



Porous Pavement Preservation for Schnucks Supermarkets

RePlay brings longevity to supermarket retailer's parking lots

"We struggled to find a product that worked with our porous pavement parking lots until RePlay. With RePlay, there's minimal disruption to parking areas and it extends the life of our most important investments."

Rick Masterson
Facilities Manager at Schnucks

Executive Summary

Schnuck Markets, Inc. has 100 Schnucks grocery stores in five states: Missouri, Illinois, Indiana, Wisconsin and Iowa. In 2016, another location opened in Ballwin, Missouri, and Schnucks wanted to ensure long term cost savings on their paved investments with preservation solutions. After applying it on the Chesterfield parking lot in late 2017, Schnucks is considering rolling out RePlay to their other locations in the future.

Challenges

Rick Masterson, Facilities Supervisor at Schnucks, was hunting for a porous pavement solution that would preserve the grocery chain's parking lots. After years of looking, an official from the Metropolitan St. Louis Sewer District (MSD) pointed him to BioSpan's RePlay Agricultural Oil Seal and Preservation Agent. With new commercial construction projects like the Chesterfield store, Schnucks needed to incorporate porous pavement due to MSD's requirements on rainwater runoff.

Masterson knew traditional pavement preservation solutions didn't offer long lasting protection for porous pavement, so Schnucks would be dealing with raveling and drainage issues sooner than they wanted after paving the new parking lot.

"I was happy to find a product that works with porous pavement that would still allow ample drainage while preventing raveling. The fact that RePlay doesn't require restriping or lengthy closures was a real selling point. RePlay was exactly what Schnucks needed and we're pleased with the results."

How BioSpan Helped

"RePlay required minimal disruption," says Masterson.

To make RePlay even more effective, BioSpan's distributor first applied an enzyme solution to the parking lot that would eliminate unnecessary materials that had already seeped into the porous pavement structure. Because RePlay penetrates the matrix down to 1 ¼" below the surface, it works as more than a surface treatment – ideal for porous pavement like Schnucks' parking lots.

Applying RePlay a couple weeks after the enzyme was fast and convenient, performed overnight and during a public holiday while the store was closed and deliveries weren't an issue. "When we found that the surface traction increased after applying RePlay we knew we had a winner," says Masterson. Where safety is always a priority for retailers, Schnucks wanted to ensure the sealcoat wouldn't affect its shoppers negatively. RePlay increases traction up to 16% on average and is made of 88% biobased ingredients.

With its sweet-smelling fragrance, RePlay is a great choice for this suburban market where families frequent the parking lot. During the application, several neighborhood residents asked what product was used and they responded positively to RePlay's environmentally friendly composition.

Results and Future Plans

Schnucks likes to say that as the neighborhoods they serve grow, the company grows with them, and BioSpan hopes to be a part of that expansion.

Masterson is also considering additional products from BioSpan's portfolio. "BioSpan's products are made in our backyard here in Missouri, and they work unlike anything else I've seen," says Masterson. Learn more about Schnucks at www.schnucks.com.