

Floor Care Case Study: Fas-Trak Industries

School adopts new high speed floor finishing system, improves productivity by 60 percent

by Mark Feldmeier

It is important to research new processes to stay operationally competitive in the public sector" Says Gregory Ince, Custodial Specialist for Greenville County School District. Ince and two other specialists, Nicholas Head and Ronnie James oversee 90 schools and most of their areas are hard surfaces such as VCT, wood gymnasiums, terrazzo and concrete.

Greenville School District was faced with many operational challenges as it pertained to their hard floor care program. The labor component was rising and productivity was stagnant. In addition, the district is one of the fastest growing in the southeast region of the U.S.

Kick it up

Ince said that when a local distributor stopped in and said he had a pressurized finish application system that was truly amazing "We were skeptical". "The demonstration was truly remarkable as



they applied 10,000 SQ2FT of floor finish in 20 minutes," said Ince.

"The coat was applied effortlessly and evenly as the Ultra-Trak was being used. We finished a long hallway section in just 5 minutes and moved the unit to another area that was ready for finish" said Ince.

The testing indicated that the current method was traditional, slow and physically challenging. Fas-Trak technology helped our budget by reducing personnel needs. Hours our custodians once

spent mopping on finish can now be redirected to other maintenance tasks.

Who moved my cheese?

Greenville Schools, like many others, has gone through a myriad of operational changes. Most of these are specific to the facilities use parameter.

"Many of our facilities are used almost year round which puts many restraints on our custodial staffing.

"We even rent out some of our facilities on Sundays to local congregations to conduct church services," Ince said.

"The custodial staff welcomed the automated floor finishing equipment, which made the difficult task much easier. It has dramatically changed our floor care program as we have adapted to the year round school model. We also have many after school and after hour activities, which limit our timeline to conduct floor care maintenance. Due to the Fas-Trak's new found efficiencies Greenville can now scrub and recoat year round which has extended the floor life cycle.

"Our floor care program has been revised and improved due to Ultra-Trak Application system. We can also apply our gymnasium coating to all of our sports floors system wide. This really saves us a great deal of effort and time.

"We have raised appearance levels, reduced labor, improved ergonomics, reduced floor finish waste, and improved worker morale. It is truly a win-win situation for everyone," Ince said. □



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