# Custodial Department Evaluation



■ PERFORMANCE

Why did you choose this class?

What are you looking to get out of this class?

**ANALYSIS** 

IMPROVEMENT

RESULTS

# Common Complaints



- I can't get employees
- I am so busy I don't have time
- Status Quo is ok. All these cleaning companies are the same
- My budget is tight, I can't afford to hire anyone
- I am not getting complaints things must be OK
- I been doing this for 20 years, I know what I doing
- I only have 3 years to go
- Why train they won't listen
- They do what they want and little else
- I am not doing inspections that will make me look worse
- I have some good custodians and I have bad ones

# Custodial Department Evaluation Steps



"Giving up is the ultimate tragedy."

"Change is inevitable, not changing can cost you your job!"

## APPA Levels of Clean



## APPA level

- What level are you at?
- What level is your goal?
- APPA suggests schools should never be below Level 3.

## Level 1 – Orderly Spotlessness

- Floors and base moldings shine and/or are bright and clean; colors are fresh. There is no buildup in corners or along walls.
- All vertical and horizontal surfaces have a freshly cleaned or polished appearance and have no accumulation of dust, dirt, marks, streaks, smudges, or fingerprints. Lights all work and fixtures are clean.
- Washroom and shower fixtures and tile gleam, and are odor-free. Supplies are adequate.
- Trash containers and pencil sharpeners hold only daily waste, are clean and odor-free.

## Level 2 – Ordinary Tidiness

- Floors and base moldings shine and/or are bright and clean. There is no buildup in corners or along walls, but there can be up to two days worth of dust, dirt, stains, or streaks.
- All vertical and horizontal surfaces are clean, but marks, dust, smudges, and fingerprints are noticeable upon close observation. Lights all work and fixtures are clean.
- Washroom and shower fixtures and tile gleam, and are odor-free. Supplies are adequate.
- Trash containers and pencil sharpeners hold only daily waste, are clean and odor-free.

### Level 3 – Casual Inattention

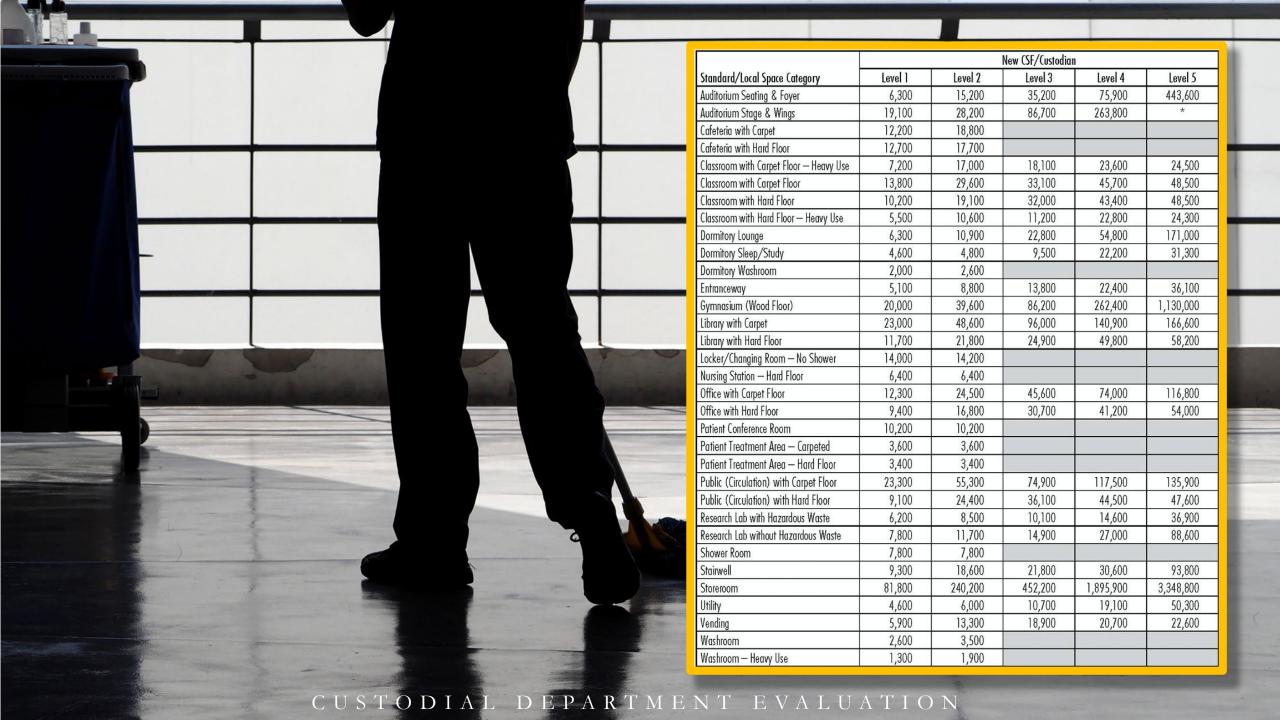
- Floors are swept or vacuumed clean, but upon close observation there can be stains. A buildup of dirt and/or floor finish in corners and along walls can be seen.
- There are dull spots and/or matted carpet in walking lanes. There are streaks or splashes on base molding.
- All vertical and horizontal surfaces have obvious dust, dirt, marks, smudges, and fingerprints. Lamps all work and fixtures are clean.
- Trash containers and pencil sharpeners hold only daily waste, are clean and odor-free.

## Level 4 – Moderate Dinginess

- Floors are swept or vacuumed clean, but are dull, dingy, and stained. There is an obvious buildup of dirt and/or floor finish in corners and along walls.
- There is a dull path and/or obviously matted carpet in the walking lanes. Base molding is dull and dingy with streaks or splashes.
- All vertical and horizontal surfaces have conspicuous dust, dirt, smudges, fingerprints, and marks.
- Lamp fixtures are dirty and some (up to 5 percent) lamps are burned out.
- Trash containers and pencil sharpeners have old trash and shavings. They are stained and marked.
- Trash containers smell sour.

## Level 5 – Unkempt Neglect

- Floors and carpets are dull, dirty, dingy, scuffed, and/or matted. There is a conspicuous buildup of old dirt and/or floor finish in corners and along walls. Base molding is dirty, stained, and streaked. Gum, stains, dirt, dust balls, and trash are broadcast.
- All vertical and horizontal surfaces have major accumulations of dust, dirt, smudges, and fingerprints, all of which will be difficult to remove. Lack of attention is obvious.
- Light fixtures are dirty with dust balls and flies. Many lamps (more than 5 percent) are burned out.
- Trash containers and pencil sharpeners overflow. They are stained and marked. Trash containers smell sour.



## Workloads



• Level 1 15,000 sq. ft. to 17,000 sq. ft.

• Level 2 20,000 sq. ft. to 23,000 sq. ft.

• Level 3 25,000 sq. ft. to 28,000 sq. ft.

• Level 4 30,000 sq. ft. to 35,000 sq. ft.

• Level 5 Who cares!

L DEPARTMENT EVALUATION



- How much cleanable sq. ft. do you have?
- How many sq. ft. are each custodian responsible for?
- Factoring vacation, sick time, FLMA, snow removal, grass cutting and set up for events.
- Is the workload distributed equally?



## **Custodial Staff**

(Calculated Custodial Staff Need: FTE 1,829 hrs./yr)

Level	Applicable	Calculated Custodial Staff Need:			
3	Area				
	754	Auditorium Seating & Foyer	0.00		
		Auditorium Stage & Wings	0.00		
		Cafeteria with Hard Floor	0.00		
		Cafeteria with Carpet	0.00		
		Classroom with Hard Floor	0.00		
		Classroom with Hard Floor - High Use	0.00		
		Classroom with Carpet Floor	0.00		
		Classroom with Carpet Floor - High Use	0.00		
		Entranceway	0.00		
		Gymnasium (Wood Floor)	0.00		
		Library with Hard Floor	0.00		
		Library with Carpet	0.00		
		Locker/Changing Room - No Shower	0.00		
		Nursing Station - Hard Floor	0.00		
		Office with Carpet Floor	0.00		
		Office with Hard Floor	0.00		
		Patient Conference room	0.00		
		Patient Treatment Area - Hard Floor	0.00		
		Patient Treatment Area - Carpet	0.00		
		Public (Circulation) with Hard Floor	0.00		
		Public (Circulation) with Carpet Floor	0.00		
		Research Lab with/without Hazardous Waste	0.00		
		Res Hall Lounge	0.00		
		Res Hall Sleep/Study	0.00		
		Res Hall Washroom	0.00		
		Shower Room	0.00		
		Stairwell	0.00		
		Storeroom	0.00		
		Utility	0.00		
		Vending	0.00		
		Washroom	0.00		
Total		Cleanable square feet	0.00		
Does not include necessary supervision, administration, or clerical support.					
Does not in	iciude parts, mate	rials, tools, equipment, or vehicles.			

Hazel Pa	ark Extra	FTE's						
	High School	Middle School	Webb/Jardon	United Oaks	Hoover	Webster	Edison	Amin/Ford
Snow Removal	2.5 hours	3 hours	3 hours	3 hours	1 hours	3 hours	1.5 hours	1.5 hours
Grass cutting	12 hours	8 hours	8 hours	8 hours	8 hours	8 hours	2.5 hours	12 hours
Set Up and Take Downs	15 hours	6 hours	2 hours	2 hours	2 hours	2 hours	2 hours	2 hours
Snow Removal Total	19.5 hours	14.6 times a year	284.7 hours	2,080 hours for FTE	.136 hours for FTE			
Grass Cutting totals	66.5 hours weekly	for 18 weeks	1,197 hours	2,080 hours for FTE	.575 hours for FTE			
Set Up and Take Downs	33 hours weekly	x 39 weeks	1,287 hours	2,080 hours for FTE	.619 hours for FTE			
					1.33 FTE yearly			
Vacation Hours Total	5323/2080	2.56 total FTE						
Sick Time Total	11248/2080	5.41 total FTE						
Grass and Snow and Set Up and Take Downs								
Total FTE Extra		9.3 Total FTE yearly						

# Custodial Equipment and Products





- APPA levels are based upon you having proper equipment in place
- Right size scrubber 20" vs. 26" vs. Rider
- Right Tools for the Job
- Are the Custodians Maintaining the Equipment
- Proper use of the Equipment
- Preventative Maintenance Program
- Procedures to Repair Equipment
- No Blame





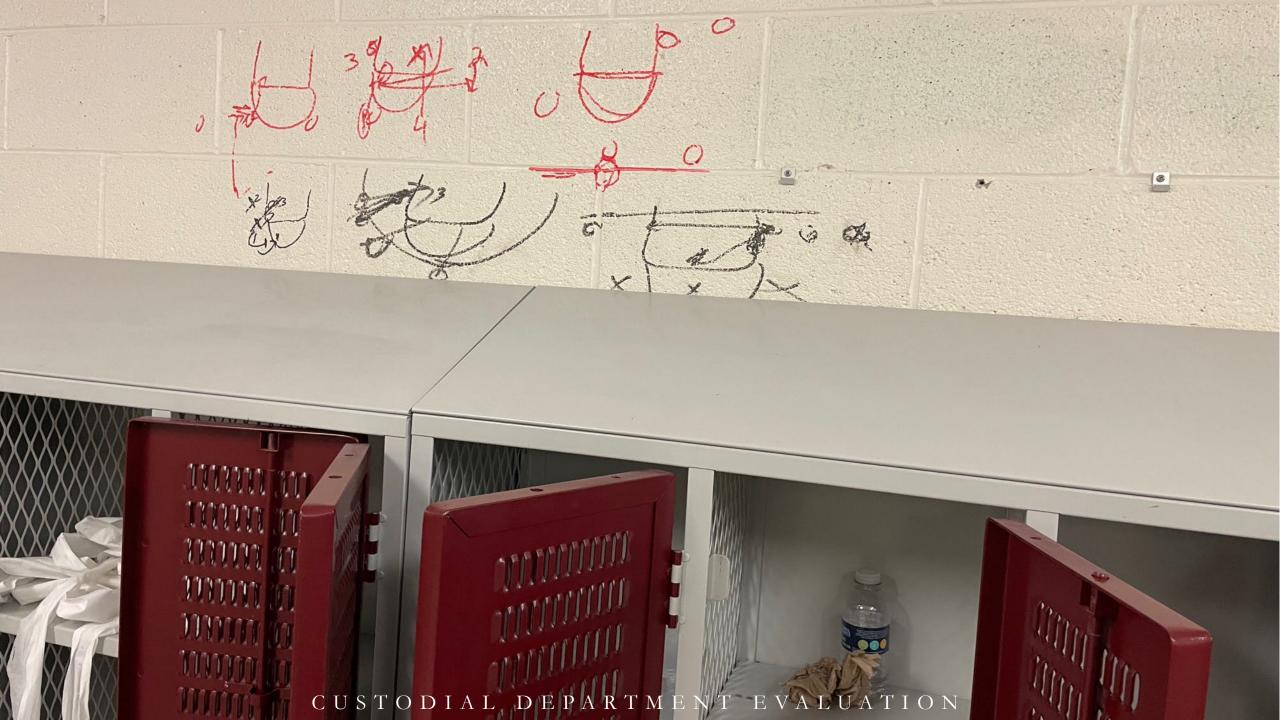
# Chemicals





- How many is too many
- Right products to do our job
- Labeling
- SDS Sheets
- Mixing
- You think you know
- Expiration dates
- PPE





Concentrate Needed to		Quart	Gallon	5 Gallons	
ilution Ratio	24-oz. Spray Bottle	1	251/2-oz.	128-oz. (1 Gal.)	
	43/4-0Z.	61/20z.	11½-oz.	59-oz.	
1:4	21/4-oz.	21/2-oz.	10-oz.	50-oz.	
1:10	13/4-0Z.	3-oz.	8-oz. (1 Cup)	40-oz.	
1:12	11/2-oz.	2-oz. (1/4 Cup)	6-oz. (¾ Cup)	31-oz.	
1:15	1-oz. (1/4 Cup)	11/2-oz.	4-oz. (½ Cup)	20-oz.	
1:20	³/6-0Z.	1-oz. (1/4 Cup)		16-oz. (1 Pint)	
1:32	⅓-oz.	∜5-0Z.	3-oz.	13-oz.	
1:40	⅓-oz.	³/5-oz.	2½-oz. 2-oz. (¼ Cup)	10-oz.	
1:50	√3-oz.	V₂-oz.		5-oz.	
1:64	/₅-oz.	1/4-OZ.	1-oz. (1/8 Cup)	3-oz.	
1:128	/₁₀-oz.	⅓-oz.	⅓-oz.		

## Floor Mats





- Safety
- Cleanliness
- According to the ISSA, 20 feet of entrance mats can prevent 80% of dirt tracked into a building.
- Image and Logos
- Helps keep your building Green

# Cleaning Methods





- What are the dwell times on your disinfectants?
- Are you rinsing the disinfectant?
- Do your custodians know step by step procedures?
- Top to bottom, front to back
- Wearing PPE
- Safety precautions
- Do they know what chemicals to use for specific jobs?

# Classroom Cleaning Checklist



- High dust all vents, ledges, TV's, shelves and hallways. Tuesdays and Thurdays
- Empty pencil sharpners. Tuesdays and Thurdays
- Wipe chalkboards and whiteboard trays. Fridays
- Refill all towel and soap dispensors. Daily
- Wipe and disinfect all desks, door handles, light switches, sinks and any other touch points. **Daily**
- Clean all glass surfaces. **Daily**
- Empty all trash receptacles and wipe down trash can. Daily
- Dust mop floors. Daily
- Spot mop all floors. Daily
- Vacuum all the carpets. **Daily**
- Thoroughly mop all floors. Fridays
- Dust mop all hallways. **Daily**
- Spot mop halls. **Daily**
- Run auto scrubber in hallways. Monday, Wednesday, Friday
- Clean up your janitor carts, vacuums and empty all mop buckets. Daily

# Cleaning Procedures

## PPE and Equipment

Gather all equipment needed to clean the restroom. Make sure to put on your Personal Protection Equipment. (PPE) Make sure you are wearing Gloves!!!!

## Prepare Area

Knock on the outside of the door. Announce your intention to enter. Turn the light switch on and off quickly. If the restroom is occupied, wait until it is empty. Then open the door and put a stop in the door keeping it propped open. Put your cart in front of the door or "Closed for Cleaning" sign up so everyone knows you're in there cleaning.

# Always Clean Top to Bottom and Back to Front

Use colored coded microfibers cloths. One for toilets and urinals (Red) and another color for sinks and mirrors. (Blue)

## High Dust

Using a microfiber duster, high dust the vents in the ceiling, wall vents, tops of doors and partitions, light fixtures and corners and edges.

# Clean Toilets, Urinals, Wash basins, and High Touch Points

Clean toilet bowls, urinals, sinks and High Touch Points thoroughly using and approved cleaning agent with a microfiber cloth. Use toilet bowl cleaners only in the inside of the bowl and urinal using a bowl swab. Check faucets for dripping and ease of operation. Check the drain flow of the sinks, toilets, and urinals to make sure they are working properly. If not report to your supervisor.

## Disinfect

Spray or wipe all toilets, toilet seats, urinals, sinks, handles and High Touch points with approved Disinfectant. Allow proper dwell time for disinfectant to work. (Usually, 1 minute to 10 minutes depending on the Disinfectant.)

# Clean Light Fixtures, Mirrors, and Dispenser

Clean all mirrors with glass cleaner and microfiber cloth. Spray cleaner on microfiber cloth do not spray glass cleaner on surface you're cleaning. Wipe off light fixtures and Dispensers.

# Spot clean Walls, Partitions and Door Kick Plates

Dampen a microfiber cloth with an approved cleaning solution and wipe off partitions, shelves, receptacles, doors and partitions.

## Replenish Supplies

Refill all dispensers including toilet tissue, towels, and soap dispensers. Check deodorizers and refill when necessary. Make sure to check Sanitary napkin dispensers and empty the sanitary napkin receptacle.

## Pick up Waste and Sweep

Use a broom and dustpan to pick up all paper and trash from the floor. Use a putty knife or razor scrapper to remove gum or other items stuck to the floor.

## Empty Trash Receptacles

Empty and remove all trash from trash bins. (Remember not to compact trash down with your hands.) Wipe down the bins and replace the trash liners.

## Mop Floors

Wet mop the floor using an approved cleaner. Start at the back of the room and work your way to the front. Scrub with a deck brush for heavily soiled areas.

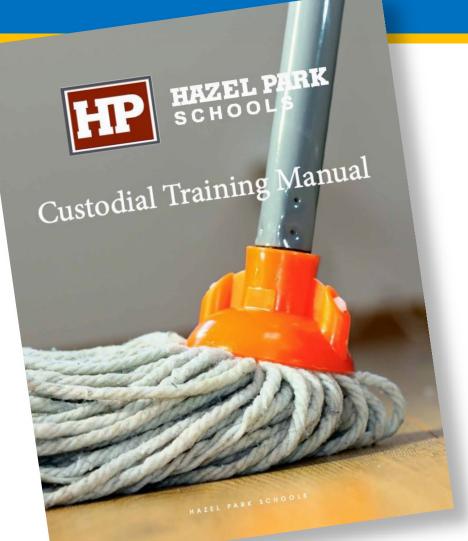
## When floor is dry

Remove wet floor signs and make sure to double check your work. Clean up all your equipment at the end of your shift. All buckets and wringers, carts and supplies must be cleaned up and ready for the next shift.

## Remove Gloves Wash Hands

Remove gloves properly. Wash your hands for 20 seconds, rinse thoroughly, and dry your hands.

# Custodial Training Manual



• Wet floor sign

· Lobby dust pan and broom

· Proper PPE goggles, gloves, and dust mask

· Mop bucket and wringer

#### Cafeteria and Kitchen Cleaning Procedures

#### Supplies and Equipment

- . Dedicated mop for kitchen use only Microfiber dust mop
- · Putty knife
- · Trash barrel
- · Microfiber cloth (color coded) · All-purpose cleaner, approved disinfectant,

#### Cleaning Procedures

Gather supplies and wear appropriate PPE.

#### Initial Inspection

Check for marks, spills, and other safety hazards.

#### Raise Tables/Stack Chairs

Hold lever and lift bench tables until fully raised. Nonbench tables (round) cannot be raised; therefore, all chairs should be stacked.

#### Pick up all matting from floors and clean as needed.

#### Clean Walls

Food objects should be scraped with a putty knife and spray all-purpose cleaner to remove remaining residue.

#### Clean Water Fountains

Check fountain to ensure complete dryness. Spray fixture with disinfectant and allow to air dry. Completely rinse entire fountain with clear water and then dry with a clean microfiber cloth.

#### Dust Mop Floor

Use 24" (under tables and around permanently mounted objects) and minimum 48" dust mops (open floor spaces) to sweep entire floor. All debris should be picked up using a straw broom and dustpan.

#### Pour water or enzyme product down drains nightly.

Run the automatic floor scrubbing machine to thoroughly clean the floor surface. Hand mop floor if you don't have an automatic floor scrubbing machine.

#### Carpet Extraction Procedures

#### Supplies and Equipment

- · Microfiber cloth or clean white rags
- · Wet floor sign

- · Proper PPE personal protective equipment (goggles, gloves, and overshoes)

  • Carpet blower

#### Cleaning Procedures

Gather supplies and wear appropriate PPE.

#### Initial Inspection

Check carpet for stains, spills, or gum.

Move furniture out of room into the hallway or other safe area if possible; if not, then move to other side of room and place plastic film underneath to prevent staining.

#### Vacuum Carpet

Run vacuum cleaner over entire carpeted area to remove dirt and/or dust.

#### Pre-treat Carpet Stains

Use pump up sprayer to spray high traffic areas with an approved extraction solution and allow to penetrate carpet for a minimum of 5 minutes. Lightly spray the rest of the carpet.

#### Extract Carpet

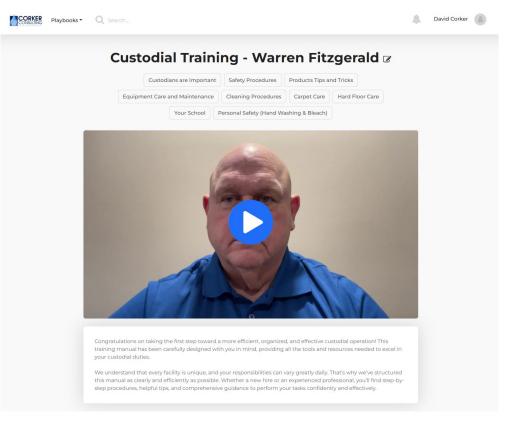
Fill extractor with hot water, release water into carpet, and then extract moisture from carpet using at least 3 dry passes for each wet pass.

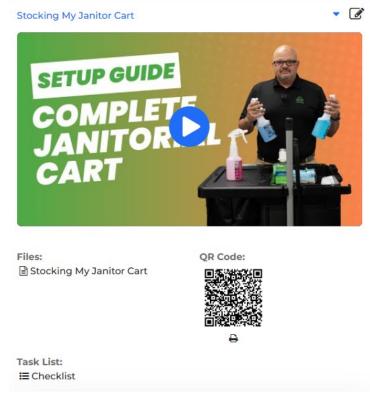
Dry Carpet
Use blower or fans to ensure proper airflow to dry carpet; otherwise, allow to air dry.

Check carpet to ensure complete dryness.

This same method used for carpet entrance mats.

# Custodial Training On-Line









- Cleaning Tasks
- Training
- Safety
- Care of Equipment
- Products used for specific tasks

# Training



"Change is the end result of all true learning."

- Things sure have changed since COVID
- Custodians are responsible for not only maintaining cleanliness but often also safety, fire prevention, and disaster prevention within the facilities. Custodian training teaches employees how to keep everything on schedule and complete their tasks efficiently, so they don't become overwhelmed by their workloads.
- Standard Training (Restroom, Classrooms, Hallways, Offices, Carpets, Floors, and Safety)
- How are new employees trained (Our best custodians trains them)

## Need a Good Reason to Wash Your Hands?

Growth and Reproduction of Bacteria

Wear your PPE and GLOVES!

Bacteria reproduce by a process known as "Binary fission". Each cell of bacteria grows to its maximum size and then divides in the middle to form two new cells of bacteria.

The time required for this growth to take place amounts to about 15 minutes.



## As an Example:

- 15 minutes 1 becomes 2
- 30 minutes 2 becomes 4
- 45 minutes 4 becomes 8
- 60 minutes 8 becomes 16
- 2 hours 128 becomes 256
- 3 hours 2,048 becomes 4,196
- 4 hours 33,568 becomes 67,136
- 5 hours 537,088 becomes 1,074,176
- 6 hours 8,593, 408 becomes 17,186,186
- 7 hours 137,494,528 becomes 274,989,056
- 8 hours later 2,199,912,448 become 4,399,824,896

In only 8 hours one bacteria cell can multiply to over 4 billion cells in size. Now we are dealing with many cells of bacteria.

Unclean hands alone can be responsible for millions of bacteria. A good reason to wash your hands frequently and especially before we eat!

Now you can begin to see why so much emphasis placed on proper aseptic cleaning procedures and why disinfectants are so important.



Below are seven of the best types of employee training methods:

- 1. Case Studies
- 2. Coaching
- 3. eLearning
- 4. Instructor-Led Training
- 5. Interactive Training
- 6. On-the-Job Training
- 7. Video-Based Training

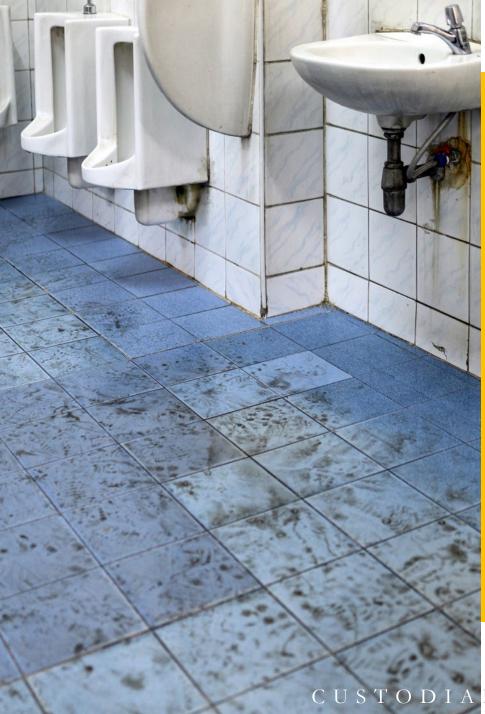
# SDS Compliance



- SDS Books
- Osha Standard Employer Responsibilities Employers must ensure that the SDSs are readily accessible to employees for all hazardous chemicals in their workplace. This may be done in many ways. For example, employers may keep the SDSs in a binder or on computers as long as the employees have immediate access to the information without leaving their work area when needed and a back-up is available for rapid access to the SDS in the case of a power outage or other emergency. Furthermore, employers may want to designate a person(s) responsible for obtaining and maintaining the SDSs.
- The SDS must accompany the first shipment of chemicals. Any updated SDS should be sent within three months of any new and significant information regarding the given hazardous chemical. So, yes, safety data sheets do expire. The expiration depends on the discovery of new and significant information.
- Most companies keep the MSDS / SDS sheets for 30 years as that information. Reason being is employee exposure and potential for long-term affects from their exposure to said chemical.
- Fines for failing to label hazardous chemical containers start at \$12,600 per violation and can go up to \$127,000 for more serious issues. Failure to provide ready access to SDS's is considered a severe violation during an OSHA inspection, and could result in maximum fines exceeding \$12,000
- Disclaimer: This brief provides a general overview of the safety data sheet requirements in the Hazard Communication Standard (see 29 CFR 1910.1200(g) and Appendix D of 29 CFR 1910.1200). It does not alter or determine compliance responsibilities in the standard or the Occupational Safety and Health Act of 1970.

# Inspection Program





- Whether someone is meeting you for the first time or stepping into your facility for the first time, you only have <u>seven seconds</u> to make a good impression on them. If your school or place of business is dirty, it's going to make a bad impression and you could find yourself losing potential students and clients.
- Why should I do inspections. Set
   Expectations, Helps maintain
   communications, Creates Accountability,
   Improves Building Cleanliness
- How often should I do inspections
- Gel Marking
- Blacklight Bathrooms
- Which software program is best



REFRESHINGLY SIMPLE INSPECTION SOFTWARE



"One of the wonderful things about OrangeQC is that the information is there, and it's there immediately. Geostamped, timestamped – it's all

Ron Atkins

"From inspecting entire buildings to inspecting individual spaces and tasks within a small space, OrangeQC helps us to observe trends in our performance and to proactively maximize efficencies and oleaning performance across our

ALPINE BUILDING MAINTENANCE

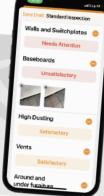
WWW.ORANGEQC.COM

## **Refreshingly Simple Inspection Software**

OrangeQC's easy-to-use inspection tools empower BSCs and janitorial teams at universities, hospitals, and airports to nail quality control and

#### FEATURES:

- Mobile inspections with photos, timestamps, duration, and GPS
- Customizable forms and ratings to fit your process
- Built-in best practices with templates from APPA and ISSA
- A powerful, organized ticket system to track and resolve issues,
- Inspection scheduling that keeps your team on track
- Professional, actionable reports for your team and customers Real-time uploads and ability to perform inspections in offline mode
- An intuitive app and website you can set up and start using in minutes





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# How do I get started?



# PUT YOUR PLAN INTO ACTION

- Step by Step Evaluation
- Look for Qualified People and Programs
- Ask Others
- Make a Plan of Action