

# Pillar Roofing TPO Retrofit Restoration Project Completed December 2021

## Ben E. Keith Headquarters Downtown Fort Worth, Texas

**Phase 1:** 1980's: Metal Standing Seam ●  
**Butler Standing Seam 24 Gage Metal Panel Roofing System**  
*The Warehouse had Rust eating it's way through the metal panels creating water damage to the interior.*

**Phase 2:** 1990's: 4-Ply Build-Up Flat Roof ●  
**Built-up layers of Insulation, Rolled Cloth, and Silver Coating**  
*This area had roof leaks creating water damage to the interior.*

**Phase 3:** 1980's: Flat Roof Tar and Gravel ●  
**Concrete substrate with Tapered Insulation topped off with Tar & Gravel**  
*This area had roof leaks creating water damage to the interior.*

**Phase 4:** 1980's: Flat Roof Tar and Gravel ●  
**Concrete substrate with Tapered Insulation topped off with Tar & Gravel**  
*This area had roof leaks creating water damage to the interior.*

### Scope of Restoration

**Phase 1:** Metal Standing Seam Restoration ●  
Rusted areas were cut out and covered with new pieces of metal to fit the existing panel. Rust inhibitor was applied, damaged areas were triple sealed, then the warehouse was completely coated by applying 2 to 3 gallons HydroShield per 100 sqft. over multiple passes.

**Phase 2:** 4-Ply Build-Up Flat Roof Restoration ●  
Carlisle 60-mil TPO was mechanically installed with washer plates and screws per manufacturer's specifications. All TPO seams were hot-air heat welded and the membrane was sealed under new metal edge coping to match the building's facade.

**Phase 3:** Flat Roof Tar and Gravel Restoration ●  
Carlisle 60-mil TPO was fully adhered with bonding agents and adhesive foam. All TPO seams were hot-air heat welded and the membrane was sealed under new metal edge coping to match the building's facade.

**Phase 4:** Flat Roof Tar and Gravel Restoration ●  
Carlisle 60-mil TPO was fully adhered with bonding agents and adhesive foam. All TPO seams were hot-air heat welded and the membrane was sealed under new metal edge coping to match the building's facade. Perimeter roof edges are double sealed to add more uplift-wind-shear protection.

**Before**

Oct. 15, 2021



**After**

Dec. 19, 2021



## PILLAR ROOFING

Top Service With Integrity

& Construction



**Steven Monahan**  
Commercial Project Manager  
972-742-6040  
Steve1@pillartx.com

*As the Project Manager on this large roof restoration project downtown Fort Worth Steven's responsibilities included all of the communication with our client the Ben E. Keith Headquarters and their in house Project Coordinator.*

*Steven was also responsible for the projects Material securement, logistics, roof access, project site safety, quality control, A/C service technicians, documentation, and all inspections.*

*Our whole Pillar Roofing Team jumped in to help get this important roof restoration project done on the Ben E. Keith Headquarters by Christmas 2021.*

**Mission Accomplished  
Great Job Team!**



**Lic. # 03-0333  
Commercial**