



BEFORE WE START.

A Guide to Job-Site Expectations

Supplements to this guide may include:

- DCD – Agreement and Contract
- Expectations – Epoxy Floors
- Expectations – Polished and Stained Floors
- Warranty Documentation

Thank you for choosing to work with our company for your project. We believe in good design, great craftsmanship, and creating durable surfaces that will last for years...decades... and if you really show some care, maybe a century. If you have made it this far, you must think the same. Our goal is to be accommodating and simple to work with, we provide this document to set clear expectations on how we can work together effectively and come to a win-win for your project. Your assigned **Project Leader** should be a good point of contact as we work together. If, at any time, you need to reach me directly – yes, the guy writing this, Nick Dancer – my cell is 260-415-1951 and my email is nickdancer@dancerconcrete.com.

If you are anything like the other Contractors we work with, you want us to show up on time, be effective, do good work, and then get out of your way. We want the same. From the last 10 years of experience we have found the chokeholds to our progress, and want to create a great pre-project game plan so we can both work effectively.

WHEN TO SCHEDULE US

Most of our work can be scheduled after the first coat of paint, before trim, and just a bit before other flooring trades. This allows a second coat of paint to be applied to hide our scuffs and bumps on the walls. Your Project Leader is available to chat about scheduling and timeframes for work.

PROTECTING THE EXISTING SURFACE – BEFORE POLISH

We wish all floors could be protected by a Masonite board through construction but this is rarely practical, or cost effective. Please use some basic sense of caution when working on a floor to be polished, such as not allowing hydraulic fluids from lifts, or oil from pipe cutting to soak into the surface. If you *maintain a decent Neat, Clean, and Organized job-site* and use common sense against spills we will be alright. Our polishing operations will remove black marks from tires, minor drywall and paint splatter and normal construction messes. We do ask for a scrape and push broom sweep before we start please.

POWER

We are power hogs. All of our grinders, vacuums and tools pull a lot of power. If you are working on temporary power, you probably don't have enough for us to be of use on site. We would recommend using a generator. Unless noted on the proposal, we based the bid and noted that power would be provided and hooked up by you. This includes the appropriate breaker. We also have generators for rent on daily, weekly, and monthly rates. Your project leader can provide these rates.

- We will typically drop off a whip the week before the job starts to hook up power when we do a pre-site visit with the Project Leader and Team Leader.
- General Power Requirements.
 - Qty (1) 208-240V – 3 Phase – 100 Amp Breaker OR QTY (1) 208 – 240V – 3 Phase – 60 Amp Breaker AND QTY (1) 208 – 240V – 3 Phase – 30 Amp Breaker.
 - Minimum 3 – 110V outlets 15 amp breakers minimum. Each outlet to have separate circuit. Our 110V hand tools pull about 13 amps each.
 - Large Industrial Projects – QTY (1) 480V – 60 Amp Breaker – In addition to the above.

SITE LAYOUT

In most of our installations we need the space to ourselves to do our work. Imagine wood floor installers and terrazzo placement. This is very similar. In polished concrete floors, we have a bit more leeway but in all sealed and epoxy installations, we cannot have any other traffic during coating. We will mark off all points of access with caution tape, but we will need your help communicating with other trades the importance of this.

Our bid will include the quantity of mobilizations bid for the work. We set reasonable expectations, but with the nature of our work, setting up to complete small sections to completion, changing tooling, or moving our equipment is a costly process. If this needs to be changed – again your Project Leader is a good point of contact for scheduling the workflow.

CLEAN SITE

- Interior doors between rooms and trim to be removed prior to our start.
- Floor to be scraped of residues such as carpet glue, thin-set, drywall mud and push-broom clean prior to our start. If we will be removing the adhesive, it will be listed in our proposal.
- All of our equipment is heavy and bulky. If we try and move others job-site boxes, ladders, and material, we will be wearing ourselves out before our work even starts. Please keep the area clean of these so we can continue working. We will maintain our area in a Neat, Clean, Organized fashion as well.

WATER

- We will probably be using water as part of our grinding operations. It's best to have a hose of some sort or any area close to where we are working with access to water. For job-sites without water, we would expect you, the owner, or GC to provide water in some fashion.
- We will also be dumping said water. This slurry water is a mixture of water, dirt, debris, and cement fines and stone. It's not suitable for a drain and we usually will dump outside where the earth still needs to be worked. This does not dry hard, but clay and clumpy. We will talk to you about a good spot to dump this water. Again, the closer to our work area, the better. We also have options to haul away if needed.

CONDITIONED SPACE

- Polishing
 - We recommend waiting as long as possible to allow the concrete to be conditioned and allow for curing, shrinkage and curling before polishing operations begin. Sometimes we will do bulk grinding in a space and then return to do finishing passes towards the finish schedule. Please talk to your Project Leader about this.
 - Our work does nothing for the performance characteristics of concrete including cracking, shrinkage, shifting, curling, effloresce, or movement. Any additional work done as a result of these items would be considered over and above.
- Epoxy
 - The job-site must be 'closed-up', and temperature controlled before we can coat. **We will also be doing moisture testing on our slabs before coating. This is for our use only. We will share results with you but we recommend hiring a 3rd party to do any official moisture mitigation testing if needed.** Most new construction floors not treated will have higher moisture than 80RH unless a plan has been in place to reduce. This is a common construction hurdle.
 - Moisture must read below 80RH to epoxy coat a floor, unless a Moisture Mitigation System is used, or an additive such as Barrier One was added to the concrete and they provide the warranty and go-ahead to coat; and the owner accepts this. Our moisture system adds a 5-year warranty to the project.

DUST

We use the best in vacuum and HEPA filter technology to minimize our own exposure to concrete dust as well as keep the job as clean as possible. We will also work in a way to meet OSHA's 2017 standard for silica dust. During all dry grinding steps an appropriate vacuum will be connected to the grinder. There will be no 'clouds of dust' – (not like the guys cutting the road and dust blowing all over your car.) Inevitably there will be traces of dust in the environment when we leave. We recommend a good cleaning or hiring a cleaning crew once we finish. We like to work Neat, Clean and Organized – but we are a few steps away from cleaning good enough for the way you like it, or being open for business.

If you have HVAC openings to collect air and distribute to other parts of your building, we recommend you cover these while we work.

If your project requires extensive dust control measures; for example, work to be done in phases in an open area, please ask your project leader about our DUST CONTROL PACKAGE which includes additional dust control measures such as temporary enclosures and air scrubbers. We have worked in medical prototype rooms, food manufacturing, operational kitchens, and operational hospitals – we can make it work. Unless noted on your bid this additional package is over and above normal work pricing.

FINISHING UP

The floor will be finished when we leave the job-site. If construction will continue after we leave, we recommend the installation of a protective board, such as Ram Board. If lifts are going to be used we recommend the use of white non-marking tires. Polished concrete is still considered a porous material some items may stain the surface.

All continuing care and maintenance is the responsibility of the end user. Care and Maintenance instructions will be provided upon completion, or in submittals and can also be found on our website under 'Helpful Resources.' We also offer floor buffing, conditioning and re-sealing treatments. No need to replace your floor. We can 'refresh' them.

Thank you for choosing to work with us. Let's do this.

Dancer Concrete Design

dancerconcrete.com

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