



PC Floors MD, Adrianus Huijskens

PC FLOORS DELIVERS QUALITY FOR MIDAS WAREHOUSE

PC Floors, a South African company specialising in industrial concrete flooring recently participated and completed flooring work on the new 20,000sqm, MIDAS warehouse at the Meadowview Business Estate.

The new MIDAS warehouse is located at Meadowview Business Estate situated at the London Road interchange, adjacent to the N3 highway and R25 Modderfontein Road, in Johannesburg. The business estate is development by Intaprop, which was launched recently as the demand for fast-moving consumer goods (FMCG) logistics grows. According to an Intaprop study, the centre of gravity for fast-moving consumer goods (FMCG) supply is located at



this point in the province. Intaprop is a private property development and investment enterprise with a successful track record in corporate real estate development.

PC Floors took up the challenge and managed to deliver a strong hardened R8 million jointless floor for MIDAS within 12 working days after a very tight schedule. The schedule was described as “very tight” by PC Floors MD, Adrianus Huijskens, whose team performed in 12 days nonstop to deliver an immense load bearing floor of 12 tonpoint load.

Last year PC Floors was awarded 145 flooring projects and has delivered on all of them by bringing innovation, great engineering and experience to the market.

Construction Insight visited the offices of PC Floors for an interview with its MD, Adrianus Huijskens, to discover what PC Floors brings to the South African Market and how the company is run.

Adrianus Huijskens explains that PC Floors SA is owned by a much larger company, RCR Flooring, the biggest in the flooring business, with its headquarters in Luxemburg, churning out 12 million square metres of floors every year amounting to approximately 380 million euros. RCR Flooring bought into PC Floors in 2012, and the new operation has been in place just over 2 years in South Africa.

TYPE OF FLOORS

PC Floors offers a floor design service, in conjunction with its engineering division, resulting in an optimum value-engineered floor specification. PC Floors creates jointless floors using PERMABAN armoured joints, BEKAERT steel fibres, ROCLAND hardeners and SOMERO machines, like LASER SCREED and TOPPING SPREADER – the only one in the country, with professional installation to produce the best performance. PC Floors works to TR34 standards for floor construction to conform to all flatness specifications.

DOING BUSINESS IN SOUTH AFRICA

Adrianus commented that MIDAS is a great client who is connected to its mother company, Imperial South Africa, which gives PC Floors the exposure it needs for future business. “There are just two companies that could have done the jointless floor for MIDAS and we won the contract based on our product and the quality we bring to the market. This is how we like to do business, where someone speaks about our professional work and recommends PC Floors to a new client.”

THE BUSINESS PROCESS

PC Floors benefits from 3 key departments in RCR

1. RCR Flooring Services – This incorporates RCR design, structural engineering and project management services for industrial floors.
2. RCR Flooring Products – This is the manufacturing division, encompassing armoured joints and formwork, dry-shake hardeners, and resin coatings for industrial concrete floors.
3. RCR Flooring Applications – This includes RCR concrete flooring contractors.

SERVICE AND GUARANTEES

Adrianus explains that, “In the construction industry it is difficult to give guarantees. But PC Floors gives guarantee to all its customers and backs it up by giving a bank guarantee at 5% of the contract value.”

Apart from delivering a great product, PC Floors also conducts random inspections of all of its floors once every 3 months. This is to achieve best customer satisfaction and also to be ahead in terms of picking up faults and developing problems on all PC Floors projects.



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SUSTAINABILITY

The holding company, RCR floors recognises that companies today need to fulfil environmental regulations, and meet stakeholder expectations and that doing so starts with the building’s design. RCR has the tools to calculate the carbon footprint of its products, and hence propose the most carbon-efficient specification for the floor and building owners can be confident they are making a responsible choice.

RCR dry-shakes and resins also hold LEED (Leadership in Energy and Environmental Design) product certification, and have a very low VOC content.

As a large international Group, RCR takes its own corporate environmental responsibilities seriously. All the companies are encouraged to operate within a recognised environmental management framework.

SOCIAL RESPONSIBILITY

Adrianus added that PC Floors has great plans of helping communities and local workforce to advance economically as this part of the vision of the holding company all over the world. Even though a fully funded social responsibility project has not yet taken off in South Africa, Adrianus has worked hard to improve the working conditions of its workers who are in total 70 permanent staff, and up to 100 if the subcontractors are included as well.

There is also an aspect of knowledge transfer going on as PC Floors brings in experts from Europe on all its major projects. The European engineers work closely with local staff ensuring that a transfer of knowledge takes place. This according to Adrianus creates huge enthusiasm to work and learn both for the experts as well as the local workforce.

GROWTH

PC Floors is currently pursuing plans to expand into the greater Southern African region. So far projects have been carried out in Angola, Mozambique and Zambia. Over the next few years growth into these areas is likely to be accelerated with South Africa as the regional centre.

THE FUTURE

Adrianus explains that when he goes back to Europe he would like to leave behind a successful company that is good for everyone. “Firstly this must be a company with the best possible flooring solutions to South Africa. Secondly we must take care of our staff on the floor, because they are important to the company, they get the job done on behalf of the company. Once the job starts it is nonstop, you cannot stop it and usually needs to be executed within very tight timelines. The company is about making money but more than that it is about the philosophy of how we work and how we advance and impact local workforce with knowledge and economic value.”