



All About Sweeping

Certified Sweeping & Asphalt Maintenance

Overview of Sweeping

- Asset Management
- Environmental
- Risk Management
- Aesthetics



Asset Management



Asset Management

- Enhance the Property Investment
- Reduce Capital Expenditures
 - Sweeping increases the longevity of asphalt, concrete, sealcoat, striping, and hard-scape areas
 - Sand, dirt, and other debris are abrasive materials. Vehicles and other traffic moving across this abrasive material will act as an industrial sander to shorten the life of these expensive assets
 - Weed and root damage from sand and dirt collection damage parking areas
 - Power sweeping air machines vacuum these small particles
 - Sealcoat pricing can range from \$.15 –\$.20 per sqft.
 - Striping costs can be 30–50% of sealcoat costs
 - By increasing the frequency of power sweeping, the life of the sealcoat and striping may be extended by as much as 20–30%.
 - Asphalt overlay can cost \$1.00–2.00 sqft.
 - Interior building maintenance
 - Abrasives can be tracked into businesses by shoes, shopping carts, two wheelers, etc.
 - This leads to the damage of interior flooring



Asset Management (cont.)

- Keeping Storm Water Systems Efficient

- Drain clogging can lead to:
 - Asphalt sub-base failure
 - Increased catch basin cleaning
 - Flooding
 - Extensive Building Damage

- Other Assets

- Well maintained properties tend to decrease malicious property damage such as graffiti
- Costly Cleanup of illegal dumping can be reduced by discouraging offenders through proper upkeep
- Increased frequency of sweeping reduces the possibility of debris in landscape – reducing landscape costs



Environmental Factors



Environmental Factors

- Manage Storm Water
 - Sweeping is one of the “Best Practices” for managing storm water run off
 - EPA compliance
 - “Green” initiatives from an increasing number of cities
 - Tax incentives
 - Community goodwill
- Reduces Air Born Particles
 - Proactive management for the inevitable increase of regulation from Federal, State, and Local authorities
- Rodent and Animal Control
 - Dirty areas (ie. dumpster enclosures) attract rodent and other disease carrying animals – increasing public health risks



Risk Management



Risk Management

- Insurance Risk

- Reduce liability

- Slip and fall litigation

- A documented proper sweeping plan can discourage frivolous lawsuits

- Reduce exposure in legitimate lawsuits

- The removal of loose debris improves vehicle braking time

- Regular sweeping is a key element in a property maintenance program designed to minimize exposure. Other elements include snowplowing, landscape maintenance, asphalt maintenance, building maintenance



Aesthetics



Aesthetics

- Enhance the Property Investment
 - Visual appearance is a significant factor in where a customer chooses to visit
 - Parking areas are where the customers derive their “first impression”
 - A clean parking area is the best chance to make sure the customer “first impression” is favorable
 - Clean parking areas encourage visitors to be more careful where they discard their trash
 - Overall appearance of your facility has a direct impact on the attitude of your customers, visitors, and employees
 - People like to patronize the successful
 - Poorly maintained exteriors projects to visitors that a business is operated poorly – leading to a decrease in sales revenue



Aesthetics (cont.)

- Enhance the Property Investment
 - Even the most beautiful landscape is of no consequence if the parking area is poorly maintained
 - The professionalism of the local business community at large is a composite of the individual images projected by each of the businesses within it
 - Remodeled and new shopping centers and business locations tend to have a significantly higher number of patrons
 - A clean parking area attracts and retains tenants
 - Shopping centers are finding maintenance of market share to be an increasingly competitive proposition
 - Higher market value for lease and purchased space





Thank You.

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