



## CONTRACTOR MARVELS AT FIRST USE OF SILICONE RESTORATION SYSTEM

Lynnwood, Washington

## Project Profile

### HISTORY

The Alderwood Mall, located in Lynnwood, WA is one of the Puget Sound's largest shopping malls. The complex is comprised of both a traditional enclosed mall and two open-air areas known as The Village and The Terraces. The mall includes several anchor stores, including a Macy's store.

### PROBLEM

The Macy's existing roofing system was approximately 20 years old. Areas of blistering and significant granule loss from the cap sheet were apparent. Roof leaks were reported in the building and a thermal imaging of the roof showed wet areas in the system. Any significant rainfall resulted in leaks and the need to relocate merchandise.

### SOLUTION

Cool Roofing Systems (CRS) was the contractor hired to restore 18,328 square feet of the leaking roof. By using

Progressive's HS 3201 silicone roof coating restoration system (RCR) they were able to repair the roof without a complete tear-off.

**Dealing with the Damage:** CRS took core samples in various locations where the thermal imaging tests showed possibility of moisture in the roof system. These areas were marked, cut through, and then patched back into place using silicone coating materials and polyester reinforcing fabric.

## Project Profile (continued)



The Macy's roof in Lynnwood, Washington showed severe signs of deterioration and water damage. After patching and repair work was completed, the Progressive RCR process provided a waterproof, sustainable system that pleased Macy's facility management.

Ronald R. Lagman, Regional Project Manager for Macy's asserted; "Progressive Materials products have far exceeded my expectations.... and was a great solution for our roof applications, stopping many hard to repair leaks. The spray on application was applied much quicker than our re-roofs, and was less of an impact to Macy's business. Sean, Garry and the PM team provided exceptional customer service throughout the design and construction phases. We look forward to continuing to partner with Progressive Materials on further projects."

### SCOPE OF WORK

- Power wash the existing BUR roofing system.
- Damaged areas were 3-coursed with silicone and polyester reinforcement.
- All wet areas were removed and replaced.
- All laps were sealed with 25 mils of silicone coating.
- Entire roof surface received 40 mils of silicone coating.

### BENEFITS

Not only were there benefits to the retail establishment regarding the lower cost of repair and the superior roof coating, but the contractor themselves realized several benefits from choosing the Progressive Materials RCR process.

Historically, Cool Roofing System's crews worked primarily with spray acrylic systems. They were not anticipating the

ease of spraying the Progressive Materials product. In addition, the project was unique to CRS in how hands-on the Progressive Materials staff handled the restoration process.

Roof coating applications require finesse to satisfy engineering and warranty requirements. The staff at Progressive Materials made themselves available to answer questions, inspect and offer guidance and technical insight to ensure a successful project.

Macy's new roof is now a seamless, watertight silicone membrane that will keep the building interior dry. The white reflective surface offers energy savings and lower temperatures during warm summer months. In addition, the new system now maintains a 15 year leak-free warranty.