GREEN SOLUTIONS FOR A CLEANER ENVIRONMENT

GREEN Chemical Products
GREEN Maintenance Equipment
GREEN Acquisition Programs
GREEN Cleaning Procedures
GREEN Customized Training

THE GREEN SYSTEM
By Surtec.

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What Makes Surtec Products GREEN?

Surtec Certified GREEN products are designed with the U.S. EPA’s Environmentally Preferred Purchasing (EPP) principles in mind and meet or exceed current accepted certification criteria as environmentally safe GREEN products. Surtec Certified GREEN products are designed to meet the environmental requirements of “Green Seal” and “EPA’s Designed for the Environment” and were developed to exceed all of their performance requirements.

EPA Executive Order 13101

Defines EPP as . . .

“A process for selecting products or services that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose.”

EPA Recommendations for EPP

Multiple Environmental Impacts

Throughout the Life Cycle

Design - Surtec Certified GREEN Products are proprietary formulas developed by Surtec graduate chemists, who consider universally accepted principles of GREEN standards set by independent organizations and government agencies and to meet the following requirements:

- Readily biodegradable
- Low VOC to meet strict requirements of CA Air Resources Board and Ozone Transport Commission
- No ozone depleting substances
- No heavy metals, such as zinc
- Low potential for skin and eye corrosiveness and irritation
- No 2-butoxyethanol (Butyl) or APEs (alkylphenol ethoxylates)
- No carcinogens, reproductive or development toxins
- Less than 0.5% phosphate

Raw material acquisition

- Surtec’s Research and Development Department actively seeks raw material suppliers that promote GREEN chemistry, considers only products that meet GREEN profile and uses all available research tools to actively seek out GREEN materials.
- Surtec raw materials are selected to create the minimum negative impact on the environment while consistently producing superior results.
- Surtec purchases materials in bulk to minimize solid waste from containers and makes all attempts to acquire raw materials from local sources to reduce the environmental impact of ground transportation.

Manufacturing

- All chemical products are developed and manufactured in Surtec’s “state-of-the-art” facility, in Tracy, California, utilizing the latest principles in recycling and maximum waste minimization standards and procedures. Most GREEN products are manufactured in the Mid-West, creating a major impact on our carbon footprint when shipping to the west coast.

Packaging and Distribution

- Surtec containers are 100% recyclable.
- Only Surtec ships all chemicals with current copyrighted MSDS labels on the containers, so no matter where the products go, they always have a current MSDS.

Support

- Surtec factory trained representatives will design your custom GREEN Cleaning Program, and provide “hands on” training in the safe, proper use of these products to achieve optimum results with a minimum of waste.
- Surtec offers equipment for complete dilution control of products, including dilution dispensers, mobile blend carts and our new Porta-Blend dispensers to insure that Surtec Certified GREEN products are used at the proper dilution.
- To complement the Surtec Certified GREEN chemical products and to improve indoor air quality and reduce labor, Surtec also manufactures or offers unique and patented vacuuming technology for propane burnishing of polished floors, a vacuum pre-sweep attachment for automatic scrubbers, CRI approved vacuums, HEPA filter vacuums and a wide selection of micro-fiber wet mops, dust mops, wipes and tools.

Disposal

- All of the Surtec Certified GREEN products are biodegradable, low in VOC’s, and are packaged in recyclable containers.
Environmentally Preferred
Surtec Certified GREEN Chemical Products

As a California manufacturer, Surtec is constantly being challenged to meet new, more stringent regulations relating to GREEN products, air quality and VOC regulations. California continuously leads the nation in establishing the toughest regulations relating to Environmentally Preferred products, programs and procedures. Surtec has always been on the “cutting edge” of modern advances in the chemistry of GREEN Cleaning.

For over 36 years, as a California manufacturer, Surtec’s Research & Development laboratory continues to develop new products to meet the ever-changing challenges of our industry. In most cases, Surtec has developed products to meet the next generation, beyond the current requirements to consistently be ready to meet the new challenges. All of these products are developed by Surtec chemists that are fully aware of all of the latest VOC, air quality and green regulations. These products are manufactured in Surtec’s state-of-the-art GREEN manufacturing facility under the strictest quality control standards with an emphasis on maximum waste minimization. At Surtec, the process does not stop at this point. Having the latest technology in GREEN products alone is only a part of a true environmentally preferred GREEN cleaning program. The next step is to develop a maintenance program to achieve the optimum results at the lowest cost possible for chemicals and labor.

GREEN Chemical Products

Hard Surface Cleaners
• 909 Glass Cleaner RTU
• 914 Heavy Duty Cleaner
• 918 Heavy Duty Degreaser
• 924 Graphic Clean Green
• 925 Anilox Green Ink Cleaner

Carpet Care
• 940 Carpet Spotter
• 943 Carpet Shampoo
• 947 Carpet Extraction Cleaner

Multi-Purpose Green Cleaners
• 912 Green Neutral pH Cleaner
• 980 Sur-Prox All-In-One Peroxide Cleaner

Floor Care
• 903 Purple Solution for Concrete Floors
• 916 Floorshine Non-Zinc Maintainer
• 920 Non-Butyl Stripper
• 935 L.O.S. Low Odor Floor Polish Stripper
• 953 Enviro Gloss – Non-Zinc Sealer/Finish
• 955 Ultra NZ – High Solids Non-Zinc Finish
• 957 Environco – Non Zinc ESD Finish
• 964 Bond Coat – Concrete Sealer

Restroom Care
• 974 Tec-Cide 128 Disinfectant Cleaner
• 979 Non-Acid Bowl and Washroom Cleaner

Odor Control
• 933 SurFresh Odor Control

GREEN Support Systems
• 100% Recycled GREEN Floor Maintenance Pads
• Surtec Chemical Dilution Control Systems to eliminate waste
• Surtec distributes micro fiber wet mops, dust mops, wipes and tools that improve indoor air quality.
• CRI Approved Vacuums & High Filter Vacuums

Customized GREEN Training

To ensure the ultimate in economics and GREEN cleaning, Surtec supports this entire program with factory trained technical representatives to provide on-site training of your personnel in the proper methods of achieving optimum results.
Surtec first lead the industry in improving indoor air quality by obtaining a patent for an active vacuuming system in 1995. This system has been adapted to propane buffers, battery burnishers, electric buffers and automatic scrubbers. In addition to the acti-vac patent, Surtec has been producing Polivac 900 high-speed cord electric buffers for over 25 years with an active vacuum and an optional micro filtration system. Surtec's automatic finish applicator eliminates cross contamination, increases efficiency, and is available with 4 applicator head options; flat micro fiber pad, mop head, 26" flat mop, or T-Bar applicator.

- The Surtec Automatic Finish Applicator provides a more efficient, faster and safer method for application of floor finish, coatings and sealers to most floor surfaces. The Surtec Automatic Finish Applicator is capable of applying any one part finish or coating in up to 75% less time. The Surtec Automatic Finish Applicator is available with four different head configurations; automatic mop head, micro fiber, dust mop head and T-bar applicator.

- The Surtec Polivac vacuuming buffer is the fastest high speed swing buffer in the industry. The Polivac completely vacuums as it buffs. Actual particle count tests under field conditions prove Surtec's Polivac fastest high speed swing buffer eliminates dust problems associated with other high-speed buffers. Surtec's Polivac high speed vacuum buffer is also ideal for GREEN programs and dust critical areas such as clean rooms, hospitals, electronic plants, computer rooms, etc.

- Surtec Ultra High Speed Battery Burnisher with the Surtec patented Acti-Vac Active Vacuum will greatly improve indoor air quality and virtually eliminate the need for dust mopping after floor buffing.

- The Surtec Ultra High Speed Propane Buffer with the Surtec Patented Vacuuming system, captures and contains up to 80% of the dust created by buffing improving indoor air quality. The Surtec Vacuuming Buffer reduces maintenance time by up to 40% by reducing or eliminating final dust mopping. The end result is a green system with increased safety, gloss and durability.

- The Surtec Patented Vac-U-Sweep, Vacuuming Pre-Sweep is a state-of-the-art vacuum system that can be installed on most automatic scrubbers to sweep and vacuum the floor prior to scrubbing. The Vac-U-Sweep will reduce labor by at least 50% and improve indoor air quality.
Since 1975, Surtec has led the industry in the development of new maintenance Products and Programs. Some of these programs were the “forerunner” of the systems that are viewed as standards in today’s maintenance industry. For example, Surtec was the first to introduce a complete Ultra High Speed Floor Maintenance system. This system was a combination of the Surtec High Speed Propane Buffer along with High Speed Maintenance chemicals, which were both developed by Surtec at the same time. Surtec tied these items together with a unique maintenance program. This was the introduction of the first complete high speed floor maintenance system to our industry. Over the years, Surtec has continued to lead the industry by being the first to introduce many new innovative products and systems. Some of these Surtec Firsts are listed below.

**Surtec’s Industry Firsts**

- **1975** Surtec led the industry in the development and marketing of Propane Powered Ultra High Speed Buffers.

- **1975** Surtec introduced the Ultra High Speed Floor Maintenance Program. This was the result of Surtec developing High Speed maintenance chemicals and equipment simultaneously. This was the first complete High Speed Floor Maintenance System in our industry.

- **1975** Surtec specialized in manufacturer direct sales supported by factory trained, technical representatives. Hands-on program training has been one of the keys to our success over the years.

- **1980** Surtec introduces the Polivac High Speed Electric Vacuuming side to side Swing Buffer. This unit not only completely vacuums as it buffs but also has Micro Filter capabilities. This product is a Surtec Exclusive.

- **1984** Surtec introduced the first pressurized Automatic Finish Applicator system with two types of applicator heads. The Finish Applicator has since evolved with additional heads including the new GREEN micro fiber head that evenly applies finish through the applicator.

- **1994** Surtec introduced some of the first ‘GREEN’ floor finishes with the development of Envirocon, Non-Zinc ESD Finish & Ultra NZ, Non-Zinc Finish.

- **1994** Surtec introduced the first complete Non-Zinc Floor maintenance program of additional Non-Zinc products and procedures to achieve superior floor maintenance results.

- **1996** Surtec developed and received a Patent on the first Active Vacuum System for Propane & Battery buffers. This is the only true Active-Vacuum System on the market today for High Speed Buffing.

- **2002** Surtec introduced the “Ultimate” Floor Care System, which combined Surtec’s revolutionary new chemical technology with our unique state-of-the-art equipment and maintenance programs to achieve up to 50% savings in both labor and materials while achieving superior results in appearance and safety.

- **2006** Surtec developed and received a Patent on the first vacuuming pre-sweep for automatic scrubbers. The Surtec Vac-U-Sweep completely sweeps and vacuums in front of the automatic scrubber as part of the cleaning process, eliminating the need to dust mop the floor prior to scrubbing.

**GREEN Solutions for a Cleaner Environment**

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LEED-EB Certification Requirements & Credits

LEED-EB Certification for existing buildings requires you have a green cleaning policy. The USGBC’s (U.S. Green Building Council) 2009 point system for LEED-EB certification requires you to earn at least 40 points to be LEED certified. Under the Indoor Environmental Quality (IEQ) section you can earn up to 15 points. Of those points up to 6 points can be achieved through the use of a Green Cleaning Policy, five that are associated with cleaning and one for Indoor Pest Management. In order to qualify you must meet certain Green Cleaning Policy requirements.

Surtec can help you achieve LEED-EB Certification with the following USGBC LEED-EB requirements and credits:

**Requirements**

- Purchase sustainable cleaning, hard floor and carpet care products meeting the sustainability criteria outlined in IEQ Credit 3.3: Green Cleaning—Purchase of Sustainable Cleaning Products and Materials.
- Purchase cleaning equipment meeting the sustainability criteria outlined in IEQ Credit 3.4: Green Cleaning—Sustainable Cleaning Equipment.
- Establish standard operating procedures addressing how an effective cleaning, hard floor and carpet maintenance system will be consistently utilized, managed and audited. Specifically address cleaning to protect vulnerable building occupants.
- Develop strategies for promoting and improving hand hygiene, including both hand washing and the use of alcohol-based waterless hand sanitizers.
- Develop guidelines addressing the safe handling and storage of cleaning chemicals used in the building, including a plan for managing hazardous spills or mishandling incidents.
- Develop requirements for staffing and training of maintenance personnel appropriate to the needs of the building. Specifically address the training of maintenance personnel in the hazards of use, disposal and recycling of cleaning chemicals, dispensing equipment and packaging.
- Provide for collecting occupant feedback and continuous improvement to evaluate new technologies, procedures and processes.

**Credits**

1 Point — Have in place during the performance period a high-performance cleaning program, supported by a green cleaning policy (IEQ Prerequisite 3: Green Cleaning Policy), that addresses the following: Provide an appropriate staffing plan. Implement a training of maintenance personnel in the hazards, use, maintenance, disposal and recycling of cleaning chemicals, dispensing equipment and packaging. Use chemical concentrates with appropriate dilution systems to minimize chemical use wherever possible. Use sustainable cleaning materials, products, equipment, janitorial paper products and trash bags (including microfiber tools and wipes). Use sustainable cleaning and hard floor and carpet care products meeting the sustainability criteria outlined in IEQ Credits 3.3: Green Cleaning—Purchase of Sustainable Cleaning Products and Materials. Use cleaning equipment meeting the sustainability criteria outlined in IEQ Credit 3.4: Green Cleaning—Sustainable Cleaning Equipment.

1 Point — Conduct an audit in accordance with APPA Leadership in Educational Facilities’ (APPA) “Custodial Staffing Guidelines” to determine the appearance level of the facility. The facility must score 3 or less.

Contributes to LEED Point Systems
Contains Recycled and Sustainable Materials & Ergonomic Designs
1 Point — Implement sustainable purchasing for cleaning materials and products, disposable janitorial paper products and trash bags. Cleaning product and material purchases include items used by in-house staff or outsourced service providers. One point is awarded if 30% of the total annual purchases of these products (by cost) meet at least 1 of the following sustainability criteria.

- The cleaning products meet Green Seal GS-37, for general-purpose, bathroom, glass and carpet cleaners used for industrial and institutional purposes.
- Disinfectants, metal polish, floor finishes, strippers or other products not addressed by the above standards meet 1 or more of the following standards for the appropriate category:
  - Green Seal GS-40, for industrial and institutional floor care products.
  - California Code of Regulations maximum allowable VOC levels for the specific product category.
- Disposable janitorial paper products and trash bags meet the minimum requirements of 1 or more of the following programs for the applicable product category:
  - Green Seal GS-09, for paper towels and napkins.
  - Green Seal GS-01, for tissue paper.
  - Janitorial paper products derived from rapidly renewable resources or made from tree-free fibers.
- Hand soaps meet 1 or more of the following standards:
  - No anti-microbial agents (other than as a preservative) except where required by health codes and other regulations (e.g., food service and health care requirements).
  - Green Seal GS-41, for industrial and institutional hand cleaners.

1 Point — Implement a program for the use of janitorial equipment that reduces building contaminants and minimizes environmental impact. The cleaning equipment program must require the following:

- Vacuum cleaners are certified by the Carpet and Rug Institute “Green Label” Testing Program for vacuum cleaners and operate with a sound level of less than 70dBA.
- Carpet extraction equipment used for restorative deep cleaning is certified by the Carpet and Rug Institute’s “Seal of Approval” Testing Program for deep-cleaning extractors.
- Powered floor maintenance equipment, including electric and battery-powered floor buffers and burnishers, is equipped with vacuums, guards and/or other devices for capturing fine particles and operates with a sound level of less than 70dBA.
- Propane-powered floor equipment has high-efficiency, low-emissions engines with catalytic converters and mufflers that meet the California Air Resources Board (CARB) or Environmental Agency (EPA) standards for the specific engine size and operate with a sound level of less than 90dBA.
- Automated scrubbing machines are equipped with variable-speed feed pumps and on-board chemical metering to optimize the use of cleaning fluids. Alternatively, the scrubbing machines use only tap water with no added cleaning products.
- Battery-powered equipment is equipped with environmentally preferable gel batteries.
- Powered equipment is ergonomically designed to minimize vibration, noise and user fatigue.
- Equipment is designed with safeguards, such as rollers or rubber bumpers, to reduce potential damage to building surfaces.

1 Point — Employ permanent entryway systems (grilles, grates, mats) at least 10 feet long in the primary direction of travel to capture dirt and particulates entering the building at all public entry points, and develop the associated cleaning strategies to maintain those entryway systems as well as exterior walkways. Public entryways that are not in use or serve only as emergency exits are excluded from the requirements, as are private offices.

1-4 Additional Point—Up to four additional points can be awarded for Innovations in Operation:

1-4 points can be earned for Innovations in Operations by achieving significant, measurable environmental performance using an operations, maintenance or system upgrade strategy not addressed in the LEED 2009 for Existing Buildings: Operations & Maintenance Rating System.

1-3 points can be earned for Exemplary Performance. Exemplary performance points may be earned for achieving double the credit requirements and/or achieving the next incremental percentage threshold of an existing credit in LEED.
Since 1975, Surtec has manufactured janitorial and industrial chemicals, maintenance equipment with patented vacuuming technology and developed customized maintenance systems to meet the wide variety of cleaning and coating needs of our customers. Our mission is to develop and produce the highest quality products possible for the cleaning and coating of all types of surfaces with emphasis on GREEN systems, safety, appearance and protection. The end results are products, programs and procedures that achieve superior results while at the same time saving time and materials required to maintain the floors.

Another important part of a true GREEN cleaning program is Environmentally Preferred GREEN equipment. Surtec has led the industry in the development of truly GREEN equipment, with items such as the Surtec patented Acti-Vac Vacuuming System for High Speed Buffers, Surtec patented Vac-U-Sweep Vacuuming Pre-sweep for automatic scrubbers and the Polivac High Speed side-to-side swing buffer with a total vacuuming system with the additional capability of micro-filter filtration. Surtec has also developed the Surtec pressurized Automatic Finish Applicator with multiple applicator head configurations including a green micro fiber head where the product is applied through the head onto the floor with maximum controlled efficiency and a minimum of product waste. To ensure the ultimate in economics and GREEN cleaning, Surtec supports this entire program with factory-trained technical representatives to provide on-site training of your personnel in the proper methods of achieving optimum results.