

Corporate Building Complex Case Study: Entrance Mat Efficiency in Large Spaces

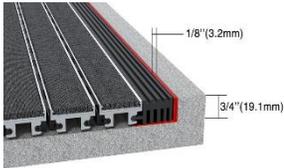


Introduction/Overview

Ronick Matting Systems provides aluminum entrance mats for a multitude of trades/establishments, including corporate centers, business parks, commercial districts, office buildings, and even corporate towers. Aluminum entrance mats are carefully crafted to the exact specifications and are designed to keep your institution clean and safe by reducing the amount of dirt and debris from entering your facility.

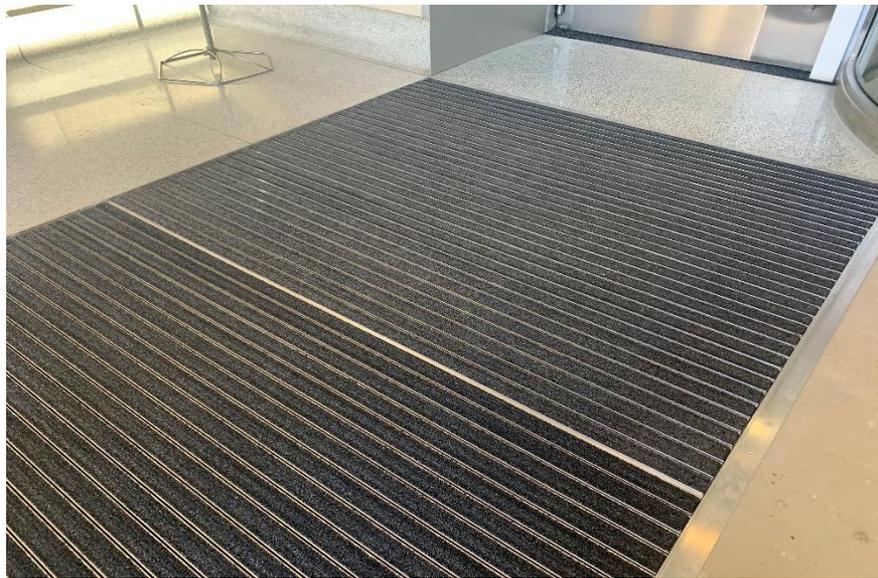
Project

Installing a replacement entrance matting system, at all of the entrances (5 total) and the lobby of a corporate office tower located in downtown St. Paul, MN.

Commercial Building Product Specifics for this Case Study			
Product Type	Finish Type	Insert Type	Frame Type
 BaseTread 500	 Clear Anodized Finish	 Exterior Brush Carpet & Heavy-Duty Carpet: Black Iron	 L5 Frame

Apartment Entrance Mat Details

- **Product:** BaseTread 500
- **Size:** Approx. 14.75 feet wide by 28 feet in length (Lobby) Approx. 4 feet wide by 3 feet in length each (5 Building Entrances)
- **Carpet Insert:** Heavy Duty Carpet (Lobby) Exterior Brush Carpet (5 entrances) - We recommend either Heavy-Duty Carpet or Exterior Brush inserts due to its 3D wiping features.
- **Finish Type:** Clear Anodize Finish
- **Frame:** L5 Perimeter Frame



Aluminum entrance mat at an commercial property with black-grey blend to camouflage dirt and debris.

This 17-story skyscraper stands 330 feet tall and has been a part of the historic St. Paul Skyline since 1991. The building has over 484,500 square feet of office, data center and common area space. Additional amenities include a large cafeteria, on-site daycare, under-the-building parking and access to the complex fitness center and it is home to over 6 corporations, 1 of which is a fortune 500 company and has over 30,000 team members.

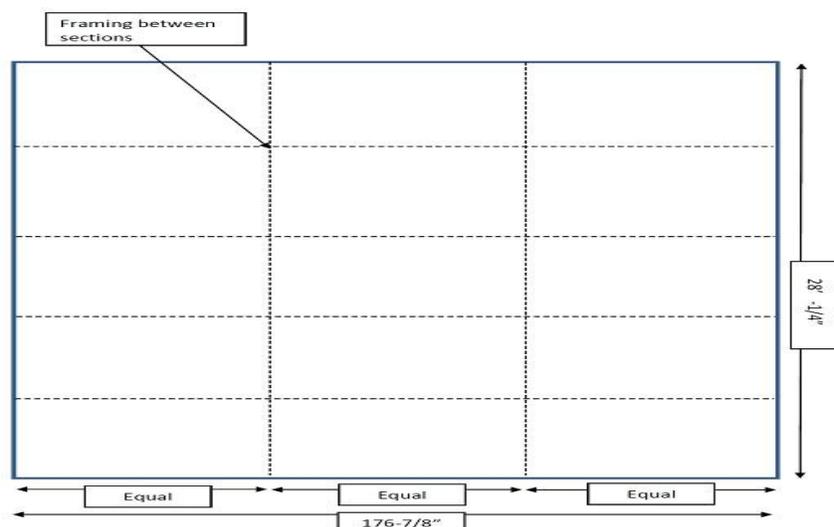


Diagram of the mat sections for the lobby of this commercial building for this project before the mat was put into production.

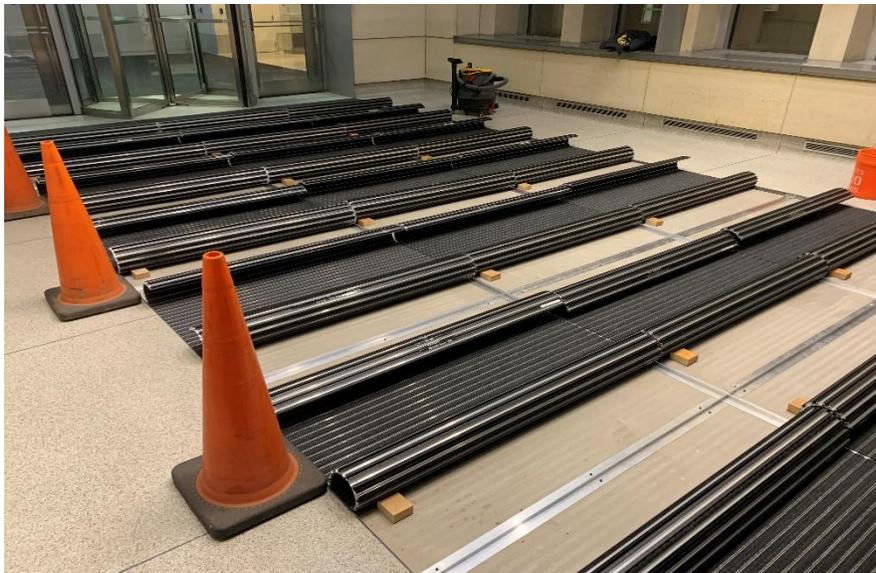
Aluminum Entrance Matting
Case Study: Corporate Building Complex

The lobby matting system is comprised of 15 equally sized mat sections spanning 14.75 feet wide by 28 feet in length (heavy-duty carpet), and the Mat dimensions for the 5 entrances at this building complex are 4ft x 3ft each (exterior brush).



Aluminum entrance mat being cut to the exact specifications for this project.

The robust BaseTread was chosen for its superior strength and durability, and it can handle 1,000 pounds per wheel load. The BaseTread features a 3/4" depth that supports heavy foot and wheeled traffic and provides a block against dirt, debris, mud, snow, and ice salt. The tough aluminum framework assures dimensional stability and longevity while the vinyl hinge allows the mat to be rolled up in sections and moved for easy maintenance and cleaning.



Aluminum entrance mat being rolled into place at a commercial complex.

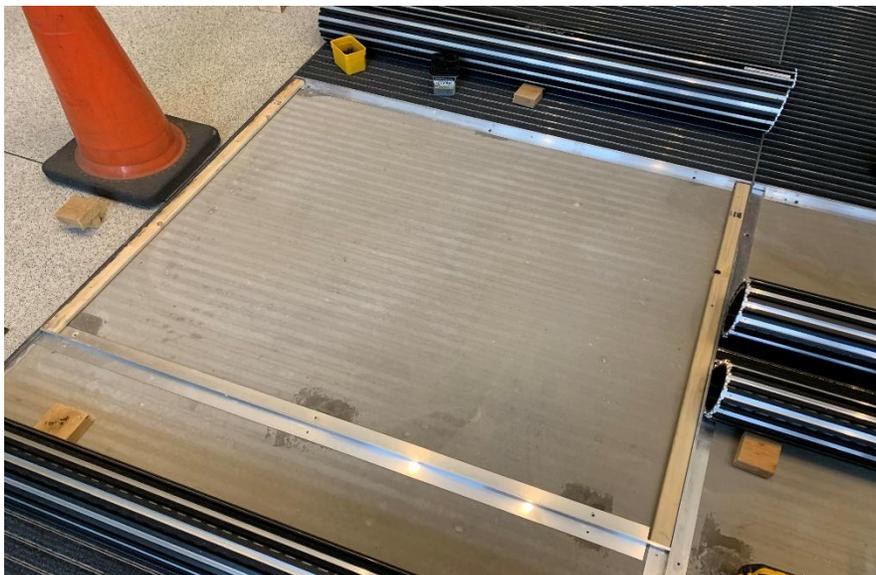
Stage 2: 10 hours Installation of the self-leveler to raise the recess from 1-1/2" to 3/4" to match the height requirements of the updated matting system — (2) team members for 5 hours each = 10 hours. This included delivery of the self-leveler, equipment setup, and mixing time. The material was mixed in batches, poured, and leveled. Dry time was approximately 8–10 hours (walkable), and the entrance was closed over the weekend to allow proper curing.



Lobby area being prepped for this commercial project.

Stage 3: 16 hours Installation of the new aluminum entrance matting system — (2) team members for about 8 hours each = 16 hours. Most of this time was spent installing the perimeter frame for each mat section- framing was secured with tapcons/masonry screws. Interior grid framing was installed between the existing outer framing. The individual sections were then installed between framing sections. Smaller sections were requested for easier future maintenance and a higher wheel load capacity.

Total labor time: 34 hours



Perimeter frame being installed on each section of the mat

The Outcome

Finish

In Minnesota entrance mats may be exposed to snow, salt, and other harsh/destructive materials. For this project a clear anodized finish was chosen opposed to a natural mill finish in order to have an additional protective coating that is both scratch and corrosion resistant. Clear anodized finish is achieved through an electrochemically treated process, creating a durable layer with a smooth satin finish.

Inserts

The carpet inserts for this commercial tower were selected to maximize slip resistance across all of the entrances as well as amplify entrance mat efficiency in the lobby of the building. Two different insert types, in the same color, were selected for this commercial establishment. The lobby has heavy-duty carpet and the exterior brush inserts are utilized at each of the 5 building entrances. The designated entrance mat insert color for this property was 90% black, 10% gray to mask accumulated salt, dirt, and debris that is tracked in from outdoors.

MonoTuft Heavy duty carpet inserts are a blend of nylon and polypropylene, with monofilament fibers. They have a forceful brush action that removes salt, and debris from the bottoms of shoes and absorbs moisture concurrently. Perforations in this mat system allow dirt, debris, and moisture to collect in the recess beneath for future cleaning. *(lobby)*

The exterior brush carpet inserts are more aggressive at scraping larger debris such as snow and dirt from the bottoms of shoes than heavy-duty carpet inserts making this insert type the ideal solution for entrances in contact with the elements. The vigorous brushing action prevents debris from entering the facility. Moreover, these carpet fibers are manufactured to absorb moisture instantly, blocking water from being tracked indoors. *(5 entrances)*



Completed
commercial
tower project:
Entrance mat:
Base Tread 500
*(Need to edit to
remove the sign)*

46 pounds of dirt was retained annually in the recess well, in total, for the 5 entrances and the lobby of this commercial building tower.

Product Recommendations for this Industry

According to the Carpet and Rug Institute (CRI) Having an entrance mat reduces the amount of dirt and debris tracked into a facility by 75% - 90% for a mat 15-25 ft in length. The International Sanitary Supply Association (ISSA) approximates savings of roughly \$600 in maintenance costs for every pound of dirt stopped from entering a facility.

Commercial Office Tower Case Study Overview						
Location	Foot Traffic	Mat Type	Dimensions	Dirt Collected	Time to Install	Cost Savings
17 story commercial tower	484,500 square feet of space	BaseTread 500	<u>Lobby:</u> 14.75'x 28' (413 sq ft) <u>5 Entrances:</u> 4'x3' each (12 sq ft) or 60sq ft for the 5 mats= 473 total square feet	46 pounds of dirt and debris per year at this commercial establishment	Team of 2, about 4 hours	\$600 per pound of dirt trapped or \$27,600 per year

Summary of Findings

6 entrance matting systems + 17 stories + 484,500 square feet = 46 pounds of dirt collected annually.

In large corporate buildings safety and cleanliness are essential, especially when it comes to entrance areas and lobbies with an array of patrons with an assortment of footwear to meet the demands of a prominent commercial tower.

One solution that meets these needs is the BaseTread 500, a durable, ADA compliant, slip-resistant matting system specifically designed for high-traffic areas.



Installed aluminum entrance mat at a commercial office tower. Mat Installed: BaseTread 500