



# NEWS RELEASE

## Design team specifies FGS/PermaShine Polished Concrete Floor System for project with highest potential LEED points in history

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The maker of the FGS/PermaShine concrete densifier and a developer in Oregon will collaborate on potentially the "greenest" polished concrete floor ever designed for a LEED project.

The developer of Independence Station is attempting to achieve more LEED points than any other mixed-use building project registered with the U.S. Green Building Council.

Independence Station is a 57,000 sq. ft. building complex with 15 condominiums, a restaurant, retail and office space, and a research lab and classroom. The FGS/PermaShine Polished Concrete Floor System from L&M Construction Chemicals of Omaha, Neb., was specified for the project.



*Architectural Rendering of Independence Station*

This project was the brainchild of developer Steven Ribeiro with Aldeia LLC, who liked the small town of 8,000 residents in Independence, which is just outside Salem, for this idyllic community and ambitious example of "retro-futurism" architecture.

"We can learn a lot about sustainability from yesterday's small town environment," Ribeiro said. "This project will borrow the best of those elements while updating the built environment and the pedestrian friendly main street with today's sustainable building technologies."

The project could gain 64 LEED points, which is well beyond the minimum point total for platinum certification by the USGBC. Green Building Services in Portland is providing a LEED accredited professional for the project.

Independence Station had rapidly renewable energy and materials science teams involved in the award winning design phase. The team's goal is to run the power systems on 74% less energy through renewable sources, including vegetable oil and the sun.

Johnson Controls, Inc. is the General Contractor, with Ankrom Moisan Architects, Seder Architects, and Balzhiser & Hubbard Engineers. Construction is set for completion by late-fall 2008.

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One of the strategies the project team employed to achieve such outstanding energy performance was to specify a radiant heating system, utilizing the concrete slab for its thermal properties.

The owner specified the FGS/PermaShine Polished Concrete Floor System for most of the finished concrete surfaces, according to Melissa Fryback, marketing director for Aldeia.

The green FGS/PermaShine Polished Concrete Floor Process is a patented dry-grind method of concrete floor finishing and concrete surface restoration that captures potential airborne particulates during installation and leaves behind a high traction, reflective finish with a natural aggregate or a colorful terrazzo-like finish.

The FGS/PermaShine process can contribute points toward LEED because this sustainable flooring option maximizes a building's performance while minimizing environmental impacts on installers, occupants and the overall environment.

L&M will supply the FGS/PermaShine system of polished concrete flooring products, including the slab densifier and the L&M VividDye coloring system. "We are going to try to get really creative with this," explained Fryback. "We want the radiant floors to be as beautiful as they are energy efficient."

Don Brown Concrete Finishing is the certified FGS/PermaShine installer that will oversee the flattening, grinding, coloring and polishing of the concrete floors once the project enters the final construction phase. The plans call for some space to utilize the water-based L&M VividDyes, which are VOC-free, while other portions of the slab will be decorated with recycled glass and natural concrete aggregate. "I think it's about as green as you can get," said Brown, about the FGS/PermaShine installation process.

Once the process is completed, the floor maintenance routine is minimal with the application of the FGS/PermaShine Conditioner, which owners have found to be part of a regime that reduces maintenance costs by 60% compared to the constant cleaning procedures required with other floor covering options.

"A durable, long lasting, attractive polished concrete floor is a value-loaded option within the reach of almost any facility today," said Greg Schwietz, President of L&M. He compared the beauty of the flooring system to terrazzo with significant cost savings while adding, "There are sustainable attributes as well."

In addition to the thermal mass of a polished concrete floor, the gloss and reflectivity of an FGS/PermaShine floors can help reduce the number of lighting fixtures needed during initial construction, which can potentially reduce long-term electric energy costs for lighting, while enhancing the natural light streaming into the indoor environment.

Another benefit to polished concrete surfaces is the potential for reuse of the floor over and over again as the building use changes. This means the next project team can reuse the floor, diverting waste from the landfills and extending the life span of a large portion of an existing structure.

L&M has been a good environmental steward for decades, Schwietz said. He added, "We are both honored and eager to participate in this outstanding example of sustainable design and construction with a product that we feel deserves the limelight."