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Newton County – R.L. Cousins Center

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09-6136 Polishing Concrete O&M



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Ground and Polished Concrete

Operations & Maintenance Manual

Project Name: RL Cousins Center Date: December 15, 2025
Project Location: 8134 Geiger ST NW
Covington, GA
Owner:

Contractor: Sunbelt Builders
10641 Highway 36
Covington, GA
Contact: Ryan Lewis

Floor Data (Based upon Concrete Polishing Council standards)

Specified Class:	B	Actual Class:	B
Specified Level:	2	Actual Level:	2
Specified Color:	N/A		
Densifier Used:	Ameripolish 3D HS		
Protective Treatment Used:	Ameripolish 3D SP		
Recorded Ff Data:	N/A		
Recorded Gloss Readings:	N/A		
Recorded Slip Co-efficient:	N/A		

General Recommendations

General Cleaning: Polished concrete surfaces treated with densifiers and guard products are very durable and require little maintenance other than regularly scheduled dust-mopping/scrubbing with water and neutral pH cleaner (**very important to be neutral pH**). Additionally, cleaners are available that replenish the densifiers as they clean (Ex: FGS Concrete Conditioner by L&M Chemicals or LSKlean by Consolideck/Prosoco). Spills should be cleaned up when they occur in accordance with good housekeeping practices. No waxes or surface applications are necessary. Use only wet mop or soft bristle brushes on autoscrubbers.

Burnishing: To restore original shine, simply burnish with an electric floor buffer and white pad

Special Requirements: Recoating the surface of the polished concrete periodically with the protective treatment listed above will ensure stain resistance and renew the sheen of the floor. Frequency will be influenced by the amount of traffic floor surface receives. To determine if recoating is necessary, burnish the floor with a white pad. If the appearance of the floor is not improved, renew the guard coat with a fresh application of product and burnish. Contact Trinity Pacific Concrete Services for additional questions or to schedule periodic maintenance.

SmartFloor MAINTENANCE SYSTEM

Concrete Floor Maintenance Basics

Scan here to watch the
Maintenance Procedure video:



Exposed Polished Concrete

Exposed Polished Concrete is an elegant, durable, and low-maintenance flooring solution. Keep your floors pristine and gleaming by following our “Concrete Floor Maintenance Basics,” ensuring they stay clean and reflective without the hassle of refurbishment!

Do's & Dont's

1. **DO** - Dry Dustmop the floor daily to reduce dirt and debris before scrubbing
2. **DO** - Clean the floor daily using Ameripolish® SmartFloor™ Blue Daily Maintenance pad under an auto-scrubber with Ameripolish™ Rejuvenating Cleaner properly diluted
3. **DO** - Clean up spills immediately with clean water or water properly diluted with Ameripolish Rejuvenating Cleaner, then continue running step 1
4. **DON'T** - Do not allow an abundance of water/liquid to stay on your polished concrete surface
5. **DON'T** - Do not use acidic or caustic cleaning products on your polished concrete surface
6. **DON'T** - Do not use steel wool or diamond impregnated pads to clean the polished concrete surface
7. **DON'T** - Do not apply wax or topical coatings to your polished concrete surface

Basic Floor Maintenance Schedule

Sweep/Dust Mop	DAILY
Autoscrub with SmartFloor™ Blue Daily Maintenance Pad & Ameripolish® Rejuvenating Cleaner	DAILY
Reapply Stain Protection (Ameripolish® SR2)	AS NEEDED - Determine by “Water-Test”

The tools you will need:



Any Dustmop



Any Auto-Scrubber

We recommend a minimum of 80lbs of downforce and 140+ rpm



SmartFloor™ Blue Daily Maintenance Pads



SmartFloor™ Rejuvenating Cleaner

Helpful Hints

- Pickup large debris by hand
- Sweep/Dust mop the entire floor before scrubbing
- Auto-Scrub with the SmartFloor™ Blue Daily maintenance pad only
- Use SmartFloor™ Rejuvenating Cleaner properly diluted with water in your scrubber or mop & bucket
- Only use mop & bucket in places where the scrubber can not reach
- Do not use nylon brushes or brushes of any kind on your floor
- Immediately clean up spills to avoid staining/etching

How Much Dirt?



Keep your floors looking pristine and elegant with a regular cleaning schedule! Dirt tracked in from shoes can act like a 200-grit grinding step, causing unsightly scratches that dull your beautiful floors.

National retailers report an average of 10,000 guests per week, each tracking in 1.2 pounds of dirt per 1,000 visitors. That's a staggering 10.2 pounds of dirt per week!

Don't let dirt diminish the beauty of your floors. Commit to a regular cleaning routine and maintain the clean, polished look your space deserves.

For additional information on polished concrete maintenance, please refer to our "A Guide for Proper Floorcare Maintenance" E-Book. Scan below to visit our online store:

