



# case study



## Retrofit for a New 40,000 sqft Medical Marijuana Cultivation & Dispensary Site

### Project Overview

As new marijuana legislation is passed, cultivation sites and medical dispensaries are emerging throughout New England. Commonwealth Alternative Care (CAC), an early adopter and licensed provider of cannabis treatments, needed to retrofit an existing warehouse space for the cultivation of plants, cooking of products, and to house a retail dispensary for patients. The project's general contractor reached out to Black Bear to value-engineer and install commercial floor coatings for multiple areas of the warehouse and complete the project under tight time and compliance restraints.

### The Process

STEP 1: Diamond grind and prep existing concrete floors

STEP 2: Install Poly-Crete SLB at 1/8 inch

STEP 3: Install custom cove at 4inches near existing drywall

STEP 4: Apply Accelera topcoat and custom flake in bathrooms

### Project Details

Project Name – Commonwealth Alternative Care (CAC)

Type of Business – Medical Marijuana Cultivation & Dispensary

Location – Tauton, Massachusetts

Type of Contract – GC Hire

Size - 40,000 Sqft total

Timeframe - Phased over 6-8 weeks

Products –Dur-A-Flex Accelera, Dur-A-Flex PolyCrete SLB Shop Floor

### Challenges

The older building was not originally used as a growing facility and a lot of prep work was needed for the installation of the new floor system. With over 40K sq ft to cover and different areas requiring multiple solutions, the entire retrofit needed to be phased over several weeks. Plus, the custom cove detail added to the time and labor needed to complete the job. Under the tight timelines, detailed scheduling of crews and equipment needed to be scoped out well in advance of on-site construction.

### Black Bear's Solution

As the industry evolves, Black Bear needed to engineer a flexible solution and anticipate potential regulations to design a long lasting, compliant floor. The needs of manufacturing plants, commercial kitchens, lavatories, lockers, and wet spaces, as well as industrial office settings and FDA approved indoor growing spaces were considered. Black Bear offered different solutions for each unique space of the building - from custom cove to custom flake. The individual stressors, and how the floor would enhance back-of-house operations was part of the reverse-engineered process.

## about the client

On the cutting edge of natural medicinal treatments, Commonwealth Alternative Care (CAC) is one of the pioneering institutions of medical marijuana in Massachusetts. Providing patient-centered, alternative care, CAC cultivates cannabis plants and offers medical marijuana products from concentrates to edibles.



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