

Stephanie Camacho

From: Wauchula Train Depot <wauchulatrainedpot@gmail.com>
Sent: Friday, June 5, 2026 8:07 AM
To: Stephanie Camacho
Subject: Fw: Train Depot - Clear epoxy

Here is the letter from our current floor professional.

Amber King

Chamber Operations manager/ Wauchula Train Depot Venue coordinator

From: Nick Woods <nick@genesistrestitution.net>
Sent: Thursday, June 4, 2026 9:13 PM
To: director@hardeecc.com <director@hardeecc.com>; wauchulatrainedpot@gmail.com
<wauchulatrainedpot@gmail.com>
Subject: Train Depot - Clear epoxy

After reviewing the existing floor and discussing the history of the building, we do not recommend applying a clear epoxy coating over the current surface.

Based on our discussions and research, the floor appears to be a stamped concrete overlay. While we understand the goal is to preserve the character and imperfections of the floor, there are several concerns with installing a clear epoxy system over the existing surface even if the floor is the original concrete foundation.

The biggest concern is that the floor has been previously sealed. Even with proper surface preparation, there is no way to guarantee complete removal of all sealers and contaminants. Any remaining material can affect adhesion and may lead to peeling, bubbling, or delamination in the future.

If the floor is an overlay system, the condition of the bond between the overlay and the original concrete is unknown. Any future movement or separation of the overlay could transfer through the coating.

If the floor is the original concrete slab, moisture vapor transmission is also a concern. Older slabs often do not contain vapor barriers, which can contribute to coating failures over time.

UV exposure is another consideration. Clear epoxy coatings naturally amber and yellow with age, particularly in areas exposed to sunlight. While UV-resistant topcoats can reduce this effect, discoloration should still be expected in time. Due to these factors, we believe there is a higher than normal risk associated with installing a clear epoxy coating over the existing floor. Also, a clear epoxy coating can be difficult to repair if damage occurs in the future. Scratches, delamination, wear patterns, or localized failures often require recoating larger sections of the floor to maintain a consistent appearance.

In our opinion, the better option would be to grind the existing floor and install the overlay system presented during the commission meeting. This approach provides a new, durable surface while still achieving the appearance of aged historic concrete and reducing the risks associated with coating over an unknown, previously sealed substrate. An overlay system provides a more maintainable long-term solution.

Due to the unknown condition of the existing substrate, prior sealers, potential moisture migration, and the inability to verify the condition of the existing overlay system, we cannot recommend or warrant a clear epoxy coating installation over the existing floor.

Please feel free to contact me if you would like to discuss these options further.

Regards,
Nick Woods, ERMCP
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Certified Construction Safety and Health Professional
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