

CASE STUDY

A Seamless Integration

Bareman's Dairy partners with Kwasny Co. and its SaniCrete™ solution to install a flooring system impervious to the rigors of a busy dairy facility.



BAREMAN'S DAIRY

CLIENT
Bareman's Dairy

LOCATION
Holland, Michigan

PROJECT
Remove & Replace existing delaminated floor

SOLUTION
SaniCrete HF

TIMELINE
36 hours (2 sessions)

SIZE
5,000 ft²



Preferred Vendor

kwasny
Flooring and Lining Systems

SaniCrete
The Sanitary Seamless Solution

248.893.1000 | sanicrete.com

Bareman's Dairy was facing a big problem. Specifically, its cooler room seamless flooring was delaminating — again — creating voids that meant bacteria growth, production issues, and safety violations. Management needed a solution to remove the inferior floor and replace it with a product proven to stand up in a production dairy environment. There had already been too much lost time in making repeated repairs by the original vendor. The flooring needed replacing in a manner that would not cut into production time. And the capital investment — the price — had to make sense.

Bareman's Dairy, a member of the All-Star Dairy network, turned to Kwasny Company and its SaniCrete™ line of seamless cementitious polyurethane flooring. SaniCrete's specifications call for applications in thicknesses up to 3/8" and feature the ability to withstand daily steam cleaning, wet and abrasive environments, and has the advantage of being installed over damp concrete, ideal specifications for a fast-turnaround time-frame in a production dairy environment. In addition, the SaniCrete floor has a non-slip surface for foot and hi-lo traffic stability, yet allows for easy case skidding. A six-stack of dairy cases requires just 50 pounds of force to get the stack underway, and only 25 pounds of force to keep them moving.

When Bareman's Plant Manager Don Scholten contacted Kwasny's President Keith Kwasny, they agreed on an immediate plan of action. Kwasny promised to deliver a flooring solution that included assessing Bareman's long-term needs, evaluating the current floor, and producing a demolition and installation schedule that would not interfere with existing plant operations. And Kwasny promised to do it all within a budget that made sense.

Continues...

“Four years later our SaniCrete floor is performing as well as the day it was installed, and I couldn't be happier. No down-time means my plant is more productive, we aren't losing money on reinstalling inferior infrastructure, and I sleep better at night.”

– Don Scholten
Plant Manager
Bareman's Dairy

A SINGLE-SOURCE SOLUTION

“We offer our clients a one-throat-to-choke vendor solution,” said Kwasny. Where most companies coordinate outside contractors for engineering studies, demolition, raw flooring material and installation, Kwasny provides all these services under one umbrella. “This is how we control the quality of our products and offer the warranties we do.” Kwasny said. With one call, Kwasny's clients can coordinate the entire project. “This takes the stress out of scheduling, and there's no blame game,” Kwasny said. “If there's a problem, we fix it, period.”

ASSESSMENT, DEMOLITION, & INSTALLATION

Kwasny sent its engineering team to inspect the Bareman's Dairy plant. “What we discovered was a recently installed polyurea floor delaminating in a 5,000 square-foot cooler,” said project manager Scott Carey. “The installation vendor had patched it several times, but it continued to fail, resulting in water being trapped between the concrete subfloor and the polyurea.” The result: bacteria growth, a foul stench, and accelerated disintegration of the underlying concrete. The Kwasny team assessed the traffic and weight loads the floor had to withstand and produced a schedule to remove the old floor covering, repair the subsurface and prep it for a new installation of SaniCrete HF. “We removed a section of the old flooring with air hammers and chisels, media-blasting and hand grinding, and installed a test-patch to ensure our HF solution was the proper one,” Kwasny said. “It worked flawlessly and gave Bareman's management the peace-of-mind that this investment was the right one.”

Demolition and installation took place over two weekends in June when cooler use slowed. One half of the floor was removed and replaced the first weekend; the remainder the following weekend, even while the rest of the plant was operational, including the conveyor system moving through the cooler. “SaniCrete sets up and is ready for use in 12 hours,” said project manager Carey, who's crew worked from 6 a.m. Saturday morning through 11 p.m. Sunday night. “We knew we could get the job done and have the first shift Monday morning not miss a beat.”

“I was impressed with Kwasny,” said Bareman's Dairy's Scholten. “They made a promise and they delivered 100 percent,” he said. “Four year later our SaniCete floor is performing as well as the day it was installed, and I couldn't be happier. No down-time means my plant is more productive, we aren't losing money on re-installing inferior infrastructure, and I sleep better at night.” ■

kwasny
Flooring and Lining Systems

SaniCrete
The Sanitary Seamless Solution

248.893.1000 | sanicrete.com

For a no-obligation consultation, call 248.893.1000.