

Metal Roof Improves Building Aesthetics and Functionality

Ocean City Community Center | Ocean City, NJ

CITY GOVERNMENT

CHALLENGE

The Ocean City Community Center, nestled in the resort town of Ocean City, New Jersey, began as a modest fitness center with racquetball courts, and also included a natatorium and library. The community center's continued growth in popularity, along with plans underway to expand the library, prompted city administrators and the library's board of directors to initiate several other renovations and additions in an effort to create a "true community center." The plans included the addition of a new Cape May County senior center, a café, and expansions to the historical museum and cultural arts center. Aside from the additions, city administrators wanted to improve the building's aesthetics and functionality by bringing everything under one roof. On top of all of that, they wanted the center to remain open during construction.

SOLUTION

Garrison Architects was retained to develop the construction documents for the renovations and additions to the existing center. Garrison Architects decided that a new metal roofing and siding system was the best way to achieve their objective of changing the look of the existing building. The firm's project director, Sherri Cross-Murphy, explains, "Aesthetically, we want to bring some color into the building." The metal roofing and siding system was the best solution to achieve the goal. Bill Pancoast, local Garland representative, helped develop the technical specifications for the metal roofing system.

"This truly is a community facility; you could spend the entire day here."

Roger Rinck
Manager of Engineering and Construction
Ocean City, NJ

Based on the project's objectives and the community center's proximity to the ocean, Pancoast recommended the installation of Garland's R-Mer® Span structural standing seam roof system on the building's additions. The 16-inch, .040" aluminum panels provide the durability and watertight integrity needed for a long-term, high-performance solution. The metal system helped dramatically change the look of the building, taking it from a boxy, warehouse structure to a visually appealing facility that is more welcoming to the community it is intended to serve. In addition, R-Mer® Wall-Pan concealed-clip wall panel system was installed over the building's existing split face block walls to improve aesthetics and provide further watertight protection. An integral part of the project included creating a custom color for the metal panels. "The custom legacy blue color that Sherri developed for the panels really improved the aesthetic value of the building," Pancoast explains.

In addition to the metal systems, Garland's StressPly® E Mineral modified bitumen roof system was installed on the low slope areas of the building that were designed to support mechanical equipment. The modified system was then coated with ENERGY STAR® qualified Pyramic® coating, reducing energy consumption while also providing protection against UV radiation. The entire system, including the metal wall panels, metal coping, metal roofing, and modified bitumen roofing systems are covered by a 20-year warranty.

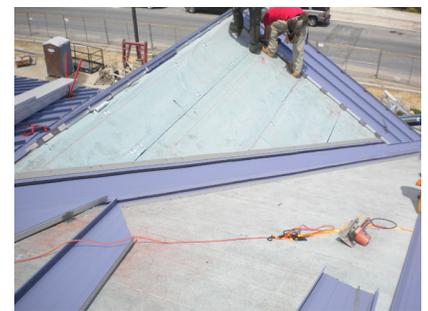
Pancoast coordinated installation of the metal system supplied by Garland for the 35,000-square-foot project with contractor Arthur J. Ogren, Inc. of Vineland, New Jersey. The project was completed in several phases over a two-year period to ensure the facility would remain open throughout the construction. Roger Rinck, manager of engineering and construction for Ocean City, is very impressed with the successful outcome of the project, which he attributes to careful planning by Garrison Architects, Arthur J. Ogren and diligent supervision by Pancoast. Rinck concludes, "To be able to keep a facility, which is so heavily used by the public, open during a major project like this is amazing. This truly is a community facility; you could spend the entire day here."

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Bill Pancoast

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Project: Ocean City Community Center

Location: Ocean City, NJ

Garland Rep: Bill Pancoast

Architect: Garrison Architects

Contractor: Arthur J. Ogren, Inc.

Materials: R-Mer® Span
R-Mer® Wall-Pan,
StressPly® E, Pyramic®