A Spartan Chemical Company, Inc.
White Paper

Efficient Insight through CMMS and Key Supplier Support

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CMMS Software and Effective Management

With today's economy, almost every facility manager faces the challenge of doing more with less. You wear more hats, meet more government requirements, juggle more responsibilities, and have even less budget than ever before. It seems nigh impossible to keep up with the details that all together give you the insight you need to manage staff and maintain facilities. A strong and comprehensive Custodial Maintenance Management Software application can help you keep your head above water.

The largest cost-saving mechanism in today's CMMS programs is without a doubt the workloading component. When you standardize your maintenance procedures with a workloading application, you create management tools that help at numerous levels. First and foremost, you have the basic data you need to evaluate whether or not your day-to-day operations are being done efficiently.

Your initial workload setup up should be done to document and quantify current cleaning and maintenance procedures. Then you can work with closely with your key supplier partners to fine tune. Spartan Chemical and many of their authorized distributors have qualified professionals available to help you. Having the right qualifications in a supplier partner is important... so be sure your partners are Spartan Green Cleaning Specialists, CIMS I.C.E. and/or LEED AP professionals. These certifications will help your partner and You determine how you might alter these day-to-day procedures to become more efficient and/or more sustainable. With your fine-tuned workload, you can document and implement your labor and environmental savings!

Another way a workload assists is in providing documented procedures. Too many times a facility does not have documented and consistent cleaning procedures. This leads to confusion, difficulty in staffing adjustments, and potential infighting about what procedure is correct. With a comprehensive and standardized system these issues are avoided and a consistent quality level is easier to maintain. Additionally, you can **train to the workload**. By this, we mean that you are determining your proper labor hours and assigning equitable

workloads based on your procedures. Your software should enable you to generate customized training cards for these same steps, thus ensuring that what is being done aligns with what you planned and budgeted.

A comprehensive software application written specifically for the Janitorial /Sanitation industry will also help facility administrators stay compliant with personnel data and reporting. Ask yourself this… right now, if you had to give your boss or board a listing of all personnel and the job training that they have been provided, how long would that take? If you don't have an easy to use software application that is tracking this important information, it could take hours or days to gather, organize and present the requested information in a professional manner. With the proper application in place, it could take just minutes.   Other quick and easy personnel management features can include tracking the types of work each employee can do, quick access to emergency contact information, and, of course, performance monitoring through a customizable quality control system.

After all, if you have to do more with less, you have to prioritize. What are your most important areas to maintain? Are you performing quality inspections to document that your department's acceptable standards are being upheld?   While standardization across an entire organization is ideal, going with a "national standard" is often unrealistic. The best quality programs will allow you to set your own priorities at all levels.

You should be able to pick what types of areas to inspect. Perhaps your biggest concerns are entryways and public restrooms. If this is the case, you will place more emphasis on assuring the quality of work in those area types. Do your custodial closets really need inspected with the same frequency as your executive office areas? With customizable software, you can also determine at what frequency different area types should be evaluated. Customize what you want inspected in each area type. And, of course, your interpretation on the levels of clean is important too. For example, many universities feel that each line item can have a score from 0 – 4….giving them four levels of acceptability. Whereas, in healthcare, you may want to be a little more distinct in levels of clean, with a simply 0 or 1 (NOT CLEAN or CLEAN) for each line item you inspect.

There are numerous options available to facility managers when it comes to software. You can recreate the wheel and write something yourself… buy glorified spreadsheets to get the nitty gritty basics… or spend upwards of $50,000 on the most advanced and complex enterprise system available. But, if you are really looking to do more with less, you can turn to your key supplier partners.   Spartan Chemical Company's distributors offer services and software to help you become more effective and efficient as a facility manager.

CompuClean® V10 & CompuManage® Services

It's official…CompuClean V10 is nearing completion and will be released in the first quarter of 2010. The culmination of nearly a year of development, V10 is the latest iteration of Spartan's CompuClean Custodial Maintenance Management Software and promises to be the most ambitious and dramatic upgrade to the program since its inception in 1999.

Not only have we redesigned the look and feel of the program, but V10 also boasts an enterprise level SQL back end database, a fully browser based user interface and scalability to meet the needs of any organization. In essence, we are creating a program that can truly meet the workloading, quality assurance, inventory management and capital equipment management needs of any cleaning operation regardless of size or geographic separation.

So what does this mean for distributors and end users?

Usability

CompuClean V10 has the look and feel of a web site, something that the majority of computer users are familiar with and understand how to navigate. We have simplified the data entry process and also included setup wizards to guide you and your customers through the process of setting up CompuClean. Also new in CompuClean V10 are updated integrated help files as well as video tutorials. We haven't forgotten about existing CompuClean customers either and will be offering migration assistance to all accounts as a part of the V10 release. All of these features promise to make CompuClean V10 the easiest to use full-featured CMMS system on the market.

Flexibility

Regardless of the market segment that you are in, CompuClean V10 can adapt to the special needs of your customers. V10 features the ability to create multiple accounts with different cleaning procedures, quality inspection criteria and personnel. This allows contractors with multiple accounts to capture the unique details of cleaning each account and to easily generate Custom CleanCheck cards for each account. V 10 users will also benefit from the included templates which feature pre-configured cleaning tasks and inspection lists for education, healthcare and office environments built to compliment Spartan's Training Certification program.

Scalability

Whether you are a single location, in-house provider or a regional Building Service Contractor with offices in multiple states, CompuClean V10 provides the ability to manage your operations from any computer. By deploying CompuClean V10 through a SQL Server, users at any location with a PC and an internet connection can access CompuClean and manage resources. Secure account configuration options will give managers the ability to limit access to only those areas of CompuClean that an employee needs to perform his or her duties. Smaller accounts can still install and run the program on a single PC or laptop.

Centralized Administration

The new, browser based architecture of CompuClean V10 brings with it the ability to upgrade and maintain the program from by simply updating the server or installed PC. Users will no longer have to update each machine running CompuClean when upgrades are released. Distributors who are using CompuClean as a consulting tool for smaller accounts can now host the program on their servers and create accounts to allow user to log in and access their CompuClean information.

CompuManage Services

Along with this new look and feel for Compuclean, we are continuing the introduction of CompuManage Services, our implementation, training and consulting services available to CompuClean users.   Users who simply do not have time to set up and configure their CompuClean software can purchase implementation services or onsite training from Spartan for only the cost of travel by the implementation team. That's right – there no consulting fee.

Also available are no cost APPA Custodial Effectiveness Assessments for LEED EB O&M projects using CompuClean's Quality Assurance program.   Once the evaluation is complete, Spartan will create the proper documentation for submittal. In order to use the tool, you must be a licensed CompuClean user or Spartan distributor accompanied by a Spartan Regional Manager during the inspection.   The facility being audited must use Spartan products. To learn more about APPA audits or to request an audit, visit www.compuclean2000.com/LEEDAudit.aspx.

The resource management tools that CompuClean provides along with professional implementation and training through CompuManage can benefit the bottom line of any custodial organization. Keep an eye on compuclean2000.com for updates on V10 progress and release information.