



FACILITIES & OPERATIONS

WEST BROOK HIGH SCHOOL ROOFING SYSTEM SPECIFICATIONS

[Silicone Membrane Roofing](#) | [Project Scope & Technical Requirements](#)

PROJECT LOCATION	West Brook High School
DOCUMENT PURPOSE	Roof preparation, coating, inspection and warranty specifications
ROOF SYSTEM	Progressive Materials Silicone Roofing System HS 320

PROJECT OVERVIEW

The following specifications cover three existing roof areas at West Brook High School. The original technical pages follow this overview in their original order to preserve the precise scope, product references, manufacturer requirements, and warranty language.

ROOF AREA	APPROX. AREA	EXISTING SUBSTRATE
Metal Roof	50,998 SF	Metal
TPO Roof	89,122 SF	TPO
Modified Bitumen Roof	262,046 SF	Modified bitumen
TOTAL	402,166 SF	Three designated areas

SYSTEM & WARRANTY AT A GLANCE

Specified coating: Progressive Materials Silicone Roofing System HS 320. Preparation and primers vary by existing roof substrate. Flashing and penetrations are addressed with Progressive Materials Flashing Grade Mastic. All application rates, thicknesses, inspections, and installation methods must comply with current manufacturer requirements.

Warranty requirements: 20-year labor warranty and 50-year material warranty, with final manufacturer inspection and written warranty documentation as specified in the source.

DOCUMENT ORGANIZATION

Section 01 — Metal Roof: Original specification pages 1–5.

Section 02 — TPO Roof: Original specification pages 6–9.

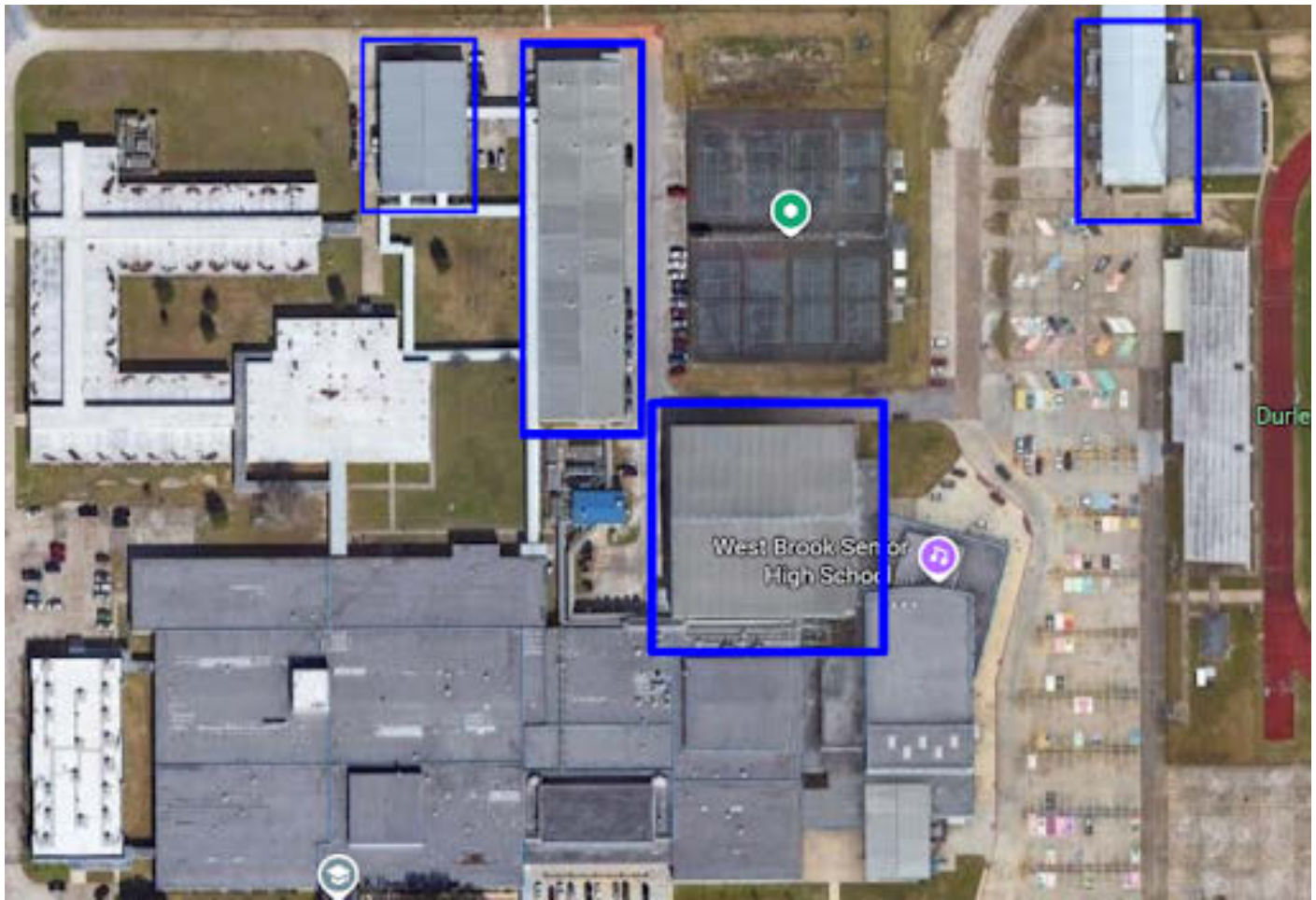
Section 03 — Modified Bitumen Roof: Original specification pages 10–12.

Important: Roof areas are approximate. The contractor is responsible for field verification and for following the manufacturer’s current written specifications. The original specifications are reproduced on the following pages.

WEST BROOK HIGH SCHOOL

01 | METAL ROOF

TECHNICAL SPECIFICATIONS



WEST BROOK HIGH SCHOOL

METAL ROOF AREA – SILICONE MEMBRANE ROOFING SPECIFICATION

Project: West Brook High School

Roof Type: Existing Metal Roof

Approximate Roof Area: 50,998 Square Feet

Roof Area Identification: Blue Areas shown on the provided roof plan

System: Silicone Membrane Roofing System

1. SCOPE OF WORK

Provide all labor, materials, equipment, preparation, installation, and manufacturer-required inspections necessary to install a complete **silicone membrane roofing system** over the existing metal roof areas at West Brook High School.

The work shall include preparation of the existing metal roof substrate, treatment of rusted areas, reinforcement of seams, treatment of fasteners and roof details, application of the silicone roofing system, and final manufacturer inspection.

2. EXISTING ROOF PREPARATION

- Pressure wash the existing metal roof substrate to remove dirt, debris, contaminants, loose coatings, and other materials that may interfere with adhesion.
- The substrate shall be thoroughly cleaned and allowed to dry before application of roofing materials.
- Inspect the entire roof surface for deteriorated, damaged, loose, or otherwise unsuitable areas.
- Repair or prepare deficient areas as required before installation of the silicone roofing system.
- Existing rusted areas shall be identified and properly prepared before coating.

3. RUST-INHIBITOR PRIMER

- Apply a **rust-inhibitor primer** to all rusted areas where required.
- Primer shall be compatible with the silicone roofing system and applied in accordance with the roofing manufacturer's written requirements.
- Rusted areas shall be properly treated and neutralized prior to installation of the silicone membrane system.

4. METAL SEAMS AND FABRIC REINFORCEMENT

- Apply **6-inch polyester fabric** to all horizontal metal roof seams.
- Fabric shall be installed in a **three-course application**, as required by the roofing manufacturer.
- Ensure seams are properly prepared and reinforced to provide a continuous watertight system.
- All fabric reinforcement shall be fully embedded and installed in accordance with the manufacturer's specifications.

5. FASTENERS, PENETRATIONS, AND ROOF DETAILS

- Apply **Progressive Materials Flashing Grade Mastic** to:
 - All exposed penetrations
 - Horizontal seams
 - Roof ridges
 - Exposed screws/fasteners
 - Other applicable roof details
- Mastic shall be applied as required by the manufacturer's specifications.
- All penetrations and roof details shall be properly sealed to prevent water intrusion.

6. SILICONE ROOFING SYSTEM

- Apply **Progressive Materials Silicone Roofing System HS 320** over the existing silicone mastic and the entire roof surface.
- The silicone coating shall be applied at the manufacturer's specified coverage rate and thickness.
- Application shall provide a continuous, uniform, and watertight membrane across the approximately **50,998-square-foot metal roof area**.
- All application procedures shall comply with the current manufacturer's written installation requirements.

7. MANUFACTURER INSPECTION

Upon completion of the roofing installation:

- Progressive Materials shall conduct a **manufacturer's inspection** of the completed roof.
- The inspection shall include the roof surface, seams, penetrations, fasteners, flashing details, and other treated areas.
- Any deficiencies identified during the manufacturer's inspection shall be corrected by the roofing contractor before final acceptance.

8. WARRANTY

The completed roofing system shall include:

- **20-Year Labor Warranty**
- **50-Year Material Warranty**

Warranty documentation shall be provided to Beaumont Independent School District upon completion of the project.

9. PROJECT REQUIREMENTS

The contractor shall:

- Protect adjacent buildings, equipment, vehicles, grounds, and school facilities during construction.
- Maintain a clean and orderly work area throughout the project.
- Prevent roofing materials, debris, and contaminants from entering occupied areas or drainage systems.
- Coordinate work activities with Beaumont ISD Maintenance & Operations and West Brook High School administration.
- Follow all applicable safety requirements and manufacturer installation procedures.
- Complete the project in a manner that provides a durable, watertight roofing system.

10. ROOF AREA

West Brook High School – Metal Roof Area

Approximate Total Area: 50,998 Square Feet

The blue-shaded areas on the provided roof plan identify the metal roof areas included within this scope of work. The contractor shall field-verify all dimensions and actual roof conditions before commencing work.

MATERIALS/SYSTEM SUMMARY

Item	Specification
Roof Type	Existing Metal Roof
Approx. Area	50,998 SF
Roof Treatment	Silicone Membrane Installation
Cleaning	Pressure Wash Existing Substrate
Rust Treatment	Rust-Inhibitor Primer

Item	Specification
Seam Reinforcement	6" Polyester Fabric, 3-Course
Flashing/Detail Material	Progressive Materials Flashing Grade Mastic
Silicone System	Progressive Materials Silicone Roofing System HS 320
Manufacturer Inspection	Progressive Materials
Labor Warranty	20 Years
Material Warranty	50 Years

Note: All products and installation procedures shall be installed in strict accordance with the roofing manufacturer's current written specifications and requirements.

WEST BROOK HIGH SCHOOL

02 | TPO ROOF

TECHNICAL SPECIFICATIONS



WEST BROOK HIGH SCHOOL

TPO ROOF AREA – ROOFING SPECIFICATIONS

Roof Area: Approximately 89,122 Square Feet (SF)

Roof Area Identification: Green shaded area on roof plan

Roofing System: Silicone Membrane Installation / TPO Application

Location: West Brook High School

1. GENERAL SCOPE OF WORK

Provide all labor, materials, equipment, preparation, application, inspections, and related work necessary to install a complete silicone roofing system over the existing roof substrate within the designated 89,122 SF TPO roof area, as shown on the roof plan.

2. PRE-ROOF INSPECTION

Prior to installation, perform a manufacturer's-required pre-roof inspection, including:

- Core sampling.
- Pull testing.

- Thermal scanning, as required.
- Evaluation of the existing roof substrate to verify that it is suitable for the proposed roofing system.
- Repair or address deficient areas as required by the roofing manufacturer prior to application.

3. ROOF SURFACE PREPARATION

- Pressure wash the existing roof substrate to provide a **clean, dry, and workable surface**.
- Remove dirt, debris, loose material, contaminants, and other substances that may interfere with adhesion.
- Allow the roof surface to completely dry prior to application of primer or roofing materials.
- Complete preparation in accordance with the roofing manufacturer's written requirements.

4. PRIMER

Apply **Progressive Materials P-151 Single Ply Primer** to the existing roof surface.

- Apply primer in accordance with the manufacturer's written instructions.
- Provide complete and uniform coverage as required.
- Allow primer to cure/dry as required before proceeding with subsequent roofing applications.

5. FLASHING, PENETRATIONS, FASTENERS AND SEAMS

Apply **Progressive Materials Flashing Grade Mastic** to:

- Roof penetrations.
- Fasteners.
- Seams.
- Flashing areas.
- Other applicable transitions and details.

All flashing and detail work shall be completed in accordance with the manufacturer's requirements to provide a continuous and watertight roofing system.

6. SILICONE ROOFING SYSTEM

Apply **Progressive Materials Silicone Roofing System HS 320** over the existing silicone roof mastic and the entire designated roof surface.

- Apply the silicone roofing system at the manufacturer's specified coverage rate and thickness.
- Provide complete and uniform coverage of the designated **89,122 SF roof area**.
- Treat all seams, penetrations, flashings, transitions, fasteners, and other roof details as required by the manufacturer.
- Application shall be performed only under acceptable weather and substrate conditions.
- All materials shall be installed in strict accordance with the manufacturer's current written specifications.

7. ROOFING SYSTEM INSPECTION

Upon completion of the roofing application:

- Progressive Materials shall inspect the completed roof system.
- Contractor shall correct deficiencies identified during the manufacturer's inspection.
- Final inspection shall verify proper application, coverage, detailing, and workmanship.
- Provide documentation of the completed manufacturer's inspection to the Owner.

8. WARRANTY

Provide the following warranties:

- **20-Year Labor Warranty** from Progressive Materials.
- **50-Year Material Warranty** from Progressive Materials.
- Warranties shall be provided in writing upon completion and acceptance of the roofing system.
- All warranty requirements, inspections, and documentation shall comply with Progressive Materials' requirements.

9. QUALITY ASSURANCE

- All roofing materials shall be compatible with the existing roof substrate.

- Materials shall be installed by qualified roofing personnel experienced with the specified roofing system.
- Installation shall comply with the manufacturer's current written specifications and application requirements.
- Contractor shall maintain the work area in a clean and safe condition throughout construction.
- Protect adjacent building components, equipment, walls, drains, and other areas from damage or overspray.

10. ROOF AREA

Total designated roof area: approximately 89,122 SF.

Note: The information provided identifies the work as a “**Silicone Membrane Installation / TPO Application**” and specifically lists **Progressive Materials P-151 Primer, Flashing Grade Mastic, and Silicone Roofing System HS 320**. Based on those listed materials, this specification describes a **silicone coating system applied to the existing roof**, rather than installation of a new TPO sheet membrane.

WEST BROOK HIGH SCHOOL

03 | MODIFIED BITUMEN ROOF

TECHNICAL SPECIFICATIONS



Modified Bitumen Roof Area (yellow): 262,046 sq. ft.

West Brook High School – Modified Bitumen Roof Specifications

Project: Silicone Membrane Roofing System

Roof Area: Approximately 262,046 sq. ft.

Roof Type: Existing Modified Bitumen Roof

Area: Yellow shaded area shown on roof plan

Scope of Work

1. Pre-Roof Inspection

- Perform a complete pre-roof inspection.
- Conduct core samples, pull tests, and thermal scans as required by the manufacturer.
- Verify existing modified bitumen roof substrate is suitable for the proposed silicone coating system.

2. Roof Surface Preparation

- Pressure wash the existing roof substrate.
- Provide a clean, dry, sound, and workable surface suitable for silicone membrane installation.

- Remove dirt, debris, loose materials, and contaminants as required by the manufacturer.
- 3. **Bleed-Blocker Application**
 - Apply **Progressive Materials P-160 Asphalt Bleed-Blocker Primer** to areas requiring asphalt bleed protection.
 - Application shall comply with the manufacturer's requirements.
- 4. **Flashing and Detail Treatment**
 - Apply **Progressive Materials Flashing Grade Mastic** to:
 - Roof penetrations
 - Fasteners
 - Seams
 - Flashings
 - Other roof details requiring treatment
 - Reinforce and seal details as required by the manufacturer.
- 5. **Silicone Roofing System**
 - Apply **Progressive Materials Silicone Roofing System HS 320** over the existing modified bitumen roof.
 - Cover the entire **262,046 sq. ft.** modified bitumen roof area identified in yellow.
 - Apply the silicone membrane at the manufacturer's specified coverage rate and dry-film thickness.
- 6. **Final Inspection and Warranty**
 - Provide a final inspection by a **Progressive Materials manufacturer representative**.
 - Correct deficiencies identified during the inspection.
 - Provide a **20-year labor and 50-year material warranty**, as specified.

Project Area Summary

Item	Specification
Campus	West Brook High School
Existing Roof	Modified Bitumen
Roof Area	262,046 sq. ft.
Treatment Area	Yellow shaded area
System	Progressive Materials Silicone Roofing System HS 320
Primer	P-160 Asphalt Bleed-Blocker
Detail Treatment	Flashing Grade Mastic
Manufacturer Inspection Required	

Item	Specification
Warranty	20-Year Labor / 50-Year Material

Note: All materials, application rates, surface preparation, detailing, and installation procedures shall comply with the roofing manufacturer's current written specifications and requirements.