

CASE STUDY



CHALLENGE

Fix small, pockmark-like holes in the concrete floor caused by high winds dusting the floor with tiny rocks and sediment during the power troweling phase.

Building owner feared "pockmarks" would create an ongoing problem and/or spread.

SOLUTION

1. Remove "pockmarks" via heavy grinding.
2. Dustproof the slab via chemical densification (Ashford Formula).
3. Re-establish the shine via burnishing.

From Broken to Breathtaking

This project began with a phone call to fix a very odd problem. A company in Aurora, Colorado poured a floor between January and February 2018. During that time, the city experienced a bout of very high winds over the course of a few days. It was determined that wind dusted the floor with tiny rocks and sediment sometime during the power troweling phase. These sedimentary particles created weak points in the top membrane (cap) of the slab.

During the cleaning phase, these weak points gave way to reveal small, shallow, pockmark-like holes, ranging in size from 1/16 to 3/4 of an inch in width and between 1/32 and 1/8 inches in depth. These holes were present throughout the entire 250,000 square foot facility, along with saw scum lines, wind cracking and broadcast lines from wall forms being glued to the slab.

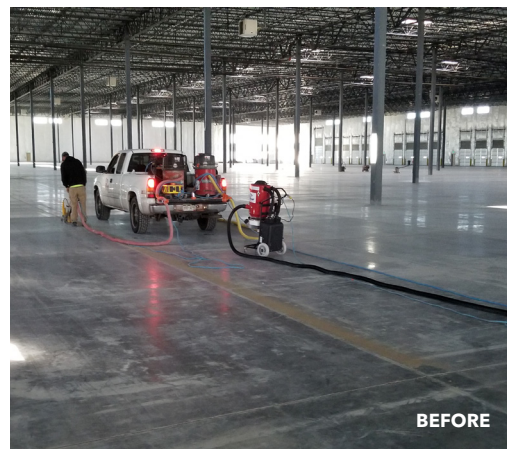
Apart from these issues, the floor had a well-executed hard trowel finish with a trowel burned shine. Core testing showed the floor was structurally sound and up to

specification. However, the client decided that removing the pockmark holes were necessary, fearing the potential spread of the problem and the creation of unforeseen issues in the future. Beyond eliminating the holes, any results achieved with shine or cleaning the slab overall would be a bonus to the client.

There were three objectives to achieving the result desired by the owner:

1. *Removal of the pockmarks via "heavy" grinding.* The initial grind needed to be aggressive enough to remove the holes, while not creating too much work and expense to achieve a shine on the back-end. While the client wanted to remedy the problem, they did not want to spend an arm and leg doing so.

2. *Dustproof the slab.* A grind heavy enough to remove the holes would surely remove the cap created during placement, leaving the slab untreated and exposed. For this objective, the Ashford Formula was the clear and perfect solution.



The All West Surface Prep team cuts control joints into the facility's 250,000 ft² of concrete floors. This photo was taken prior to any grinding or densification work.





PROJECT SPECS

PROJECT

Eastpark 70 Building

LOCATION

Aurora, CO, USA

AREA

250,000 ft² (23,226 m²)

START DATE

February 2018

COMPLETION DATE

January 2019

APPLICATOR

All West Surface Prep
6620 E. 56th Ave.
Commerce City, CO 80022
303.573.7737
www.allwestsurfaceprep.com

CURECRETE REP

Bob Cuje
Modern Materials
303.779.0321
bob@modern-materials.com

In this industry, applicators are presented with “unicorns” they are asked to fix. This can sometimes be a daunting task from which most will walk away from. Having a great plan is essential, but having the right tools to drive that plan is key.

3. *Re-establish the shine.* This floor started out moderately shiny, and a matte densified floor would not have been ideal. Burnishing was therefore integrated into the Ashford Formula densification process.

With the Ashford Formula as the backbone of the plan, this floor would not only be fixed, it would exceed all expectations. Its rich coverage rate, when compared to other products on the market such as lithics, is an absolute deluge of material at 200-250 square feet per gallon. It can be used on old or new slabs, in the beginning of a project as a cure, or at the end to dustproof. Its versatility will give applicators and contractors the confidence to successfully use the product in out-of-the-box solutions for unique issues. To top it all off, the floor gets better over time with traffic and usage!

The outcome of this project was a gorgeous floor that brought in personnel from all levels of the client’s company to see the “sexy floor”.

Though this client is a major builder of warehouses in the Denver, Colorado area, the sentiment echoed over the course of this job was that it was “the best floor in the company.”

In this industry, applicators are presented with “unicorns” they are asked to fix. This can sometimes be a daunting task from which most will walk away from. Having a great plan is essential, but having the right tools to drive that plan is key. With the Ashford Formula, you can have peace of mind that a band-aid isn’t being put on the issue. More importantly, professionals can deliver truly stunning results and offer long-lasting solutions to problems that no one else can or wants to fix.

The Ashford Formula is an expert’s product capable of delivering eye-catching, next-level results. This resonates the world over through a sterling 70-year reputation, one that any applicator will be proud to expand upon!



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