ProSpec®

Broadway Education Center
New York City, New York

Flooring Repair

Project Description:
The Education Center needed to replace its floor with terrazzo tile. The existing slab had significant damage and extensive piping and cable infrastructure buried in it. The mandate was to save the slab and make it a suitable substrate to accept terrazzo tile.

ProSpec® Products Used:
- B-730 Mortar/Acrylic Additive
- Feather Edge
- Level Set® 300
- PermaFlex® 550
- ProColor Sanded Grout

Owner: NYC School Construction Authority
General Contractor: Pavarini
Flooring Contractor: Miller Drucke
Self-Leveling Applicator: Val Floors

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Challenge

Solution

The Education Center needed to replace its floor with terrazzo tile. The existing slab had significant damage and extensive piping and cable infrastructure buried in it. The mandate was to save the slab and make it a suitable substrate to accept terrazzo tile.

The original substrate was in terrible shape. The top layer of sand cushion mortar was severely damaged, with elevation differences up to 2" or more, exposing the screed. There was a need to keep as much of the top layer in place as possible.
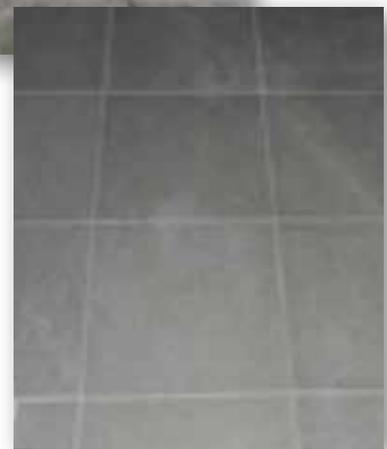
The ProSpec® team developed a design using our comprehensive product line, technical services and warranty to make this project possible.

Before

After

RESTORATION PROCESS:

Step 1
Removed as much loose debris as possible without removing the mortar bed.

Step 2
ProSpec® B-730 Mortar/Acrylic Additive was placed over an open face mesh to harden the floor and create a more viable substrate.

Step 3
Embedded open face polypropylene mesh in a second coat of ProSpec® B-730 Mortar/Acrylic Additive.

Step 4
Extremely weak areas of the mortar were repaired with ProSpec® Feather Edge to better adhere the mesh to the mortar bed.

Step 5
ProSpec® Level Set® 300 was placed at a 1" minimum thickness to ensure flat floors.

Step 6
Terrazzo tile was set using ProSpec® PermaFlex® 550 medium bed setting mortar and ProSpec® ProColor Sanded Grout

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