



FEATURED PROJECT

L.L. Bean Outlet · Framingham, Massachusetts · 18,000 SF Class 3 mechanical polish

Salvaging an "Unpolishable" Slab — and Eliminating an Overlay Budget

L.L. Bean Outlet, Framingham MA · General Contractor: **CM&B** · Completed July 2025

18,000 SQUARE FEET	3/4" SLAB REMOVED	Class 3 FINAL POLISH	\$0 OVERLAY COST
------------------------------	-----------------------------	--------------------------------	----------------------------

THE CHALLENGE

A slab nobody else wanted to polish.

The existing concrete was covered in roughly 1/2" of thinset across the majority of the 18,000 SF footprint, with thousands of patches and significant unevenness between adjacent pours. Most polishing contractors classified the slab as not viable, and CM&B had budgeted a full self-leveling overlay across the entire space — adding cost, schedule, and another trade to coordinate.

OUR APPROACH

Grind it down. Expose sound concrete. Polish it.

We deployed our two Worx+ GK850 grinders — the highest-production planetary grinders on the market and the only units operating in New England — to remove approximately 3/4" off the top of the slab and reach sound, polishable concrete. Where adjacent slabs met at different elevations, we used Ardex to set transitional pitch and create seamless flow between zones, then ran our standard 10-step Class 3 polish progression with full Worx+ Totally Boost densifier protocol.

THE OUTCOME

▶ **Class 3 polish achieved on a slab nobody else thought was viable. Overlay budget eliminated. Delivered on schedule. One of the best floors we've ever produced.**

WHY IT MATTERED

"Removing 3/4" of slab to expose sound concrete is the kind of decision a self-performed contractor with the right equipment can make on the spot. A subcontracted prep crew or a rental fleet doesn't have that option — and the project gets an overlay budget instead."

EQUIPMENT & SYSTEM USED

PRODUCTION GRINDERS

Worx+ GK850 (×2)

Flagship planetary grinders — the only units operating in New England. Removed ~¾" of slab to expose sound, polishable concrete.

SUBSTRATE REPAIR

Ardex Pitch Set

Used to transition adjacent slabs at different elevations and establish seamless flow before polish.

DIAMOND TOOLING

Worx+ Full Lineup

Metal Bond Rox · Spec Series · Impact 3 · Universal · Flex Resin · Tempo Pad — full progression to 1500 grit.

DUST CONTROL

HEPA Extraction

Airworx 55T and Husqvarna T10000 paired with grinders. Full OSHA 1926.1153 Table 1 silica compliance.

DENSIFIER STRATEGY

Totally Boost · 4× K + 2× Li

Four-stage Potassium build during open-profile phase, two-stage Lithium finish for clarity and stain resistance.

FINAL FINISH

Class 3 · 70–84+ GU

Penetrating sealer + final burnish. Permanent finish — the slab itself is the floor.

EXECUTION SEQUENCE

- 1

Demo & Removal. GK850 grinders ran metal-bond tooling to remove thinset and ~¾" of slab.
- 2

Substrate Repair. Ardex pitched between adjacent slabs to establish even transitions.
- 3

Surface Refinement. Worx+ grouting diamonds + Potassium #1 to seal and densify.
- 4

Transition Grinds. 50 & 100 grit Spec Series with Potassium #2 and #3.
- 5

Resin Polish Build. 200 grit Impact 3 with Potassium #4 final build.
- 6

Resin Refinement. 400 Universal & 800 Flex with Lithium #1 finishing chemistry.
- 7

Final Polish. 1500 Tempo Pad with Lithium #2 — Class 3 mirror finish.
- 8

Seal & Burnish. Worx+ penetrating sealer + final burnish for stain resistance.

THE FINISHED FLOOR



Henry Hunt

PARTNER · TOPCOAT SERVICES USA, LLC

EMAIL henry@topcoatservices.com

PHONE 774-836-0589

WEB topcoatservices.com