

## Turnkey Solution Simplifies Rooftop Renovation for Army Base Fort Devens | Devens, MA

## GOVERNMENT

### CHALLENGE

When Lennie Lombardo, a representative of The Garland Company, Inc., visited the Fort Devens army training facilities in Devens, MA, he was confronted with cascades of water pouring down the side of one of the campus' dormitories. More than the typical failure of an aging roof, the leak represented a serious design flaw that would require engineering expertise and a combination of building trades to resolve.

The 9,400-acre U.S. Army campus provides training facilities and support to enhance the readiness of reserve components in New England. Although the Cleveland-based manufacturer and distributor of high-performance solutions for the total building envelope had worked with Fort Devens previously, it was clear that this problem was going to require some creative collaboration.

### SOLUTION

After a rooftop inspection and a thoughtful review with Ft. Devens' project manager, Bobby Griffis, and its director of public works, Raymond Prisk, Lombardo put together a design-build team, using the multi-craft competencies of Garland subsidiary Design-Build Solutions, Inc. (DBS). Garland's in-house engineering services team provided design and engineering support, including wind uplift calculations for the project, which was implemented by Leading Way Roofing & Sheet Metal.

First, the team designed a metal framing system using a steel frame from ReRoof America, Inc. In addition to providing roof slope, the framing system was used to extend the eave of the building by approximately two feet around the entire perimeter to resolve gutter-related problems. The roofing contractor then installed a Garland R-Mer® Span standing seam metal roof system. The dark bronze roof uses 18-inch panels of 22-gauge Galfan®\* coated steel.

Garland's DBS general contracting subsidiary managed the entire reconstruction, including installation of the metal frame and roof, raising the mechanical units through the roof, installation of a new ventilation system, and all related electrical and masonry work. The resulting roof configuration provides a non-combustible system that eliminates the firewalls and sprinklers that had been required for the previous wood truss and shingle roof construction.

According to Lombardo, the 14,500 square-foot project was seamlessly delivered under a single warranty, on time and within budget. He concludes, "With this solution, we were able to get the water away from the side of the building, protecting the soldiers' living quarters. In the process, the facility got a really beautiful roof, which adds huge aesthetic value to the campus."

\*Galfan® is a registered trademark of the International Lead Zinc Research Organization Corporation.  
R-Mer is a registered trademark of The Garland Company, Inc. and Garland Canada Inc.

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**Lennie Lombardo**  
Territory Representative  
The Garland Company, Inc.



### Lennie Lombardo

Phone: (800) 762-8225 ext. 638

E-Mail: llombardo@garlandind.com

**Project:** Fort Devens  
**Location:** Devens, MA  
**Garland Rep:** Lennie Lombardo  
**Materials:** R-Mer® Span