

## Facilitator — February/March 2013



### Don't Be Floored By An Open Challenge

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Floor replacement planning and execution in an open restaurant

In today's marketplace where leases are shorter, budgets are tighter and design changes are critical, it is i planning and executing a successful floor replacement project in an open restaurant.

Whether you are faced with replacing an existing floor due to age, damage or a design change or because that you must take into account. This is especially true when the project falls within the responsibility of the reduced budget, tighter timeframes and, of course, keeping the restaurant operating during the project.

In a perfect world, all floor replacement projects would be vetted through the design, planning and constr assessments performed, and then the floor replacement work would be executed while the restaurant wa imperative that facility managers and their vendors review the many challenges that will be faced while exec

#### The Substrate Factor

The most important factor to understand is the difference between what flooring substrate is currently Understanding some basic differences between each substrate will help determine the best approach for t both substrates are as follows:

- What type of product exists, and what type is being installed? (Wood, carpet, tile, etc.)
- What are the dimensions of the existing and new product? (Length, width and thickness)
- How is the old floor installed, and what are the manufacturer's recommendations for installing the new floor'

#### Installation Methods

Upon completing the substrate research, your team can begin planning and discussing the installation metf important decisions need to be made at this point, specifically regarding the subfloor. You must know wheth subfloor, or if the old subfloor will be removed and a new one installed.

Once you've decided, a few questions should be answered regarding the condition of the subfloor you will in

- What substrate is the new flooring to be installed over? (Plywood, wood, tile, concrete, mud, etc.)
- What is the condition of the existing subfloor? (Level,
  - uneven, cracks, spacing, moisture and oil issues, variations in material, etc.)
- If the subfloor is in need of attention, what steps would be required to correct the existing condition? (Patch self-leveling, replacement, etc.)

#### Additional Considerations

Once the decision is made regarding how the floor will be installed and what attention is needed for the su transitions, height variations, fixtures and base moldings. It would be ideal to remove a ½-inch floor and ins case. If, for example, there is a difference in floor thickness, you will need to decide how best to contr questions to ask are:

- How do you ensure a flush installation at the entrance, stockroom and other doorways? (Shims, reducers, t
- How do you ensure a flush fit, or continuous install with mounted fixtures, POS stations, and architectural r base moldings, install shoe moldings, etc.)
- How do you ensure a flush fit with electrical floor boxes? (Lower, raise, remove, replace, etc.)

#### Site Assessments

If at this point a site assessment has not been performed, now is the time. It is imperative to meet with successful execution. A site assessment will help confirm the above information and will also represent :

necessary for the development of a well-qualified phase plan.

Here are some questions to ask:

- What are the existing space constraints for receiving and storing flooring that may need to acclimate up to window displays, offsite, etc.)
- Can a dumpster be stored onsite? If so, is a permit needed?
- Does the landlord, mall or property management office have any specific paperwork requirements?
- If anchored fixtures are being moved and replaced, how will the product be handled?
- In what order will flooring be removed and replaced?
- Will additional tradesmen or specialized contractors need to be brought in at some point to address electric?
- Will areas be closed and sectioned off or will customers have full access to the store?
- If sections will not be closed, what is an acceptable transition to eliminate tripping hazards between the old
- What is an acceptable finish for areas where sections of subfloor will be exposed during replacement?
- What are the conditions of the fixtures and moldings? Are they being replaced, refinished or reused in existi
- What days of the week will the location receive shipments? ???? What time can the crew start each evening
- Are there noise variances due to other tenants?
- Does the location require union or non-union contractors?

#### A Plan of Action

Once all questions are answered, the phase plan can be finalized in order to execute the replacement. It is replacement. A properly developed phase plan will ensure this and will assist in streamlining communication

We recommend that you use a floor plan to map out what areas of the location will be serviced each evening each section as needed during the replacement project. This is especially important when dealing with prod

Lastly, perform a walkthrough at the start and completion of each night's work to ensure all parties are satisfied. During these meetings, adjustments can be made and punch-list items can be identified and addressed. A final walkthrough to ensure that all flooring is installed properly, transitions are flush, all fixtures and moldings are met.

In following these basic steps, all parties involved with the project will be able to successfully execute operations. More importantly, service date adjustments, change orders and material delivery changes can result in project cost savings. This practice provides the information necessary to allow both the restaurateur and contractor throughout the duration of the entire project.