



# Food & Beverage Guide for Evaluating Flooring Systems

*for Facility Managers*



[www.Concare.com](http://www.Concare.com)

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## Protecting Food & Beverage Floors from the Top - Down

Getting the right solution for a new or replacement floor topping or coating is a critical decision for any food & beverage facility, whether in production or public spaces like the lobby or lunchroom.

If installed according to product specification, floor coatings can be resilient, highly effective, easily maintainable and last for years.

The products Concare regularly installs in food & beverage facilities are formulated to protect, eliminate and contain the floor from chemicals, moisture, liquids or even static shock. Our choices for flooring solutions have been proven to withstand the harshest conditions including wash down areas, freezers, powder rooms, high heat areas and more.

If repairs are needed, be sure to address them as soon as possible as problems can only get worse over time. Repairing the floor is much easier and cost effective than replacing the entire floor. Repairs can easily address the problem and keep the floor from becoming damaged again.

### Guide to Food & Beverage Floors

Concare has assembled a Food & Beverage Guide for evaluating your flooring system. The Guide consists of **site evaluation checklists**, **recommendation chart**, **floor preparation methods** and **projects with requirements and solutions**.



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Concare holds numerous concrete floor coating certifications. These certifications include:

- BASF Master Contractor  
Ucrete Master Contractor  
SRS Master Contractor  
Selby Master Contractor
- Protective Industrial Products (PIP)  
Charter Contractor
- Tennant
- Flowcrete Preferred Contractor
- Sherwin Williams, General Polymers  
Preferred Contractor



## Who is Concare?

Established in 1978 by Ron Puszyński, Concare provide resinous concrete floor and wall finishes for the food & beverage industry.



## What kinds of applications does Concare provide?

We specialize in the application of epoxy, MMA, urethane, vinyl ester and acrylic floor and wall coatings. More importantly, we intently focus on surface preparation, the key to successful applications. Control joint filling, and crack repair, leveling, spalled or pitted concrete, even resloping floors, is all part of the preparation process. From production areas, bathrooms, locker rooms, high temperature / freezer rooms to powder rooms, Concare services your resinous floor surfaces with a proven approach and unparalleled expertise.

## How are We Different?

**Evaluation  
Recommendation  
Preparation  
Application.**

We do not manufacture or private label any materials, but are certified, approved installers for some of the best formulators in the industry. This approach allows us to recommend the best solution for you, one that's based on over 35 years of experience.

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# Site Evaluation Checklist

There are two types of concrete:

New Concrete (under 6 months old) and existing concrete. We evaluate the condition of the concrete with different sets of criteria based on the age of the concrete.

## New Concrete

- ☐ Date placed, poured or installed
- ☐ Moisture content (CME)
- ☐ Moisture transmission rate (CaCL)
- ☐ Presence of vapor barrier
- ☐ Cracks
- ☐ Joints
- ☐ Slab thickness
- ☐ Curing method



## Existing Concrete

- ☐ Evidence of high moisture condition
- ☐ Exposure to chemical attack
- ☐ Type of traffic
- ☐ Exposed to impact or heat
- ☐ Ph of slab
- ☐ Presence of existing coating/resurfacer
- ☐ Evidence of deterioration
  - Cracks
  - Joints
  - Spalling/Pitting/Patching
  - Puddling/"Bird Baths"

# Site Evaluation Checklist

It takes time to get a floor system evaluated, budgeted, approved, scheduled and installed. Devoting the time and effort allows you to make the best decision possible for a long-term flooring solution. Investing less will give you exactly that...less.

This next section discusses the materials needed that reflect the activity and demands placed on the floor each day.

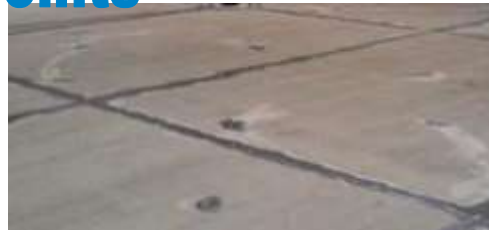
## Criteria for Material Selection

- ☐ Chemical exposure
- ☐ Thermal shock
- ☐ Hot water/high pressure cleaning
- ☐ Mechanical abuse
  - Impact
  - Metal shavings
  - Welding
  - Heavy tow/weight
- ☐ ESD - required / important
- ☐ Antimicrobial
- ☐ Clean Room
- ☐ Cove base / cant base
- ☐ Slope to drain

## Operational Issues

- ☐ Scheduling
- ☐ Cleanability
- ☐ Slip resistance
- ☐ Expectations of appearance
- ☐ Expectations of durability

### Joints



### Sloping



### Cove Base





Identify your most critical demands



# System Recommendation

	CoatRight™ UC	CoatRight™ EC	CoatRight™ EC-Q	CoatRight™ MM	CoatRight™ VE	LevelRight™ EC	LevelRight™ EC-Q	LevelRight™ MM
Initial Cost	Low	Low	Med	Med	Med	Med	Med/High	High
Impact Resistance	Poor	Poor	Good	Poor	Poor	Good	Better	Better
Scratch Resistance	Poor	Poor	Good	Poor	Poor	Good	Better	Better
Forklift Usage	Good	Poor	Better	Good	Good	Better	Better	Better
Wear Resistance	Good	Good	Good	Good	Good	Better	Better	Better
Foot Traffic	Better	Better	Better	Better	Better	Best	Best	Best
Ease of Repairability	Best	Best	Better	Best	Poor	Poor	Poor	Better
Installation Time*	2-3 Days	2-3 Days	2-3 Days	1-2 Days	2-3 Days	2-3 Days	3-5 Days	1-2 Days
Hide Imperfections	No	No	Yes/No	No	No	Yes	Yes	Yes
Damageability	High	High	Low	Low	Low	Low	Low	Low
Color/Tintable	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Enhanced Traction Available	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ESD Available	Yes	Yes	No	No	No	Yes	No	No
Antimicrobial	No	Yes	Yes	Yes	No	Yes	Yes	Yes
High-Temperature Service (over 140°F)	No	No	No	No	No	No	No	No
Extreme Cold Applications (Below 35°F)	No	No	No	Yes	No	No	No	Yes

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Identify your most critical demands



# System Recommendation

	GuardRight™ UC	GuardRight™ UC-CQ	GuardRight™ EC	GuardRight™ MM	GuardRight™ VE	Shine Right™ 800	Shine Right™ 1500	Shine Right™ 3000
Initial Cost	High	High	High	High	High	Med	Med	Med
Impact Resistance	Best	Best	Best	Best	Best	Poor	Poor	Poor
Scratch Resistance	Better	Best	Best	Best	Best	Better	Better	Better
Forklift Usage	Best	Best	Best	Best	Best	Better	Better	Better
Wear Resistance	Better	Best	Best	Best	Best	Better	Better	Better
Foot Traffic	Best	Best	Best	Best	Best	Best	Best	Best
Ease of Repairability	Poor	Poor	Good	Good	Poor	Better	Better	Better
Installation Time*	2-4 Days	2-4 Days	3-5 Days	1-2 Days	2-4 Days	1-2 Days	1-2 Days	1-2 Days
Hide Imperfections	Yes	Yes	Yes	Yes	Yes	No	No	No
Damageability	Very Low	Very Low	Very Low	Very Low	Very Low	Low	Low	Low
Color/Tintable	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Enhanced Traction Available	Yes	Yes	Yes	Yes	Yes	No	No	No
ESD Available	No	No	Yes	No	No	No	No	No
Antimicrobial	Yes	Yes	Yes	Yes	No	No	No	No
High-Temperature Service (over 140°F)	Yes	Yes	No	No	No	Yes	Yes	Yes
Extreme Cold Applications (Below 35°F)	No	No	No	Yes	No	Yes	Yes	Yes

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Identify any  
additional criteria

# System Recommendation



	CoatRight™ UC	CoatRight™ EC	CoatRight™ UC-Q	CoatRight™ MM	LevelRight™ EC-Q	LevelRight™ MM	GuardRight™ UC	GuardRight™ EC	GuardRight™ UC-Q
Hides Imperfections	No	No	Yes/No	Yes/No	Yes	Yes	Yes	Yes	Yes
Damageability	High	High	Low	Low	Low	Low	Low	Very Low	Very Low
Color/Tintable	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Enhanced Traction Available	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ESD Available	Yes	Yes	Yes	No	Yes	No	No	Yes	No
Antimicrobial	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No
High-Temperature Service (over 140° F)	No	No	No	No	No	No	Yes	No	Yes
Extreme Cold Applications (Below 35° F)	No	No	No	Yes	No	Yes	No	No	No

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We'll work with you to identify  
which preparation method is  
best for your application

# System Preparation

	 Abrasive Blast Cleaning	Scarifying	Chemical Etching	Sanding	Grinding
Profile Left	10-40 mils	10-250 mils	1-5 mils	1-3 mils	3-40 mils
Advantages	<ul style="list-style-type: none"> <li>• Virtually Dustless</li> <li>• Optimum cleaning</li> <li>• Optimum profile</li> <li>• Removes some existing coatings</li> <li>• Relatively quick</li> <li>• No moisture</li> </ul>	<ul style="list-style-type: none"> <li>• Removes old resurfacers</li> <li>• Aggressive profile</li> <li>• No moisture</li> </ul>	<ul style="list-style-type: none"> <li>• Dustless</li> <li>• Leaves clean concrete</li> <li>• Low cost</li> <li>• Minimal profile</li> </ul>	<ul style="list-style-type: none"> <li>• Quick surface prep</li> <li>• Ideal for applying additional coat(s) to existing finish</li> <li>• No moisture</li> </ul>	<ul style="list-style-type: none"> <li>• Leaves smooth profile</li> <li>• Good for tight areas</li> <li>• Removes existing coatings</li> <li>• Levels high spots</li> <li>• Can be used to achieve highly polished, glossy concrete</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>• Large, heavy equipment</li> <li>• Requires 480 volt, 3 phase electrical</li> <li>• Weak, soft concrete leaves rough profile</li> <li>• Sometimes leaves overlap marks</li> </ul>	<ul style="list-style-type: none"> <li>• Dusty</li> <li>• Noisy</li> <li>• Needs additional prep (abrasive blast cleaning)</li> <li>• Slow</li> </ul>	<ul style="list-style-type: none"> <li>• Introduces moisture into concrete</li> <li>• Requires extra time for drying</li> <li>• Uses hazardous strippers</li> <li>• Acid can attack metals</li> </ul>	<ul style="list-style-type: none"> <li>• Can be dusty</li> <li>• Polishes instead of profiling</li> <li>• Doesn't remove existing coatings</li> <li>• Requires additional clean-up</li> </ul>	<ul style="list-style-type: none"> <li>• Dusty</li> <li>• Slower than abrasive cleaning</li> <li>• Sometimes requires wet process</li> </ul>
Recommendations	<p>"A"</p> <ul style="list-style-type: none"> <li>• Best form of preparation</li> </ul>	<p>"B/C"</p> <ul style="list-style-type: none"> <li>• Best use is for heavy coating or resurfacer removal</li> </ul>	<p>"C"</p> <ul style="list-style-type: none"> <li>• Wet, used only in specific applications</li> </ul>	<p>"D"</p> <ul style="list-style-type: none"> <li>• Limited use, when recoating existing, well-bonded floors</li> </ul>	<p>"B"</p> <ul style="list-style-type: none"> <li>• Good substitute when accessibility is limited</li> </ul>

# Contact Me for a Site Evaluation

☐ I'm interested in a floor coating.

☐ I'm interested in a floor repair.

**Call: IL 708.681.8800 WI 920.746.0330**

eMail Ron - Concare [Ron.Puszyński@concare.com](mailto:Ron.Puszyński@concare.com)

Tell Us About the Project:

What area(s) of the facility need new floors? \_\_\_\_\_

What area(s) of the facility need floor repairs? \_\_\_\_\_

## New Concrete

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- ☐ Joints
- ☐ Slab thickness
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## Existing Concrete

- ☐ Evidence of high moisture condition
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- ☐ Type of traffic
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- ☐ Evidence of deterioration

## Criteria for Material Selection

- ☐ Chemical exposure
- ☐ Thermal shock
- ☐ Hot water/high pressure cleaning
- ☐ Mechanical abuse
- ☐ ESD - required / important
- ☐ Antimicrobial
- ☐ Clean Room
- ☐ Cove base / cant base
- ☐ Slope to drain

## Operational Issues

- ☐ Scheduling
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# Candy Packaging Room

## Floor Requirements:

Delaminating coating - pitting - cracking -  
general failure

## Floor Solution:

High Temperature Resistant - Protection from  
Contaminants - Enhanced Traction - Cove Base

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# Prairieland Foods

## Floor Requirements:

Cracked concrete - potholes - safety - trip hazard -  
improve cleanability

## Floor Solution:

GuardRight EC & UC - ShineRight - LevelRight EC -  
Enhanced Traction - UV Resistant - Chemical  
Resistant - Densifier - Slip Resistant - Anti-Microbial

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# Peanut Rooms

## Floor & Wall Requirements:

Re-slope from standing water - sanitation - USDA standards - contaminants - core testing

## Floor Solution:

Sanitation - High Temperature Resistant - Safety - Cleanability - Dust Control

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# Popcorn Palace

## Floor Requirements:

Scaling - uneven floor - hot oil spills - sanitation - steam cleaning

## Floor Solution:

High Temperature Tolerant - Uniform Surface - Cleanability - Sanitation - Safety

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# Lagunitas

## Floor Requirements:

New facility - sanitation - wash down - enhanced traction

## Floor Solution:

Cleanability - Sanitation - Safety - Chemical Resistant - protect retaining wall - cant cove

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