



Coordinating the Concrete and Polishing Contractors' Subcontracts

CPC Position Statement #3

Owners and architects commonly delay choosing the floor finishes until after the project is under construction. They feel that they have the time to wait while making other decisions to get the project off the ground. In many building projects, the detailed design of the interior finishes is not completed until the concrete subcontractor has signed a contract with the construction manager or general contractor. The scope and price for the concrete work are therefore generally settled (and much of the work performed) well before the floor finish is selected. This approach can work fairly well with finish flooring but not with polished concrete.

Why does it work well for some finish flooring but not for polished concrete? Finish flooring *covers* the concrete surface, making the initial construction and any necessary repairs less important to the aesthetics of the final floor. A polished floor *uncovers* the concrete surface, making the initial construction and any necessary repairs very important to the aesthetics of the final polished surface.

Thus, a polishing contractor may arrive on site and find that repairs and remediation are needed, and these will affect the specified polished finish. That is not a good time to tell the owner that he or she can't get what the architect described.

Coordinating the concrete and polishing contractors' subcontracts at the same time allows for coordination to:

- Discuss and price out what the polishing contractor needs from the concrete contractor's work;
- Discuss and price out the effects of changes in floor flatness with time (curling for slabs-on-ground) and ensure that these effects are considered before final selection of the polished concrete surface;
- Discuss and price out the concrete floor protection plan (see CPC Position Statement #1) after initial slab place-

ment (post-placement) and after polishing is complete (post-polishing);

- Determine if the scope of work specified for the concrete and polishing subcontractors will result in the owner's desired final polished appearance; and
- Allow both subcontractors to attend pre-construction meetings before slab placement and to evaluate completed work during construction.

This coordination is needed to ensure that an owner receives the desired final polished concrete surface. Without such coordination, the owner's expectations may not be achieved. It's important to remember that most floor finishes cover the concrete surface, but polished concrete uncovers the concrete surface to obtain the final finished product.

CPC polishing contractors will cooperate with general contractors and construction managers in coordinating work. Waiting until after the concrete slab is finished to purchase polished contractor services can result in increased costs and a limited choice of final surface appearances. If you have any questions, contact your CPC polishing contractor or the CPC Technical Hotline at (888) 483-5288 or at cpchotline@asconline.org.



2025 S. Brentwood Blvd., Suite 105 ■ St. Louis, MO 63144
Telephone: 314-962-0210 ■ Website: www.asconline.org
Toll Free: 866-788-2722 ■ E-mail: ascc@asconline.org