



*Don't Replace It,
Miracote It!*



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Mirastamp It!*

Factoria Mall Gets A Whole New Look with Miracote Microtopping

(Before and After pix at right)



Factoria Mall is an enclosed full service retail shopping and dining center located at 4055 Factoria Square Mall S. E., Bellevue, Washington, 98006. The facility provides a warm friendly shopping environment, which offers community access during the evening, affording a safe environment for anyone wishing to partake in a bit of light walking exercise. The upper structure is a well-lighted white washed wood framework incorporating exposed trusts lined by tongue and groove planks. This provides a light and airy atmosphere. A line of street lamps runs along the center of the corridors, which enhance the flavor of an exterior setting within a protected area.

The owners, Worldco Company, Ltd., Mr. Anthony Y. Chan, and the Factoria Mall's staff, Heidi Greeley, Mall Manager; Shane Carter, Operations; and Craig Chang, Asset Manager, needed to do something to improve an aged floor covered with tile that had seen much better days. The tile had begun to crack and was reaching the point that repairs no longer made economic sense. Not only was it becoming difficult to match colors, the job of repair was quickly becoming a game of endless chase.

Mulvanny Architects, Mr. David Kolahl, RA, Project Architect and Mr. Deir Vandruska, Project Manager, well known for innovative cost conscious tenant



improvement designs in retail space, consulted with several contracting and materials supply professionals to best approach the condition. After considering total replacement, which was quickly discarded as cost prohibitive, creative ingenuity prevailed to afford the lowest cost alternative that assured improved function, lower maintenance and a totally modernized appearance.

The challenge was to find a resurfacing material that could be confidently applied over hard glazed tile. The mall operation also requested that work be limited to shutdown while maintaining full access to tenants during the day. The solution, provided by Steve Cottle of Industrial Coatings and Sealants, a well known distributor located in Mukilteo, Washington, was discovered in a slurry grade underlayment manufactured by Miracote. Miracote Repair Mortar II, as the slurry underlayment product is known, not only bonds very well to prepared tile, the material flows into the grout depressions and displaces missing tile to provide a smooth base virtually eliminating any existing tile grout pattern profile. This is only possible with a material that is truly non-shrink. In addition to this, the material dry time was well within the parameter to afford access during each day of the application.

Once the tile challenge was resolved, the Architect went to work on design to deliver a welcoming street envisage of leisure life. By incorporating the existing lamps, a main street sprouting narrow entry walkways leading to merchant entrances developed. The application is accented by geometric patterns created using Miracote Microtopping, which consists of a series of integrally pigmented resilient cementitious coats that are saw cut into patterns. Each section is individually treated with a series of four colors using Miracote Mirastain II. This treatment is where the special creative talent of Mr. Buzz Manchester, Bedrock Concrete and his crew really shined. Low maintenance and protection of the applied surface is achieved by application of an epoxy and low odor water based two-component aliphatic polyurethane sealer. The job, approximately 37,000 square feet, required just less than three weeks.

The finished surface is resilient under foot, making it more comfortable to stand or walk on for extended periods than tile. Maintenance is easily achieved by lightly cleaning using a floor machine, and if

desired, the application can be buff –waxed to maintain a shine. Depending on the desired sheen, sealers could be selected in gloss or matte finish. Matte finishes tend to lower light reflection, which brings out the color when looking down the corridor from a distance. All that made this job a success are certainly proud of this contribution in support of the Factoria Mall’s slogan, “***Just keeps getting better!***”