



Globally Proven  
Construction Solutions

# BAYLOR SCOTT & WHITE OPERATING ROOMS

## Project Spotlight



**ARCHITECT:**  
HKS  
Dallas, Texas

**GENERAL CONTRACTOR:**  
MedCo  
Dallas, Texas

**DISTRIBUTOR:**  
Bobcat of Dallas  
Dallas, Texas

**SPARTACOTE INSTALLER:**  
Kemna Tile  
Dallas, Texas



## Situation

Long-time LATICRETE customer, Kemna Tile, recently expanded its business to offer the SPARTACOTE™ coating systems product line to its customers. Barry Kemna, owner of Kemna Tile, has numerous good relationships with architects and general contractors through decades of experience in tile installation. Kemna often shares his work with these professionals, walking past and current jobs together.

An architect from renowned architectural firm HKS told Kemna that he had a new construction project where a competitor's

coating was applied, but the floor owners and designers were not happy with its look. They started talking to him about different aspects of this new construction project. Kemna invited the architect to his house to show him his new SPARTACOTE garage floor. The architect liked what he saw, and asked whether that would be a good fit for the hospital work. Kemna thought it would be a good fit, so long as they could color match the custom chip the designers had selected.



“ This project was a great team effort involving Kemna Tile, LATICRETE, and the design team, HKS, working together to solve tough problems.”

~ Barry Kemna, owner of Kemna Tile



## Challenge

As mentioned, a competitor's resinous material was already installed, and the architect was not happy with it. They had three more new operating room construction projects coming up and they were looking for an alternative material to put down in these areas. The design team was also curious whether SPARTACOTE coatings experts could match the competitor's color chip. Kemna informed the design team that SPARTACOTE was more cost effective and offered faster return to service for these demanding spaces.

## A LATICRETE Solution

SPARTACOTE™ is known for its versatility in custom design specifications, offering matches to competitor colors. The Baylor, Scott & White project was no exception. Kemna worked with SPARTACOTE resinous flooring expert Mike Brents to match up the specified color and received the architect's approval. The specified SPARTACOTE CHIP size was 1/8" (3.2 mm) along with the custom color match. Custom chips were shipped to the jobsite and the other two remaining colors were adjusted and matched to the architect's specifications.

The Kemna Tile crew began by fixing small cracks and spalls in the existing concrete substrate. From there, the Kemna Tile crew ground the floor by mechanical profile to a Concrete Surface Preparation (CSP) 3. A slightly higher CSP is preferred to ensure a tighter bond between the existing substrate and the SPARTACOTE FLEX PURE™ resinous material.

Once concrete surface prep was complete, the coatings crew mixed and applied the SPARTACOTE FLEX PURE pigment base. The next step in the coatings process is to add the chip

to the applied pigment base coat. The Kemna crew then broadcast the custom blend chip into the wet pigment base coat. They then allowed the chip to cure into the wet resin.

After allowing the chip coating to cure, they scraped the excess chip off the base coat in three different directions, ensuring all loose chips were removed. Finally, the Kemna coatings crew applied two clear SPARTACOTE FLEX PURE CLINICAL PLUS coats to the surface. These two top coats give the floor owners additional abrasion and chemical resistance, and the CLINICAL PLUS silver ion, antimicrobial technology gives them microbial mitigation protection, something very important in hospital operating room environments.

Next, the Kemna coatings crew had to address the cove base, the area where the floor meets the walls. A key feature to SPARTACOTE is its seamless nature, not allowing any material on the top of the surface to penetrate in. While SPARTACOTE coatings are seamless, they are also flexible around difficult areas, such as cove base where transitions occur. In

environments where contaminants must be controlled, like hospital operating rooms, this seamless property is essential. Another key SPARTACOTE feature is its ability to go vertical, making it an excellent choice where walls need seamless properties going a few feet up.

The Kemna coatings crew created a cove mortar by mixing SPARTACOTE FLEX PURE and SPARTACOTE QUARTZ™ dark grey. The crew applied this cove mortar to the cove base around the perimeter of each operating room and smoothed it out, creating a seamless system between the floor and the walls. They then took the cove mortar up approximately 8 inches (20.3 cm) in elevation. Finally, they mixed and applied a resinous mortar system to match up to the existing flooring in the hallways and doors with the new SPARTACOTE applied in the operating rooms.

## Outcome

The architect, the floor owners, and Barry Kemna, owner of Kemna Tile, are happy with the project outcome. Nearly everything went well from the chip color match to the surface prep to the actual coatings application. Baylor, Scott & White management now have new, fully-operational operating rooms with a floor coating system that gives them excellent abrasion, slip resistance and

chemical resistance, and mitigates microbial growth. Additionally, the new SPARTACOTE floor is easy to clean, making it an excellent fit for busy hospital areas. The architects were so happy with the way the SPARTACOTE material performed they're seeking other ways to include it in future projects.



