

## Roofing Complexities Challenge School District

Mountain Lakes Board of Education | Mountain Lakes, Morris County, NJ

## EDUCATION

### CHALLENGE

The Mountain Lakes Board of Education in Mountain Lakes, Morris County, NJ, is committed to the advancement of education through a tradition of honest academic excellence and strong community involvement. The school board's mission is to cultivate an innovative, emotionally supportive, and physically safe learning environment. In support of this mission, the local community recently approved a referendum that would provide financial backing to renovate and update the high school, and to construct brand new facilities in order to accommodate its ever expanding student enrollment and curriculum.

Mountain Lakes High School presented a rather complex roofing challenge. Over a dozen roofs — existing and newly constructed — of varying levels of pitch, had to be integrated into a unified, protective system. The vast amount of time needed to complete the project required installation while school was in session. As architect John Carton of Parette Somjen Architects explains, "Aside from balancing all the design needs, we had to consider that the students and staff would be occupying the buildings during construction. This presented quite a challenge."

### SOLUTION

The enormity and complexity of the project required precise calculations and a variety of ideas. Gregory J. Somjen, a principal partner of Parette Somjen Architects, states, "We have established relationships with industry professionals that have proven abilities and different areas of expertise. We processed all the information and formulated the best and most cost effective solution."

**"We installed quality roofs using quality, high-performance materials."**

**Paul Zeller**  
President of Patwood Roofing

Somjen and Carton have known Harry Comfort, a representative of The Garland Company, Inc., for a number of years, and valued the insight he would bring to this project. Additionally, Mark Prusina, director of facilities for the Mountain Lakes Board of Education, had partnered with Comfort on a previous project, and was pleased with Garland's exceptional customer service and Garland's ability to provide a single source warranty. Comfort states, "Mark is a man of action, and he wanted this project done right. There were some tough details to work out. It was challenging, but rewarding to be able to put all the pieces of this roofing puzzle together and make all the different areas work together as a whole."

Local roofing contractor Patwood Roofing was chosen to install a combination of standing seam and modified bitumen roofing systems. The contractor installed 17,500 square feet of Garland's R-Mer® Span structural standing seam metal panels to provide long-lasting protection and aesthetic appeal for the higher sloped sections of the roof. On the 15,000 square feet of lower sloped roofing, Patwood installed Garland's StressPly® Plus high strength, puncture- and fatigue-resistant, rubber modified waterproofing membrane, using the company's Weatherking®, cold-applied, modified adhesive. The final flood coat was embedded with a gravel surface to provide optimal protection from UV rays, foot traffic, fire, and other destructive elements that might otherwise damage the finished installation. Paul Zeller, President of Patwood Roofing, explains, "The project started with the architects' design. We installed quality roofs using quality, high-performance materials."

The project was finished in the allocated two-year time frame, and completed under budget. Prusina and Comfort are currently in the process of instituting Garland's Dry Zone® proactive preventive maintenance program, which will provide annual inspections and specific maintenance recommendations to effectively extend the life-cycle of the school's roof system.

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### Harry Comfort

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**Project:** Mountain Lakes Board of Education  
**Location:** Morris County, NJ  
**Garland Rep:** Harry Comfort  
**Contractor:** Patwood Roofing  
**Materials:** R-Mer® Span  
StressPly® Plus  
Weatherking®