



**Commercial Contracting**  
**Case Study**  
**Monaghan Shopping Centre**

Architect	-	Ostick and Williams Architects
Lead Architect	-	Peter Stewart
Main Contactor	-	Corramore Construction
Tiling Contractor	-	Armatile
Adhesive Supplier	-	Mapei UK
Tile Area	-	1400m <sup>2</sup>
Duration of Project	-	5 weeks
Completion Date	-	30 September 2014



## **Tiles Used in Project**

Main Circulation Areas	-	Pamesa Ikom Blanco Rectified Matt 60x60cm (r9) Pamesa Ikom Noce Rectified Matt 60x60cm (r9) Pamesa Ikom Blanco Rectified Matt 60x60cm (r9)
Skirting Features	-	Pamesa Ikom Nero Rectified Matt 60x60cm (r9)
Entrance Foyer	-	Pamesa Ikom Nero ADZ Structured 30x30cm (r11)

## **Products Used in Screed Repair**

Mapei Epojet  
Mapei Eporip  
Mapei Planicrete 25kg  
Mapei Topcem 20kg

## **Products Used in Floor Preparation**

Mapei Ecoprim T 25kg  
Mapei Renovation Screen 25kg  
Mapei Keraquick 20kg  
Mapei Latex Plus Liquid 6kg  
Mapei Mapetex Uncoupling Membrane (50m rolls)

## **Products in Tile Installation**

Mapei Keraquick 20kg  
Mapei Latex Plus Liquid 6kg  
Mapei Primer G 5kg  
Schluter Dilex Movement Profile EKS125G  
Mapei Ultracolor Plus 113 Grey 23kg  
Mapei Mapesil Silicon 113 Grey 310ml

## **Products Used in Post Tile Installation**

Lithofin Cement Away  
Lithofin Conditioning Cleaner

## **Introduction**

Established in 1975 Armatile is a dynamic, innovative tile company with high specification technology and skilled, informed personnel. From a single retail shop with one employee Armatile has continually innovated and diversified its products and services, establishing the company as one of the largest tile importers, retailers, distributors, manufacturers and tiling contractors in UK and Ireland. The company has 40 years of experience in delivering complete design solutions to Designers and Architects including surface design, product sourcing, bespoke tile manufacture and project fitting services. In 2000, the company invested in a manufacturing facility and is now renowned as specialists in the design and creation of complete tiling solutions interior, commercial and residential design projects.

This project at Monaghan Shopping Centre, Monaghan, Republic of Ireland, highlights our Commercial Contract Service. The shopping centre is the only large retail development in the town and surrounding area and houses 26 stores including Tesco, Lifestyle Sport, Specsavers and The Carphone Warehouse. The existing floor of Monaghan Shopping Centre had been installed during construction of the building in the mid-1990s and was in a poor state of repair. This commercial tile contract required the;

- Removal of the existing tile floor
- Repair of numerous and large cracks in the floor screed
- Preparation of the exposed screed for tiling and the installation of a high quality durable, commercial floor tile suitable to meet the demands of heavy foot traffic

The client had appointed Ostick and Williams Architects for their expertise to achieve sustainable, creative and innovative design solutions; built up a strong portfolio of projects. Corramore Construction was appointed as main contractor on the project. They brought previous experience of similar commercial renovation projects and a solid reputation delivering difficult projects to agreed timescales and budgets. Armatile's reputation for delivering specialist technical advice and high quality products for a varied range of commercial tiling projects ensured their appointment as tiling contractor on the project.

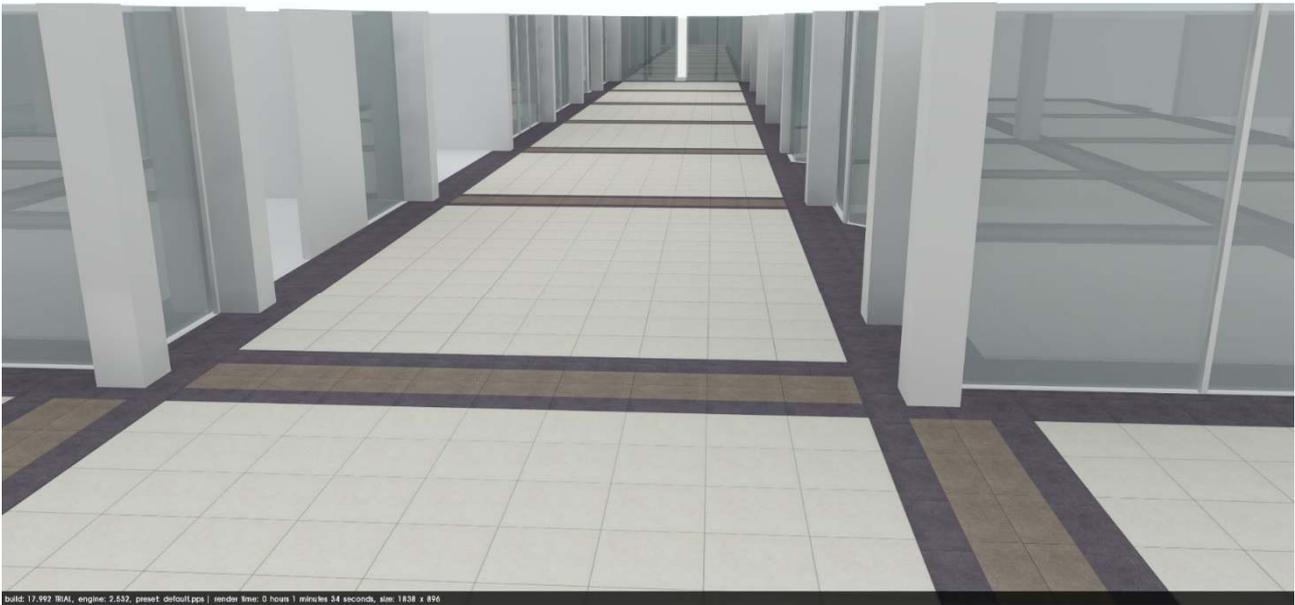
## **Providing the best Commercial Contract Service**

Very early in the project design stage Architect Peter Stewart of Ostick and Williams Architects specified Pamesa Ikom 60x60cm, based on the advice and technical information presented to him by Armatile. This tile is a high quality, exceptionally durable, through body porcelain floor tile that balances the right amount of design, technical characteristics and value to make it commercially viable to use in large quantities on construction projects. In the three main customer entrance areas mat wells were being installed. For the areas directly around this area Pamesa Ikom 30x30 ADZ Structured tiles were chosen. This was deemed the best tile to use in this section of this commercial contract as it is a from the same range as the tiles specified in the main circulation areas, is highly durable and a high quality product providing slip resistant characteristics to surpass the recommendations of building regulations.

## Providing the Best Technical Solution in Commercial Contracts

The first issue to overcome on this commercial contract was that all work was required to be completed while the shopping centre remained open and disruption to everyday commercial enterprise in the retail outlets be kept a minimum. Armatile worked closely with Lead Architect Peter Stewart and the main contractor, Corramore Construction, to create a programme of works that involved working at night and weekends in smaller 'bay' sections to remove tiles, repair the floor screed, prepare the floor for tiling and install new tile floor. From the initial brief Armatile's creative design team provided 2D and 3D drawings detailing the 'bays', floor design and tile colour, and identifying the layout of tiles and bays, and positioning of movement profiles. This programme ensured all businesses remained open and accessible throughout the entire refurbishment project.

1. Sample of drawings provided with project plan with smaller 'bay' sections identified



## 2. Photo of Floor Repair and Preparation in Progress – Working Nights and Weekends



### **Specialist Repair of Substrate and Preparing the Floor for Tile Fixing**

The second issue became plainly visible when main contractor removed the existing damaged tiles from the floor and secured them for reuse in for aggregate waste. As expected this revealed extensive damage, including fissures in the floor screed that had caused the cracking and deterioration to the existing tile floor. The client wanted to ensure the new floor tiling did not deteriorate in the same manner as the covering being removed. Armatile's team used all its technical knowledge gained from decades of experience in tile contracting, an in-depth understanding of materials and strong relationships with high quality suppliers, such as Mapei and Schluter, to deliver a high quality solution to the architect and client. In collaboration with Mapei and Schluter Systems, Armatile provided a full technical advice report specifying the use and application of products to repair the screed and neutralise tensions between the substrate and the tiles being installed. During this commercial tiling project Armatile's team expertly utilised Mapei's Epojet, Eporip, Planicrete, Topcem, Renovation Screed and the installed of 1350m<sup>2</sup> of Mapetex to repair the substrate and prepare the floor for tiling. Schluter's Dilex Movement Profile EKS125G were installed at 6m intervals (36m<sup>2</sup> bays) to further alleviate tensions between tiles and the substrate (please refer to Appendix 1 for technical information on these products).

3. Photo of Floor Tiles Prior to Renovation



## **Excellence in Tile Installation**

Working nights and weekends to limit disruption to the businesses and customers of Monaghan Shopping Centre Armatile's team laid 1400m<sup>2</sup> of 600x600mm tiles in 'bays' using Mapei's Keraquick Fast Set Flexible Tile Adhesive and Mapei's Ultracolour Grey Flexible Grout. Schluter Dilex Movement Profile EKS125G were installed in 36m<sup>2</sup> sections to further support the uncoupling membrane in reducing the tension between the substrate and finished tile surface.

After installation Lithofin Cement Away was used for an initial wash and Lithofin Conditioning Cleaner recommended for the ongoing cleaning and maintenance programme.

## **Conclusion**

On this project at Monaghan Shopping Centre Armatile provided the complete commercial Contracting package. This included project design, tile product sourcing, supply and application of specialist repair products, the installation of 1350m<sup>2</sup> of uncoupling membrane and 1400m<sup>2</sup> of high quality, durable and commercially viable tiles to a commercial contract that not only met but exceeded the expectations of the client and architect

Armatile team utilised all the expertise, passion and technical knowledge gained over decades of commercial tiling projects to design and deliver this project programme to the exact and high specification finish required by the client. Armatile collaborated with Mapei and Schluter Systems to provide the complete solution that repaired the extensively damaged substrate and prepared the floor for fixing new tiles. Working with the main contractor, Corramore Construction, Armatile's team worked nights and weekends to ensure that all businesses were able to operate uninterrupted with limited disruption and without loss of customers or revenues. Furthermore, the complete system provided by Armatile on the Monaghan Shopping Centre increases the durability and sustainability of the new floor installed by dramatically reducing tensions between the substrate and tile surface installed.

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4. Photograph's of the Completed Commercial Contract at Monaghan Shopping Centre





