East Lawrence Rec Center Renovation

- Current roofing system for the Rec Center is Modified Bitumen Mineral cap. The mineral has worn off leaving the membrane exposed to harmful UV rays.
- Unprotected membrane will eventually start to crack and separate from the scrim.

East Lawrence Rec Center Renovation

- This photo shows the later stages of damage from UV rays (this is at a different facility). The asphalt is starting to flake off the membrane leaving only the Scrim left to protect the building
- At this point water will penetrate the insulation causing R value to be lost.

East Lawrence Rec Center Renovation

- UV rays has destroyed this roofing system
- The asphalt has completely failed on this roof. The scrim is separating from the first roofing ply. (not this facility)

East Lawrence Rec Center Renovation

- Gas lines will be coated with rust prohibitive coating to prevent further damage.

East Lawrence Rec Center Renovation

- Gas lines move during normal operation and weather causing current wood pipe supports to rub into the membrane causing damage.
- Miro Pipe Supports will be added under the gas line. These supports will all the pipe to move side to side while the base will remain stable and not hurt the membrane.
- This gas line will be coated with a rust prohibitive coating to protect it from further damage.

East Lawrence Rec Center Renovation

- Flashing detail is failing around all pipe vents. Neoprene Pipe boots will be installed then stripped in under the membrane which will then be coated with White Knight Urethane reflective coating.

East Lawrence Rec Center Renovation

- This photo is from a facility that American Roofing did last summer for The Garland Company.
- The roof was swept with a power sweeper removing the remainder of the mineral and other loose impediments and then primed with an asphaltic primer to add oils back into the membrane before the flood and gravel coating was installed. Base flashings were also coated with a white coating to also give added protection to the membrane flashings.

East Lawrence Rec Center Renovation

- Next step is for the roof to be coated with an Primer. This will prep the roof for the flood coat of a cold applied asphalt and covered with gravel. Also any repairs needed to the membrane are made at this time.
- The flashings will all be coated with Pyramic reflective coating to protect from UV rays.

East Lawrence Rec Center Renovation

- Crews apply cold asphalt then coat with gravel. The cold asphalt imbeds the 3/8-5/8 inch pea gravel and holds it tight against the asphalt membrane.

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- Completed Flood and Gravel roofing system. Now the roof is completely protected from the harmful UV rays as well as any other type of potential damage such as hail, ponding water, and other acts of nature. This will also protect from human damage as you no longer have any need for walk pads on the roof.

- This type of restoration would get you another 10 years of warranty protection. In reality this restoration should extend the life of this roof assembly another 20+ years. This is a long time proven method of restoration with excellent track record. This type of restoration requires much less maintenance than what the existing roof has required.