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CoGri Group Aced Down Under

Goodman is an integrated property group that owns, develops and manages industrial property and business space globally. Within Goodman's portfolio is a recently acquired existing warehouse located in Moorebank, approximately 30km from Sydney, Australia's Kingsford Smith International Airport. In early 2008, Goodman decided to convert the warehouse to VNA racking to meet the requirements of a new client.

Goodman's warehouse client, IKEA, is an international well known home products giant that distributes its products through its retail outlets. CoGri Group has completed other floor upgrading projects for IKEA in Spain and Greece in recent years.

Aware that floor flatness is critical to IKEA Goodman's lead Consultant, Hungerford Project, contacted the CoGri Group via their UK website. This resulted in the floor being surveyed using the FACE Digital Profileograph. The survey confirmed Hungerford's initial assessment that the floor tolerances were not adequate for the proposed Very Narrow Aisle (VNA) installation. CoGri Group got in touch with their Singapore office, CoGri Asia Pacific Pte Ltd, who proposed to upgrade the floor tolerances by Laser Grinding.

In June, the CoGri Group were

awarded the contract to upgrade 1980 linear meters of aisle way by whole aisle width grinding to comply with the requirements of DIN 15185 for lift heights greater than 6 meters.



IKEA, Sydney - Whole Aisle Width Grinding

Two Laser Grinders® were mobilised for the project, one from the UK and one from Singapore. The first Laser Grinder® arrived and grinding started in early August. Transit for the second Laser Grinder® from the UK took longer than expected due to a change in the shipping schedule. The CoGri team adopted to reduce potential lost time by working the Singapore Laser Grinder® in double shifts. The shipping delay was not the only obstacle the team encountered. Those Aussie's can build a tough floor; a big chunk of the warehouse was post tensioned and topped with a metallic dryshake. Grinding was hard going!!

Finally the UK machine arrived on site and a third team was

mobilised to site to help drag meters out of the unwilling floor. In late October, 12 weeks after starting and just ahead of the racking team, the CoGri Group completed upgrading all 22 aisles each of which measured 95m long.

CoGri touched base with Graham Pinney, Goodman's Director of property and he commented, "We haven't heard of any issues from IKEA in relation to the aisle grinding which is great and overall we seem to have a very satisfied customer."

This project was the first Laser Grinding job in Australia for the CoGri Group. The patented Laser Grinder® can economically upgrade wheel path floor tolerances for 3 or 4 wheels Material Handling Equipment (MHE) and for maximum flexibility the whole aisle width can be upgraded to suit multiple MHE platforms working in the aisle. Floors can be upgraded to meet DIN, TR34 or ACI tolerances for VNA floors.



Laser Grinder® operate in IKEA, Sydney

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FACE Middle East Assists Al Seer Group With New 10,000 sqm DC

Al Seer Group (ASG) commissioned FACE Middle East Fzc (FACE ME) to assist in the design and construction of the floor for their new Distribution Centre (DC) in Barka, Oman. Established for 48 years, ASG is one of the pioneers in the Fast Moving Consumer Goods distribution in the Gulf Cooperation Council region with capabilities to service all types of Retail and Institutional clients. The new DC is expected to be the

first in a series of expansion plans for ASG.



Long strip construction

Work started on the first DC in Oman for ASG which required 10,000sq metre of SuperFlat floor to be built. 25% of the warehouse will be used as a Freezer Store, 25% as wide aisles and the rest as narrow aisles. The VNA plan included 11 aisles, each measuring at 66 metres long.

FACE ME worked with the client and the local contractor for the

(Continued on page 4)

Renault Samsung Motors VNA Floor Construction

In 2008 Renault Samsung Motors (RSM) started construction of its new Distribution Centre at Haman, near Busan, Korea. As 12,000 m² of the total 23,500 m² floor space would include VNA (Very Narrow Aisle) racking with a maximum lift height of more than 10.0 m, the floor construction was highlighted early by RSM as a critical part of the construction.

Renault Samsung Motors is part of the Renault Group and was formed in 2000 when Renault took over Samsung Motors. It is now the 4th largest Car Manufacturer in Korea.

Being not fully satisfied with the Epoxy floor constructed in 2002 for the existing VNA Warehouse at its Kihyung D.C, RSM decided to specify the Haman floor as Direct Concrete finish. As aesthetics were important RSM stated a preference that no grinding work would be allowed to achieve the required floor flatness specification. It also specified the floor flatness as TR-34 'Category 1' to ensure the best possible efficiency in its warehouse operations and required that the Flooring Contractor had a proven track record in achieving floors to this specification in Korea.



Grading Sub Base



Free Movement Joint Detail

LGA Logis was nominated as the Flooring Contractor following a competitive bidding process and based on its proven track record in constructing Long Strip floors to Superflat tolerances in Korea. As soil conditions were actually better than expected with a minimum K^{75} Value of 0.08 N/ mm³ confirmed by Plate Bearing Tests, LGA Logis proposed to re-design the slab as a nominally reinforced SOG. This would not only provide a Fast-Track construction method with better control of cracking but also cost savings both in the short term from construction but also in the long term from reduced maintenance costs.

To provide the Client with peace of mind, LGA Logis offered its unique Design-Construct-Insure total solution. [Face Consultants Ltd](#), the worlds leading Industrial Flooring Consultant, was engaged by LGA Logis to carry out the new floor design which was supported with its global Professional Indemnity Insurance policy. The Scope of work included removal of the existing lean concrete layer – which was deemed not good enough for a nominally reinforced Slab-On-Grade (SOG), and construction of a new Sub Base to the required tolerance of +0, -25 mm.

Based on a confirmed VNA & Mezzanine racking layout and confirmed loading, it was possible to design the SOG both economically and safely. The warehouse slab was designed as a 210 mm nominally reinforced SOG with a single sheet of 7x200x200 Steel Fabric in the slab bottom and C30/37 concrete. In the Factory floor area the loading only required a slab thickness of 170 mm.

The VNA floor area was constructed using the LGA Logis SF-LS (Superflat Long Strip) solution with concrete placed and finished to a 120 m long strip bay every casting day. The Free Movement area was constructed in accordance with the TR-34 specification using a combination of Laser Screed and Copperhead. From start to finish the 23,500 m² floor including the 12,000 m² of Long Strip Construction was completed on programme within 7 weeks.

During and upon completion of the floor construction, Face Consultants (Korea) Ltd carried out Compliance Testing using its digital floor surveying equipment, which is the most advanced in the world. The Digital Profileograph Survey confirmed that with a total VNA aisle length of more than 2600 m, 100% achieved the specified tolerance of TR-34 'Category 1' without a single bit of remedial grinding being required.

Understanding the requirements and operation of modern Distribution Centres allows LGA Logis to provide total solutions which meet its Clients requirements at cost effective prices, something that cannot be said for some of its competitors.



Long Strip Construction

Face Consultants Testing The Globe

Between April to June, the [Face Consultants](#) team have been working on projects across the continents.

FACE were in Bahrain for 10 days, working for a flooring contractor and using the FACE Digital Profileograph, FACE tested the floor for compliance with CAT 1 and FM2 (Special) TR34.

The same team member has also been assisting FACE Middle East in their project for a Project Management company in Jebel Ali Free Zone, Dubai, with the client trading in the pharmaceutical storage and distribution sector. FACE ME provided design and supervision for the construction of Superflat floors.

In Malaysia, FACE worked with [CoGri Malaysia Sdn Bhd](#), assisting in the

construction of a new DC for a leading supermarket chain.

Working with another a flooring contractor, in Porto, Portugal, the contract was to provide on site supervision for both jointless and saw-cut concrete slabs approximately 7000m² and provide [Free Movement survey](#) to FM2 of TR34.

In Greece, FACE was testing for floor compliance to [DIN 18202 and DIN 15185](#).

In Al Ain, UAE, FACE worked with a flooring contractor, for a date production company. FACE was supervising the casting of a new freezer store, totalling approximately to 12,000m². The floor was tested to FM2 specification of TR34.

Following the stringent four year surveillance visit by [UKAS](#), it has been recommended by the assessors that FACE keep their accreditation. Well done Duane R. Scarfe, FACE Operations & Quality Manager and his team.



Floor Flatness Testing, Dubai

CG Flooring Systems News

The second quarter has seen a steady increase in the number of projects being undertaken by the team. These have ranged from joint repairs to installation of a White Screed at a local leisure park.

In West Bretton, the client was looking for a natural finish on the floor that would blend in with the existing colour tones and materials in the reception area. An industrial grade white screed was chosen to accommodate a range of large scale sculptures, which included two monumental Kilkenny limestone carvings.

This period has also seen the company complete their first project in the United Arab Emirates. Just over 12,000m² in three phases over two sites will have received a **FASTFLOOR-IT** floor finish. The project has been extremely challenging, however we have gained a lot of experience from this which will make us better equipped to tackle the next challenge in the region. **CGFS** have been well supported by Concrete Grinding on this project and with Face Consultants working on a separate project on the same site, the Group are well represented under the customer facing brand, FACE Middle East Fzc.

July will see CGFS complete work for new clients, where the floors in two industrial units are to be refurbished in readiness for the units to be placed on the letting market.

Work will also commence on the new flagship Self-Storage facility in Croydon. FASTFLOOR-IT Metaltop will be installed to an area in excess of 5,000m², with standard grey colour being applied to the storage areas and a darker black system being placed in the drive-thru area.

The outlook for the next quarter is promising and with some good fortune we aim to see the year through on a high.

Exhibitions Update



CoGri Group Stand Logistics Link Live

The CoGri Group exhibited at the Logistics Link Live show at Magna Park Lutterworth in May.

The Materials Handling Middle East which took place at the Dubai International Convention and Exhibition Centre, UAE, on Sunday 31st May – Tuesday 2nd June was a success.

FACE Middle East received a number of quality leads from visitors to the stand, one of which has already resulted in a site visit and request for Floor Survey.

Pictured right: Malcolm Godbold and Thomas Hanks at FACE ME stand.



HEFAME DC VNA Upgrade

Concrete Grinding Ltd and their long-standing partner in Spain, Eurostick S.L. have worked together on a joint project to improve the floors of one of the twelve warehouse facilities that the HEFAME Group, a pharmaceutical distribution cooperative, has in Santomera in the province of Murcia (Spain).

Since its foundation, and throughout its 50 years of existence, HEFAME has become the fastest growing pharmaceutical distribution company in Spain, with sales over 1.198 million Euros for the 2008 year. HEFAME now has twelve distribution warehouses located in the Mediterranean area, Madrid & Albacete and serves more than 5,000 pharmaceutical offices.

Within the program to enhance their facilities, HEFAME approached Concrete Grinding Ltd (CG) requesting solutions to improve their warehouse floors. The issues of better floor flatness and better floor joints to improve the performance of the trucks and benefit the overall operation of the warehouse were considered.

Each **VNA (Very Narrow Aisle) floor** profile was surveyed by Eurostick S.L. prior to the beginning of the upgrading. Analysis of the results confirmed that the floor tolerances did not meet with **DIN 15185 floor flatness specifications**.

To improve the floor flatness, CG carried out **whole aisle width grinding** to 8 aisles,

each measuring 81 meters long (648 linear meters in total), using their patented **Laser Grinder® system**. As the warehouse was fully operational, work could only be carried out at weekends. To further accommodate the client's needs, two Laser Grinders® were used to execute the work in unison, ensuring speedy work and floor flatness accuracy. CG's 6 man team worked from Friday to Sunday and in addition to the Laser Grinding, they carried out **joint arris repairs** and resealed some other joints.

To ensure adequate ground clearance between the VNA truck outrigger and the guide rail, CG removed the shoulder after grinding. The shoulder area, between the ground floor and the rail, was removed using specially adapted equipment developed by CG in their head office workshop in the UK. This solution proved the best option because it saved time and thus money, as it was not necessary to remove and refit the guide rails or reposition the VNA truck's outrigger.



Completed laser ground aisle at HEFAME

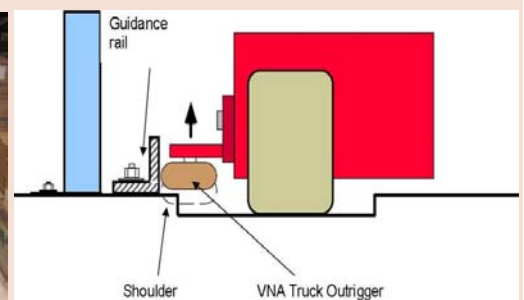
This method of removing the concrete shoulder between ground surface and guide rail is now something that CG can offer on any Laser Grinding contract.

Finally, to confirm full specification compliance, the floor was tested by Eurostick S.L. and analysed to the DIN 15185 specification.

The upgrade took 5 weekends in total and was completed ahead of schedule.

Mr. Eduardo Visedo Peñalver, Director of Maintenance of HEFAME Group, commented: "We have finished the job and everything is good. Nick and the Concrete Grinding team have done a great job because they are very good professionals. I congratulate you for the work done."

This contract is a perfect example of CG's understanding that a client's operational commitments are paramount and proves that the Laser Grinder® system offers an exceptional solution even when the warehouse environment is a clean pharmaceutical warehouse.



The shoulder may pose problems for ground clearance of the outrigger

First SuperFlat Laser Grinding Project In Taiwan

CoGri Group has been involved in providing Superflat floors in Asia since 1992. To serve the rapidly developing Logistics Industry in Singapore, CoGri Asia Pacific Pte Ltd (CGAP) was formed in 1994.

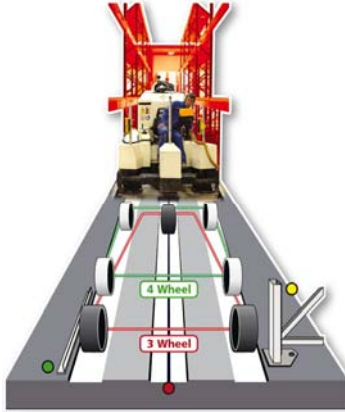
In August 2008, CoGri Group's first survey contract in Taiwan was awarded to CGAP. The Imperial Tobacco Taiwan Manufacturing Co. Ltd (ITTM) new VNA warehouse is one of the Imperial Tobacco Group 58 production factories located in 160 countries worldwide.

Imperial Tobacco is a leading international tobacco company, which manufactures, markets and sells a comprehensive range of cigarettes, tobaccos, rolling papers, filter tubes and cigars.

The project required CGAP to conduct a Defined Movement Survey of the existing floor using the FACE Digital Profileograph. Results of the Profileograph Survey showed the as-built floor tolerances were not TR34 Superflat compliant.

CGAP were subsequently awarded a contract to

bring the floor into tolerance. In September 2008, CGAP began upgrading the ITTM warehouse. The Laser Grinder[®] was utilised to upgrade 576 linear meters of aisle way, using 3-wheel track grinding.



The Laser Grinder[®] - illustrating 3 & 4 Wheel Track Grinding



ITTM: 3-Wheel Truck Grinding

The Laser Grinder[®] machine was mobilised for the project directly from Australia after our project in Sydney was completed. Transit from Australia took longer than expected due to delays in the shipping schedule. The machine arrived and grinding started at the end of November.

To reduced further delays, the CoGri team pulled together by working on the Laser Grinder[®] in double shifts. This enabled the project to complete earlier than scheduled in December.

In total, CGAP upgraded 8 aisles, each measured 72m long, and brought the floor in compliance with the requirements set out in the UK Concrete Society's Technical Report 34 (TR34) SuperFlat for lift heights greater than 13 meters.

New Name For Laser Grinding Asia

Following the recent company name change for Concrete Grinding Asia Pacific Pte Ltd, Laser Grinder Asia Ltd has also been rebranded to CoGri Asia Ltd.

CoGri Asia will mirror the CoGri Group in that it will be represented as the holding company in Asia, operating as a regional hub and providing a complete flooring solutions through its Strategic Business Units - CoGri Asia Pacific Pte Ltd based in Singapore, CoGri Malaysia Sdn Bhd based in Malaysia and LGA Logis CO Ltd located in South Korea. It is hoped that the new name will present an accurate reflection of the Industrial Flooring services provided by each company. CoGri Asia will remain as part of the U.K. based company CoGri Group.



COGRI ASIA LTD
Global Flooring Solutions

A trip down memory lane shows that the CoGri Group of companies have been involved in providing SuperFlat floors in Asia since 1992 and active in Singapore since 1993, completing their first Laser Grinding project for Ceiba Geigy, Singapore. Using the Laser Grinder[®] to upgrade a VNA floor, the project led to the incorporation of CoGri Asia Ltd (previously known as Concrete Grinding Asia Pacific Pte Ltd), set up to serve the rapidly developing Logistics Industry in Singapore.

In our formative years, the technology for laying high tolerance floors was not available which led to most floors being laid by general contractors then ground up to specifications using the Laser Grinder[®] System. Within a few years, we introduced a new approach to achieving better quality floors by working with main contractors, utilising resources and supervising projects. Although tolerances were not guaranteed the general floor flatness was dramatically increased which resulted in less grinding.

In 2001 the company branched into the construction of direct finish SuperFlat floors and has gone on to build floors in Singapore, Korea, China, Japan, Thailand, Philippines, Malaysia and Indonesia.

To date, our group of specialist companies have been able to construct floors to high tolerances with very minimal or no grinding and are able to guarantee that a given specification can

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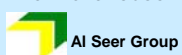
design of the floor, and provided on site Training, Supervision, Consultancy and Testing during construction, to ensure the finished floor met with the latest strict International Specification for Flatness when finally surveyed and certified for compliance.

As part of the training identified, FACE ME has been engaging with local contractors, coaching them on the latest techniques and principals of laying SuperFlat Floors. The method of construction used was Long Strip, which meant that each proposed narrow aisle location was laid as a separate section of floor, allowing for tighter control of flatness, and positioning of joints.

Once the building process was completed and the floor laid, FACE ME returned to test the floor profiles for compliance to TR34 DM2 specification, using the FACE Digital Profileograph.

This project is the second of its kind for FACE ME in Oman but the first to introduce the Permaban Alpha Joint system.

The Warehouse was completed earlier this year.



Acknowledgement: FACE ME would like to thank the Al Seer Group for the support given for this article.

