



## Port Royal Ocean Resort Port Aransas, Texas

The Port Royal Ocean Resorts and Conference Center at Port Aransas, Texas is a four-story building that hosts thousands of annual visitors. The building features 210 condominium suites, in addition to more than 7,000 square feet of meeting and banquet space.

While the coastal location is scenic, sea breezes, salt-water and unrelenting sunshine can be detrimental to the structure. The resort's management team realized this when the building's 120,000 square-foot standing seam metal roof began to rust and leak.

To find a long-term, and cost-effective solution to their roofing problem, Manuel Chapa, Head of Engineering at Port Royal, contacted Commercial Roofing LLC, an Albuquerque, New Mexico-based roofing contractor with a solid reputation and years of experience in the commercial roofing industry.



BEFORE



AFTER





## Project Spotlight Port Royal Ocean Resort - Port Aransas, Texas



After visiting the site and seeing the damaged rooftop firsthand, Joe Johnson, Operations Manager for Commercial Roofing, opted to re-coat the metal with Roof Mate and Acryclad, two premium roof coatings manufactured by UNITED COATINGS. Commercial Roofing has been applying UNITED COATINGS' products for more than 10 years, and they are well versed in the proper preparation and application techniques for the manufacturer's products.

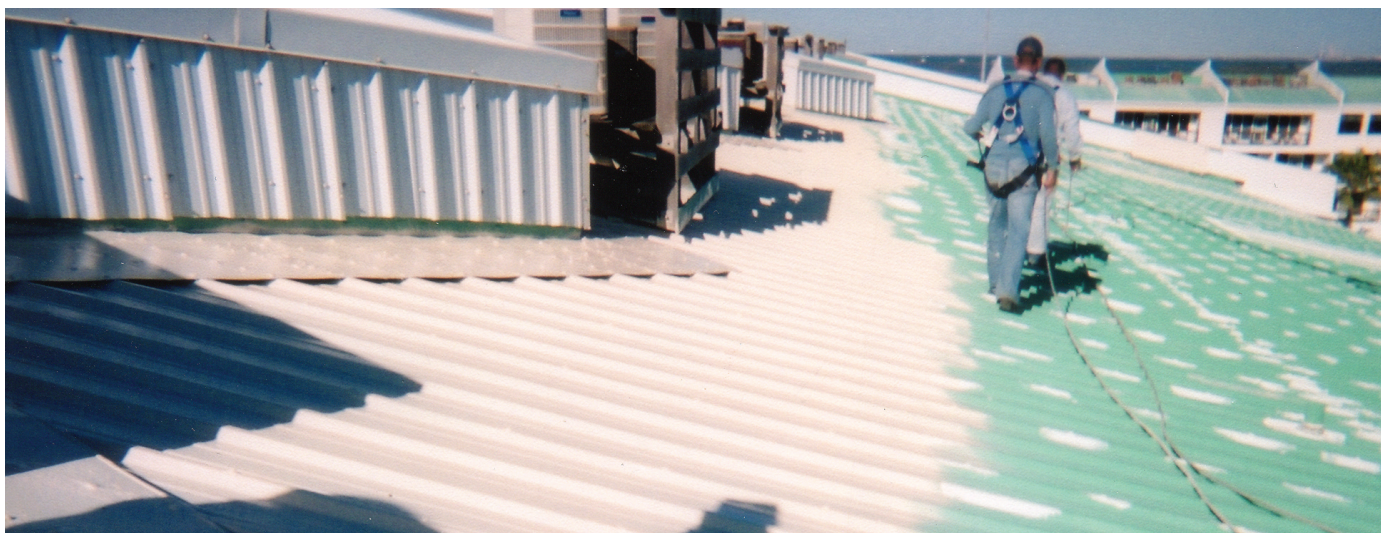
"The coastal location of this building demands quality materials across the board, but nowhere is that more evident than on the roof," commented Johnson. "UNITED COATINGS' Roof Mate offers protection against water, sunlight and abrasion, the three biggest factors in the degradation of this roof."

Available in a number of standard colors, including four that are certified to meet Cool Roof Rating Council (CRRC) standards – white, tan, light tan and light gray – Roof Mate is normally used as a finish coat to provide rooftops with increased reflectivity resulting in reduced energy costs. For this project, Johnson selected Roof Mate as the base coat, which would later be covered by the green-tinted Acryclad topcoat, also from UNITED COATINGS.

Before the coating process could begin, rusted areas were repaired or replaced where necessary, and the entire roof was cleaned with UCC (United Cleaning Concentrate). Once the UCC was rinsed and the roof was dry, Commercial Roofing began to apply the Roof Mate Basecoat directly to the metal roof surface. The coating was applied at a total thickness of 35 mils utilizing hydraulic spray equipment that pumped directly from 55-gallon (208 liter) drums of Roof Mate. The six man crew was able to apply more than 3,000 square feet (279 m<sup>2</sup>) of coating per day.

Once the Roof Mate Basecoat had dried, the Acryclad finish coat was applied. As with the basecoat, Acryclad was sprayed onto the roof with hydraulic spray equipment directly from 55-gallon (208 liter) drums. Since Acryclad was used primarily for aesthetics, it was applied it at a thickness of only four mils (102 microns), which was enough to provide uniform, long-term color, and add an appealing sheen and shimmer to the roof.

After the project was completed, a 15-year product warranty was issued by UNITED COATINGS for the entire coatings system.



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