

Kaivac Green Cleaning Case Study

More thorough — and healthier — cleaning

by Matt Morrison

Pasco County, FL, is a great place to live, but can prove challenging if you are in charge of cleaning the county's 61 public schools.

"We have our own set of cleaning problems because Florida is so humid," said Ed Flicker, Custodial Services Coordinator for the District School Board of Pasco County.

"Mold, mildew, poor indoor air quality (IAQ), and a host of other problems are worse in this part of the country because of the humidity," he continued.

To meet the challenge, Flicker incorporated advanced, "state-of-the-art" cleaning systems, products, and technologies — from backpack vacuums to microfiber.

However, even with more advanced products to clean restrooms, the districts custodians were still completing tasks in the conventional way — with towels, sprayers, buckets, mops, and elbow grease.

"The problem was that the restrooms, even though they had been cleaned thoroughly with traditional tools, continued to have serious odor problems," said Flicker. "We didn't want to start using more powerful cleaning chemicals to get rid of the odor, especially since we were already progressing to a more environmentally preferable cleaning system."

Looking for options

Flicker thought he had few options — until he heard about the Kaivac No-Touch Cleaning™ system.

He saw the machine demonstrated at a tradeshow in 2002 and decided to purchase a KaiVac, the largest machine in the Kaivac's no-touch cleaning arsenal.

The district put the KaiVac machine right to work — and the custodial staff immediately found that the no-touch cleaning system was much more effective than conventional cleaning methods.

"We simply couldn't believe that the odor problems disappeared so quickly," Flicker asserted. "We think it is because the KaiVac machine is able to deep-clean and eliminate odor-causing bacteria, germs, and soils that the cleaning cloths — even the microfiber cleaning cloths — simply could not



remove."

And the cleaning crew found the KaiVac machine was surprisingly easy to master.

"We trained everyone on how to operate the machine," noted Flicker, "and they were up and running with the KaiVac in no time."

Promotes green

When the district purchased its first KaiVac machine — now they have 70 — Flicker was unaware that the machine helped the district achieve one of green cleaning's main objectives: cleaners use far less chemical.

One way this is accomplished is with the machine's built-in metering tips that precisely dilute chemical with water when cleaning.

"There is no waste," said Flicker. "We aren't pouring excess cleaning chemicals down the drain."

And now, by using Kaivac's recently Green Seal-certified cleaning products — KaiO, KaiBlooeey and KaiPow —specially designed for cleaning with the no-touch system, Flicker has taken green cleaning a step further.

Certification means that the products are safer to use than conventional cleaning products, minimize cleaning's impact on the environment, and are just as effective — if not more.

"I'm proud of how we have handled our cleaning challenges here in Pasco County," said Flicker. "The high humidity has forced us to find new ways to clean more effectively by using advanced cleaning equipment and technologies. And now we can do this in an environmentally responsible manner as well."

Matt Morrison is marketing manager for Kaivac Inc.



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