

# BUILDING CLEANING Maintenance



## OFFICE CLEANING

### FLOOR STRIPPING AND WAXING



### CARPET & UPHOLSTERY DEEP CLEANING



### SPECIALTY CLEANING



### POST-CONSTRUCTION CLEANING



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# Building Cleaning Maintenance

Building Cleaning Maintenance is often the company of choice because of its work ethic, trustworthiness and professionalism. We appreciate our clients and the opportunity to service time.

The company was previously called Building Cleaning Services Inc. but now it's called Building Cleaning Maintenance.

Mission Statement – We Specialize in Pleasing Picky People.

## **Building Cleaning Maintenance AIMS TO ENSURE THAT:**

- What is promised is actually delivered in an ongoing and consistent fashion.
- The client is perfectly happy at all times with the standard of the services rendered.
- The client is never upset by problems of poor quality or poor communication.

# Our Services



**OFFICE CLEANING:** We are an indoor commercial janitorial company that specializes in supplying trusted and experience janitorial people who use techniques and equipment that will enhance your office environment. We have a large number of clients who value the need for professional cleaning. We provide rapid response.



**CARPET AND UPHOLSTERY CLEANING:** To better preserve carpet and health, BCM only uses specialists with truck-mounted carpet cleaning equipment and Hot Water Soil Extraction, an effective method for removing mold, allergens, bacteria, dead skin, dust mites, etc. from carpets, area rugs, office chairs, sofas, arm chairs and more.



**FLOOR REVITALIZATION:** BCM also provides stripping and waxing of vinyl and linoleum floors; steam cleaning of ceramic tile (both floors and walls), concrete stripping, sealing and coating; and power washing and degreasing of outdoor areas such as garages, parking lots, sidewalks etc.



**POST-CONSTRUCTION CLEANING:** BCM's post construction cleaning is designed to raise the benchmark for health reasons.

# Office Cleaning

## Fed Up With Poor Office Cleaning?

BCM is an indoor office cleaning company that uses trusted people who specialize in using techniques and equipment that will enhance the health of the work environment. It has a unique model for monitoring the quality of all cleaning to ensure client satisfaction. We have a rapid response quality control system and are available for the client 24 hours a day, 7 days a week.

We specialize in pleasing picky people. The cleaning crews are stable and trained specifically for the client's building.

Our experience shows:

1. The majority of cleaning contract changeovers occur not because of price, but because of the lack of responsibility taken by the outgoing contractor to handle ongoing problems of communication and quality management.
2. A cleaning contract requires a contractor to take responsibility for all aspects of the contract, not just the placement of janitorial personnel.
3. Long term success only comes from promptly and continually attending to all relevant client needs.
4. All of the above should be made available for the client at reasonable prices.

## UPRIGHT VS. BACKPACK VACUUMS

The use of upright styled vacuums has been a well-accepted practice in both residential and commercial markets in the U.S. However in Europe and Australia, the backpack or canister style of vacuum (incorporating a flexible hose and narrow mouth vacuum head) is more commonly accepted for both health and efficiency reasons. Today, "backpacks" have gained acceptance in the U.S. commercial janitorial industry because of their superiority.

Being a company long involved in improving indoor air quality, BCM prefers to use **backpack** or **canister vacuums** for efficiency and health reasons because:

1. They provide more efficient suction than upright vacuums. On inspecting the bullnose (front) of an upright vacuum, one will inevitably find a layer of accumulated dust which has been electro-statically attached to the plastic. This layer is symptomatic of the dust projected into the air with sufficient momentum by the turbulence of the power (beater) head, that it escapes the suction of the machine. This is partly the cause of the dust smell one can detect in the air when walking behind an upright machine. Also in an engineering sense, the suction mouth area of an upright is much greater than that of a flexible hose vacuum head. This means generally that a flexible hose vacuum provides greater suction efficiency. Coupled with proper periodic carpet maintenance, a flexible hose machine operating with strong suction only does not need the "crutch" of a beater head to do an efficient job of carpet cleaning.
2. A flexible hose vacuum makes easy the normally awkward tasks of edge and corner vacuuming, stairs and of vacuuming under desks, behind couches and lounge chairs. Vacuuming amongst the cords which lay behind equipment is easily achieved. As a result, it is not difficult to get our cleaning crews to do the detail vacuuming work normally neglected by crews with uprights.
3. Sweeping inevitably throws fine dust and contaminate into the atmosphere. We try to avoid sweeping hard surfaces. By using a brush head fitting, a backpack vacuum can be used to efficiently vacuum hard floors such as vinyl and concrete instead of sweeping before mopping.

# Better Quality Cleaning

## Carpet & Upholstery Cleaning

To better preserve your carpet and your health, BCM's specialists only use truck-mounted carpet cleaning equipment (see Hot Water Soil Extraction page 6). We clean all of the following and more:

- Carpets
- Area rugs
- Mats
- Office Chairs
- Sofas, love seats, arm chairs
- Upholstered cushions

The periodic carpet deep cleaning technique that we recommend and use is true Hot Water Soil Extraction. From experience, this is the most effective method of removing mold, allergens, bacteria, dust mite residues, dead skin, grease, oils, pollutants, odors, etc., from carpet and upholstery. We use truck-mounted, high temperature, high powered vacuum extraction. We prefer to use fragrance-free chemical agents as fragrances are allergenic for many individuals.

We do not use portable cleaning machines unless dealing with high-rise office suites where the distance is too great for truck units.



# HOT WATER SOIL EXTRACTION

## CARPET AND FABRIC DEEP CLEANING

Hot Water Soil Extraction is highly recommended. We know from experience that this is the most effective method of removing mold, allergens, bacteria, dust mite residues, dead skin, soil, grease, oils, pollutants, odors, etc. from carpet and upholstery. We use truck mounted, high temperature and high powered vacuum extraction. To be more environmentally friendly, we prefer to use fragrance free chemical agents, as fragrances are allergenic for many individuals.

We do not use portable cleaning machines unless dealing with high-rise office suites where distances are too great for truck units. The principal advantages of this method over portable extraction units, particularly for carpets that are subject to heavy traffic are:

- 1.** The cleaning solution is heated to 220 degrees F and it arrives at the carpet surface at about 190 degrees F, depending on the distance traversed. This is much hotter than with conventional portable units; the hotter the solution is, the deeper and more effective the cleaning action. If this method does not remove stains, it is because the carpet fiber has been damaged in the stain area. Note that the temperature is reduced for more delicate fabrics and backings.
- 2.** The hotter solution permits a reduction in the amount of cleaning agent, resulting in far less chemical residue. Besides being environmentally unsound, by nature these residues attract dirt and grime resulting in the "mysterious" phenomena of rapid carpet resoiling after portable machine cleaning.
- 3.** The higher powered vacuum extraction enables the removal of greater quantities of water, allergens, dirt, pollutants, bacteria, as well as chemical agent.

Carpeted floors and fabric-covered furniture such as chairs and room dividers are notorious reservoirs for bacteria, dead skin, mold spores, dust mite feces, general dust and numerous other allergens. A periodic deep cleaning maintenance program should be implemented to keep carpets and upholstered furniture in good shape, for both aesthetics and health reasons. In addition, particularly in heavy traffic areas, carpeted floors should be regularly vacuumed with commercial strength vacuums. This will help ensure the ongoing removal of dust, dirt and especially grit from the carpet, the main causes of carpet wear and tear and the need for premature replacement.