**

R. Adams Roofing, Inc.  
Indianapolis, Indiana

## **Architect**

Fanning Howey  
Indianapolis, Indiana

## **Construction Manager**

The Skillman Corporation  
Indianapolis, Indiana

## **Roofing System**

Décor Roof System using  
60 mil Sarnafil® G410  
feltback membrane in patina green  
(metal roof replacement), and  
EnergySmart Roof® using 60 mil  
Sarnafil G410 membrane in white  
(EPDM replacement)

## **Project Size**

99,900 square feet

## **Completed**

August 2012

## **Sarnafil Décor Roof System Keeps Elementary School Bright**

When the Carmel Clay school district in Indiana decided to replace the standing seam metal roof on the 524-student Cherry Tree Elementary School, they merely had to look at another elementary school in the area to decide which roofing system they were going to use. “Cherry Hill is twin to Smoky Row Elementary School, where we had installed the Décor Roof System in 2007,” explained Ron Farrand, director, facilities and transportation for the school district. “We’ve been very pleased with the performance and look of that roof, so based on that experience we decided to use the Décor system again.”

The Sika Sarnafil Décor Roof System has hot-air welded ribs that give the roof the appearance of a metal roof. The system uses Sika Sarnafil’s time-tested vinyl membrane and is one of the only roofing systems of this type that includes warranty coverage for the ribs.

“We were looking for the visual identity of a standing seam roof, but didn’t want to use a standing seam roof again because of problems we’ve had with those roofs,”

Farrand remarked. “Those problems included leakage around eave lines from ice damming, and water accumulating in the hips and valleys and creating leaks.”

“The Décor system is a very watertight roof and proved to be a more economical solution than a standing seam roof,” said Mike Rossillo, project architect and manager at Fanning Howey in Indianapolis. “Plus, the Sika Sarnafil representatives are always easy to work with. They were an integral part in putting together the design documents for this roof.”

Patrick Portteus, vice president of construction at The Skillman Corporation of Indianapolis added, “This was a great product for this application. A typical reroof would involve tearing off the old roof system, but since they could install the Décor system right over the metal roof it made it a nice clean job for an elementary school.”

## **Prep, Prep, and More Prep**

Before installation of the new roof could begin, R. Adams Roofing of Indianapolis did a great deal of preparation. “We spent a lot of time upfront taking apart the existing metal details and then sketching up what we were going to do for metal attachments

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and detail work,” stated Josh Wolford, project manager at R. Adams Roofing. “We then sent the details to Sika Sarnafil. This preparation made the installation go much more smoothly.”

Wolford also added that teamwork between all parties was an important part of the preparation. “These parties include the local Sika Sarnafil sales representatives and the architect, who made sure the specifications fit the owner’s needs,” he said.

R. Adams Roofing began the reroofing project by filling the flutes with loose laid, pre-cut Sarnatherm CG insulation. One layer of ¼ inch Securock Gypsum Fiber Roof Board was then mechanically attached, and the 60 mil Sarnafil patina green feltback membrane was then adhered with the water-based Sarnacol® 2121 low VOC adhesive. “Using the water-based adhesive with the Securock allowed us to save money on the adhesive,” Wolford pointed out. “The coverage rate for adhering the feltback membrane was 445.6 square feet per five gallon pail.”

Another challenge R. Adams Roofing faced was installing wood blocking in the flutes of the stand seam panels for the attachment of snow guards and fascia. In the end they installed 3,636 blocks of wood and 308 sheets of plywood.

#### **An Installation of Highs and Lows**

The next step was heat-welding the Décor profiles to the membrane. “Lining up the ribs was complicated because of all the different slopes and hidden valleys of the school’s roof,” Wolford remarked.

“If the ribs hadn’t been installed correctly it could’ve been quite an eyesore,” Rossillo commented. “But R. Adams did a very good job of making sure everything was straight.”

R. Adams Roofing also encountered low flashing heights at the changes in elevation. To address this, they had to cut out 697 linear feet of EIFS to obtain the required eight inch flashing height. The EIFS was cut, patched and a sheet metal receiver put into place. “This work has to be completed before the roof was installed, to keep traffic off the new membrane and make sure the roof stayed watertight,” Wolford stated.



Last but not least were concerns about safety during this installation. “With the multiple elevations and the amount of leading edge work, we had to be sure to follow standard safety procedures,” Wolford said. “We worked 7,000 hours on this job with no injuries.”

In addition to the 90,214 square foot metal standing roof, R. Adams Roofing also replaced a 2,686 square foot EPDM roof with Sika Sarnafil’s reflective, white EnergySmart Roof. “R. Adams Roofing did a top notch job on this project,” Porteus stated. “They were crucial to making the installation go smoothly.”



“You can tell R. Adams Roofing has a genuine interest in the quality of the final product,” Rossillo added.

“I thought this installation went very well,” Farrand commented. “R. Adams Roofing is very organized and pays close attention to detail.”

It was this professionalism that earned R. Adams Roofing Second Place in Sika Sarnafil’s 2012 Contractor Project of the Year, Steep Slope Category.

#### **A Stellar Performer**

Today the Cherry Tree Elementary roof is performing as well as its twin.

“Both Décor roofs have given us the appearance and the performance we were looking for,” Farrand remarked. “I certainly would use the Décor system again.”

“The roof is doing well and looks great,” Wolford said. “The Décor system is a far superior solution for a failing metal roof than a coating, and doesn’t require the disruption of removing the old roof.”

“This is a very attractive roof – very clean and with a nice appearance,” Rossillo said. “I would absolutely use the Décor system again. It is a viable and cost effective alternative to a standing seam metal roof.”

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