CMS
Creative Maintenance Solutions, Inc

PROJECT CASE STUDY

EDUCATION / INSTITUTIONAL · KENOSHA, WI

POLISHED CONCRETE FLOORING FOR KTEC SCHOOLS OF INNOVATION IN KENOSHA, WI



Finished 400-grit polished concrete with random aggregate exposure.

THE CHALLENGE: CONVERTING A FORMER GROCERY STORE INTO A SCHOOL

Transforming a former grocery store into an educational facility requires extensive renovation work. At KTEC Schools of Innovation in Kenosha, Wisconsin, the project involved converting an existing commercial building into a school designed to accommodate daily student and staff activity.

The building previously contained several types of flooring, including carpet and vinyl composition tile (VCT). These materials were removed during demolition, exposing the concrete beneath and preparing the building for its new flooring system.

Creative Maintenance Solutions was responsible for installing 21,280 square feet of polished concrete flooring throughout designated areas of the renovated school. The project needed to be completed alongside numerous other construction activities, with the school's planned fall opening establishing an important deadline.

WHY POLISHED CONCRETE FLOORING WORKS FOR SCHOOLS

Polished concrete works well in schools because it holds up to heavy daily foot traffic, cleans easily, and has no coating or floor covering to replace. The existing slab becomes the finished floor.

Corridors, classrooms, and other frequently used spaces experience daily wear from students, staff, and routine building operations.

Polished concrete flooring is well suited to these environments because it provides a durable finished surface without relying on separate floor coverings or traditional coating systems.

Rather than installing another material over the concrete, the existing slab is mechanically ground, refined, and polished to create the finished floor. This approach eliminates the need to periodically replace materials such as carpet or VCT as part of the flooring system. It also reduces certain recurring maintenance requirements associated with traditional floor coverings.

PROJECT QUICK FACTS

CLIENT
KTEC Schools of Innovation

INDUSTRY
Education / Institutional

LOCATION
Kenosha, Wisconsin

FLOORING SYSTEM
Polished concrete, random aggregate exposure, 400-grit finish

PROJECT SIZE
21,280 square feet

PROJECT DURATION
7 weeks

COMPLETION DATE
July 2026



The exposed slab before polishing.

For school maintenance teams, routine cleaning is another important consideration. Polished concrete provides a smooth surface that can be maintained through regular dust removal and appropriate cleaning procedures. The system's durability and maintenance characteristics make it a practical option for educational facilities planning for years of daily use.

The project's architect and engineer specified polished concrete, with epoxy also considered during planning.

THE WORK: INSTALLING A 400-GRIT POLISHED CONCRETE SYSTEM

Our team installed a polished concrete flooring system with random aggregate exposure and a 400-grit finish.

The process involved mechanically grinding and refining the existing concrete through progressively finer stages. This gradually produces the desired surface appearance while preparing the floor for its final polishing and protective treatment. During grinding, naturally occurring air pockets and small voids in the concrete became exposed. We addressed these imperfections using Ameripolish PG-7K Grout, filling the openings to create a smoother, more uniform finished surface.



Mechanical grinding in progress.

Around the 200-grit stage, we applied Prosoco LS, a concrete densifier. Densification strengthens and hardens the concrete surface through a chemical reaction, improving its resistance to wear and dusting while helping the surface respond more effectively to polishing.

After completing the grinding and polishing stages to the specified 400-grit finish, we applied Prosoco Polishguard. This protective treatment provides additional resistance to stains and spills by helping limit the penetration of contaminants into the concrete. It also supports easier routine cleaning and helps preserve the appearance of the finished floor.

WORKING AROUND EVERY TRADE AT ONCE

One of the most demanding aspects of this project was coordinating our flooring installation with the other contractors working throughout the building. Although the former grocery store was unoccupied during construction, the renovation involved carpenters, drywallers, HVAC technicians, electricians, plumbers, and other trades working simultaneously.

Our team needed access to corridors and classrooms to complete the polishing process. However, the number and size of areas available at any given time were limited by the work being performed by other contractors. This required ongoing coordination to determine which spaces were ready for flooring work while allowing other trades to continue their scheduled activities.

Maintaining that coordination was particularly important because the renovation needed to remain on schedule for the school's fall opening. Despite the restricted access and overlapping construction activities, we completed the flooring installation within the seven-week project timeline.

THE RESULT: DURABLE FLOORING FOR A RENOVATED EDUCATIONAL FACILITY

Creative Maintenance Solutions completed 21,280 square feet of polished concrete flooring at KTEC Schools of Innovation in July 2026. The completed system transformed exposed concrete surfaces into finished floors with a consistent 400-grit polish and random aggregate exposure. The grouting, densification, and protective treatment provide a surface designed to resist daily wear, reduce dusting, and simplify ongoing maintenance. As part of the larger grocery store conversion, the polished concrete flooring helped prepare the renovated building for its new role as an educational facility.





PLANNING A RENOVATION FOR A SCHOOL OR OTHER COMMERCIAL FACILITY?

Request a quote from Creative Maintenance Solutions and we'll talk through the right flooring system for your building.

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