



# case study

## Black Bear Helps Transform Warehouse into a Biological Manufacturing Facility and Processing Center

### Project Overview

Owners of the Newton, MA based medical marijuana dispensary decided to build their own growing facility and cultivation center. Using only 20,000 sqft of the 80,000 square foot space, the general contractor on the project reached out to Black Bear Coatings & Concrete to help prepare and renovate a central location in the warehouse. The production center, where a majority of plant growth would take place, required Black Bear to learn about the agricultural environment in which the floor would be exposed to regularly in order to engineer a lasting product.

### The Process

- STEP 1: Diamond grind and shot blast existing floor
- STEP 2: Fill all cracks with epoxy resin
- STEP 3: Install control joints
- STEP 4: Apply Polyurea finishing



### Project Details

- Project Name – Garden Remedies: Production Area Flooring
- General Contractor – J Calnan & Associates
- Type of Business – Manufacturing
- Location – Fitchburg, Massachusetts
- Size/Square Footage –20,000 sqft space
- Timeframe – 3 mobilizations over 10 days
- Products – General polymer, Sherman Williams Aqua Armor, Polyurea

### Challenges

The environmental affects needed to be addressed due to the climate controlled atmosphere within the growing room. With moist, humid air, and the harvesting of organic pharmaceuticals, the flooring had to be water resistant and avoid mold and bacteria. The accelerated construction schedule and 20K square foot space required Black Bear to work swiftly over three mobilizations to complete the job.

### Black Bear's Solution

The original idea was to repair and install a basic sealer over the existing floor. When Black Bear engineers assessed the original flooring and overall conditions that the floor would be exposed to, it was clear that Garden Remedies would need a more substantial product. To help avoid bacterial contamination, the system needed to be easily cleaned and maintained regularly. It was determined that a water-based epoxy floor would give the company a durable, sustainable, and biologically resistant floor that would last longer.

## about the client

As the primary supplier of Newton's medical-marijuana dispensary, Fitchburg, MA-based Garden Remedies grows and harvests cannabis plants for medicinal use. The 80,000 sqft facility houses production and curation areas, lab space, and commercial kitchens for processing edibles. Medical marijuana is widely used to alleviate pain and help treat patients with conditions such as cancer, ALS, neuropathic pain, multiple sclerosis, and even pediatric epilepsy.

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