

Case Study

RESTROOMS AT NEWARK LIBERTY AIRPORT GET MAKEOVER WITH WATER-BASED COATING

Seagrave Coatings's Armorguard™ System reduces VOCs

For nearly a century, The Port Authority of New York and New Jersey has been responsible for the planning, development and operation of terminals and other facilities of transportation, economic development and world trade that contribute to protecting and promoting commerce in the Port District – a region

PATH rail transit system, six tunnels and bridges between New York and New Jersey, the Port Authority Bus Terminal in Manhattan, and the World Trade Center.

Among the five airports in the New York City region is Newark (N.J.) Liberty International, which annually accommodates more than 40 million passengers.

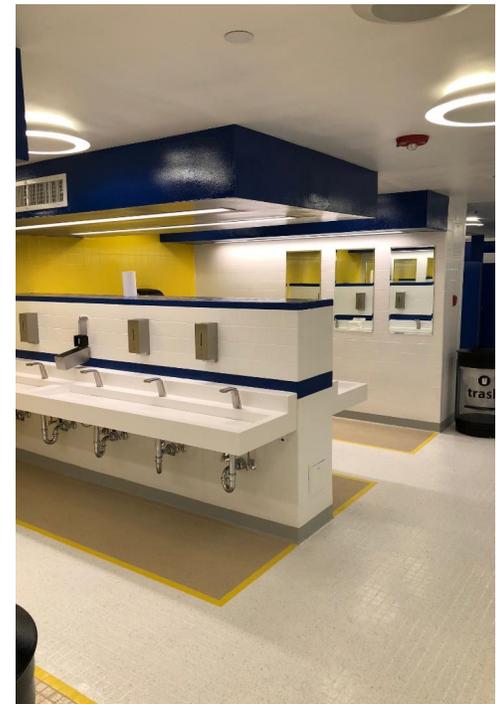
Miracle Method Tri-State, a franchisee located in Frederick, Md. with offices in Philadelphia, Pa., Charleston, S.C. and Newark, N.J. – was hired by The Port Authority of New York and New Jersey to refinish eight restrooms over a three-month period from June 18-September 18, 2018. Restrooms were located

The Challenge

In America's busiest airport terminal, the restrooms had deteriorated to the point that the tile floors, tile walls, and drywall ceilings were cracked and falling apart.

The Solution

With Armorguard™, the restrooms are more attractive, and the sealed surface will make it easier for the maintenance staff. Depending on traffic, the makeover could last for 10 or more years.

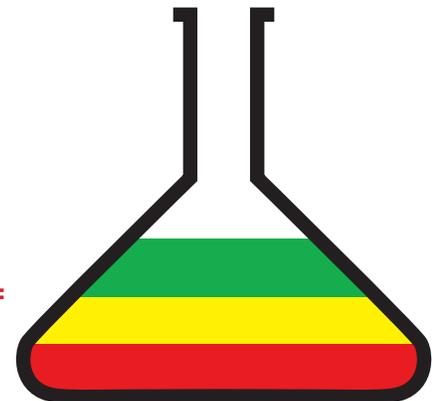


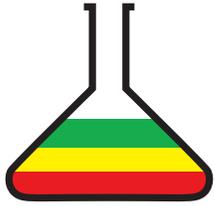
within a radius of approximately 25 miles of the Statue of Liberty. It is the third largest Port in the nation.

These facilities include America's busiest airport system, marine terminals and ports, the

Approaching nearly 50 years, the airport's Terminal A is the oldest of the three terminals. The restrooms had deteriorated to the point that the tile floors, tile walls, and drywall ceilings were cracked and falling apart.

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SEAGRAVE COATINGS CORPORATION

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before (non-secured) and after (secured) Transportation Security Administration (TSA) checkpoints.

With airport operations running around the clock, time to complete the makeover of the restrooms was paramount. Protective barriers were used to set up a containment system around the restroom door to prevent people from entering.

The first step to the cleaning process was to thoroughly clean all surfaces to eliminate soap scum, oils, mold and mildew. Next, any loose tiles and grout were repaired.

Then the walls were refinished using six different colors including borders and accents. Two colors from Miracle Method's exclusive Natural Accents™ stone look finish and four custom low-to-zero VOC color coatings – created specifically to comply with architectural specifications – were used. Finally, an anti-microbial clear coat was applied, allowing the newly-finished surfaces to be protected from bacterial growth.

"They (Port Authority) needed bathrooms that would dry quickly," Miracle Method president Ryan Gladhill said. "We used Seagrave Coatings Armorguard® in the refinishing process. They are what the final product looks like today."

The Armorguard System is the first water-based system to finish and refurbish tile. This means fewer steps without the use of acid-etch, solvents, bonds or epoxies and without the use of air feed respirators by the cleaning crew. Furthermore, it's easier to work with, cleans-up without solvents and there is no chalking, yellowing or noxious odors to upset occupants and owners.

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in Miracle Method," Gladhill explained. "It's a water-based coating, low VOC (volatile organic compounds), no odor, adheres to the surface and low abrasion. It seemed to be a no brainer."

Prior to switching to Seagrave Coatings and Armorguard, Miracle Method was using an epoxy coating, which has more odor.

Gladhill first tested the product in 2017.

"It's easy to apply," Gladhill said of the product. "It can be applied either by rolling or

spraying the tiles. It takes about twenty to thirty minutes to dry to the touch and the cure is twenty-four hours."

The Armorguard System delivers acrylic urethane surface hardness and eliminates "free" isocyanates. Plus, it meets or exceeds VOC requirements in all states with regulations.

Not only are the restrooms more attractive, but the sealed surface will make it easier for the maintenance staff. Depending on traffic, the makeover could last for 10 or more years.

According to Gladhill, future maintenance should require the use of non-abrasive cleaners with a soft bristle brush and a microfiber mop.

One in a series from Seagrave Coatings, Inc. Library

