

# Janitorial Services in Tampa Use Oscillating Floor Machines

Bob Ong July 23, 2013



Excel Bldg Svcs Cleaning

**Anytime the floor cleaning processes can be made simpler for janitorial service or custodial managers, the better. Time saving for the workers and cost savings for the client are a win win situation in the cleaning business.**

(Newswire.net--July 23, 2013) Tampa, FL -- Excel Building Services is a janitorial service company in Tampa, Florida. They, amongst others that pride themselves on employing advanced technologies in the janitorial service and commercial cleaning business, talk about floor cleaning machines that fit the bill. Clearly, the floor cleaning business is time

consuming and labor intensive. One of the equipment advances in this aspect of janitorial work is the oscillating floor machines.

Stripping, finishing, and floor care can be simplified with these machines. These oscillating floor machines are sometimes referred to as “orbitals”. These orbitals can be extremely effective at maintaining floors. The old traditional “rotary scrubbers” rotate their pads at between 175 and 300 revolutions per minute. Conversely, the [oscillating machines](#) can achieve 2,250 and 3,500 revolutions per minute. The main difference in addition to the revolutions per minute are also the shape that is rectangular and it moves in ¼ inch circles.

The four main elements of the [cleaning process](#) is: time, concentration, agitation, and temperature. The oscillating machine makes adjustments automatically as changes or adjustments are made in any of these four elements. With increased agitation by use of speed, the time required for a worker to scrub is reduced. Additionally, hotter water can be used which can reduce the amount of chemicals and dwell time.

For [janitorial companies](#), the ideal surfaces to use these machines are flat and smooth surfaces. Those floors made of vinyl and composite flooring and concrete are best while wood floors can be fine however with wood, there are specific procedures that need to be adhered. Contrarily, brick or grout flooring are not recommended because of the grout lines that the oscillating pads would not be able to reach as an uneven surface.

The rectangular shape of the pads do enable reaching corners of rooms that always pose to be a challenge for workers. Also, the problem with baseboards and strippers are that traditionally, water gets thrown up against them, but with these machines, that does not exist.

Floor cleaning probably accounts for fifty percent of the cleaning service time that a commercial cleaner must allot. There are other efficiencies that these oscillating machines provide namely, less water and filling while cleaning and less solutions or chemicals required as well. The traditional rotary machines are much more wasteful and less environmentally friendly. Battery run time is also a lot less. With these pads, the need to change them is also diminished which all adds up to better time efficiency with less time taken away from the cleaning activity itself. Changing pads, water, solution, etc all also find worker productivity decreased since these activities usually are accompanied with break time or chat time with fellow workers.

For more information about new equipment for cleaning, contact Excel Building Services at (813) 451-8229 <http://www.Excel444.com> 10006 Cross Creek Blvd Tampa, FL 33647

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