

Reprint from the October 2009 Issue

## Con-way Likes “Green” Floor

Eneref Institute examines how Con-way facilities in Shreveport, LA and Memphis, TN use a heavy-duty polished concrete flooring system to restore damaged floors.

The concrete floor at Con-way Freight’s 5,000-square-foot truck maintenance facility was showing its typical wear and tear. But instead of completely redoing the old floors with epoxy coatings, as they do every few years, this time Con-way experimented with a new kind of sustainable flooring system that offers a longer life and less maintenance cost.

“The old concrete floors kind of popped up and peeled up. But you can’t just cover that portion. You would have to remove what was on the floor and then go redo the whole concrete floor with epoxy,” explains Ed Arciniaga, construction manager for Con-way Freight, speaking about his facilities in Shreveport, La., and Memphis, Tenn. “You’re paying for another new floor covering all over again.”

So Con-way contracted QuestMark Flooring, Pittsburg, Pa., to install a DiamondQuest polished concrete floor. This multi-step fine grinding process transforms an existing concrete floor surface into a shiny new floor.

The new floor is harder than straight concrete and impervious to the kind of abuse you’d expect from a trucking company’s maintenance operations, Arciniaga says. And the floor is naturally “green.” The QuestMark technology made use of Con-way’s already exist-

ing concrete floor. Both the installation and maintenance of polished concrete floors have positive environmental benefits.

According to The Eneref Group, which reports on ecologically sensible innovations for facilities, the DiamondQuest polished concrete floors

ing certification system.) In the Energy and Atmosphere category, polished concrete could contribute to LEED points because they don’t put VOC vapors into the atmosphere and because the sheen actually increases the room’s ambient light. In the Materials and Resources category, the technology increases the lifespan of the already existing concrete floors. And Innovation in Design may offer a third potential credit.

As appreciative as Arciniaga is that his new floor is “green,” he’s even more delighted it’s easy to clean. The floors also increase safety. The National Floor Safety Institute has certified DiamondQuest floors to meet the slip co-efficient of friction (SCOF) for safe-



This environmentally friendly polished-concrete flooring system shines at inhibiting contaminants from penetrating the surface.

contribute to potential LEED points in at least three categories. (LEED is an internationally recognized green build-

ty. And unlike epoxy, which needs time to cure, workers are able to get back on polished concrete right away, as soon

as the last buff is done.

Maintaining an old concrete epoxy floor is one task Arciniaga is glad to be rid of. “I went back six months later and the floor still had a shine to it.”

The savings in labor has translated into real savings in dollars. “There’s no more having to come back every three to four years to put down another epoxy coating. And we buff the shine back into the floor without having to call anybody to come and do it. It pays

for itself.”

And, he adds, “It has a nice sheen to it.” ●



This article is an excerpt of the future Eneref report which assesses the impediments to building zero-energy urban communities in the US. A companion film documentary, The Eneref Project, will seek to demonstrate to key decision-makers how zero-energy communities can be commercially viable.