

Vitric Quality Flooring Systems

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The Environmentally Friendly Way

VITRIC QUALITY FLOORING SYSTEMS

Vitric Quality Flooring Systems has up to 20 years cleaning experience in the Commercial & Hospitality industries as well as specializing in the grinding, polishing and maintenance of all types of flooring, including marble, granite, limestone, terrazzo and concrete.

By continually researching overseas trends and work practices, as well as using the latest equipment available, we believe we have been able to introduce into the market improvements in floor finishing as well as protecting the environment.

Our specialised cleaning service, where we carry out the public area cleaning as well as the restoration of our client's stone flooring has proved very successful over the years. Our service allows for the initial restoration of the stone along with the ongoing maintenance of your expensive flooring, this is included in the everyday public area cleaning contract. This ensures that your floor is maintained and well presented for your Hotel Guests.

Examples of present and past contracts where we carry out the public area cleaning including the initial restoration and ongoing maintenance of their stone flooring;

- Crowne Plaza Darling Harbour
- Crowne Plaza Parramatta
- Canterbury Leagues Club
- Chatwood Chase Shopping Centre

Our experience in tackling projects of all types is extensive, with flooring ranging from 20 m² of domestic works to 10,000 m² commercial projects. Notable examples include:

- Sydney Superdome - 10,000m² terrazzo
- Crowne Plaza Terrigal – 600m² of marble restoration.
- Mosman Girls High School – 700m² of polished concrete
- 35 Buckingham Street Surry Hill– 400m² of polished concrete
- Sydney International Airport – 4,000m² of grinding and polishing Quarella Tiles
- 275 Kent Street – 3,000 m² of Exfoliated Granite

Our specialised Super-flooring System has been finished in a range of both domestic and commercial properties,

- Kennards Hire Waterloo Show room
- Kennards Hire Rydalmere Show room
- Top floor 18 Aquatic Drive French's Forest - 150m²
- Roche Pharmaceutical Dee Why- 400m²
- Crowne Plaza Coogee

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ENVIRONMENT FOCUSED COMPANY

We are committed to providing a quality service that leads the industry in reducing the impact our work has to the environment. We understand that good environmental management reduces risk, lowers costs, improves productivity and enhances reputation.

We use the traditional European method of stone restoration and stone maintenance, this leads to a reduction in usage of the following.

Water consumption – it is estimated that billions of litres of water is used yearly throughout the Australian continent in the sealing and re-stripping of old surface sealants applied to stone flooring.

Chemical – Highly toxic chemicals are manufactured and handed to staff, in some cases untrained staff, to remove sealant from stone flooring. At times, many of these staff have no adequate protection from these chemicals. It is also further estimated that these toxic chemicals combined with water and sealant is disposed of through the storm water drains, damaging our environment and impacting on our future. The sealers used can be both solvent and poly-urethane which is also toxic to the environment, making it critical that they are disposed of correctly.

The sealed surface in comparison to a naturally finish floor- Once the floor has been correctly honed and polished, there never will be a need to use water combined with a toxic chemical to remove sealant from the floor. The normal maintenance program would be to mop the floor with 5 liters of warm water combined with a neutral detergent and then a spray polish to the surface of the tile. For large areas it maybe necessary to use an auto-matic scrubber with recycled water, this has no impact on the environment.

Many cleaning companies across Australia use older existing methods of cleaning and maintaining natural stone floors. This method uses traditional surface sealing of the stone using either water based or solvent based sealers. These sealers are applied to the surface of the stone and create a barrier.

This sealant is softer than the stone and also softer than the foot traffic that occurs daily across the floor. There are several points that should be noted when natural stone has been sealed using a surface sealer, they are as follow;

- Heavy Maintenance – The natural stone should be stripped and re-sealed every 3 months to replace the sealer that has been removed from the everyday wear. The existing sealer is removed using ***toxic chemicals*** that are then disposed of down the toilets or drains. This practice is carried out at night time, leaving the Hotel unaware of the practice. The company can also use upto 150 litres of water per 100 m² of floor that is stripped and sealed.
- Liability of E.P.A. penalty – It should be noted that the responsibility for the above practice lies with the Hotel Management. There are substantial monetary penalties that apply to the conviction of businesses that are proven to have damaged the environment. There is also the risk to the Hotels public image caused by any negative publicity that is shown in both print and electronic media.

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- Inconsistent Appearance – The use of surface sealers on stone flooring results in the appearance of the stone being inconsistent from one application of sealant to another. This relates directly to the sealant wearing off and showing track marks where the majority of your guests walk e.g. check in desk, lifts etc.
- Build up of sealant – The use of surface sealants also cause unsightly build up of sealants that appear dirty and unhygienic. This is caused when cleaners do not clean the surface correctly and sealant is applied on top of dirt. The application of sealer on dirt can be seen on edges and corners and sometimes across the floor where the incorrect sealing methods have been applied. When this occurs, the stone floor appears dirty, this can be seen in foreground of the photograph below, where the terrazzo floor has been finished using our method, the terrazzo appears clean and bright in colour, this is the natural colour of the terrazzo.

The photograph below shows a typical floor that has been sealed with up-to 10 coats of surface sealant. The newly restored area that you can see on the top half of the photograph has been finished using the Vitric method and does not have any surface sealant. This photograph clearly shows the natural beauty of the stone and is now easier to maintain.



WHY USE VITRIC

Vitric Quality Flooring Systems offer a cleaning service that is focused on obtaining a consistent level of cleaning that ensures your hotel or commercial site is presented to a high standard daily. Our methods are Environmentally Friendly and we **do not** use toxic chemicals that harm the environment.

To complement our environmental approach to cleaning, we have also introduced a back of house cleaning and sealing method that reduces the frequency to strip and seal the vinyl flooring.

Vitric has used the Klindex range of machinery and equipment for over 15 years. In this time, we have seen the range grow to suit all types of flooring with a focus on producing a high quality finish that you can be proud of.

The klindex range is recognised as being one the worlds leading brands when restoring and maintaining natural stone floors. The use of gear driven machines along with a range of diamonds and powders specifically designed to work with your stone flooring allows us to tailor a maintenance program that will ensure you get the maximum benefit from your floor in both presentation and longevity.

Our process ensures that the stone is correctly restored and maintained at a competitive cost, ensuring that there are no additional charges for restoring your floor. Once we have restored your floor, the ongoing maintenance is included in the Public Area cleaning costs. In many cases, our process is more cost effective than costly strip and seals that cleaning companies currently carry out. It should be noted that cleaning companies allow for strip and sealing in their contract, however in many cases, the re-sealing of the floors is not carried out. This is a cost saving method of the cleaning company and also contributes to the inconsistency in the presentation of the floor.

Examples of the benefits to your natural stone floor area as follows;

- Labour & time saving
- Non scuffing
- Restores the surfaces original appearance & colour
- Provides unmatched & long lasting shine
- Improves slip co-efficient
- Greatly reduces the need for restoration
- No mess, no fuss
- Easy to maintain
- Makes surface easy to clean and stain resistant
- Reduces re-soiling and surfaces stay cleaner longer
- Removes light scratching and minor surface damage

RESTORATION PROCESS

The traditional method used in Australia to grind stone flooring is to use heavy machinery, which utilise stone to grind. This method is successful in the initial stages of grinding, however due to the weight and the texture of the stones used, the surface of the floor is quickly removed.

We at Vitric Quality Flooring have introduced machinery that utilises diamonds in place of stones to grind all stone flooring. By grinding with diamonds we have been able to reduce the surface that is removed through standard grinding as well as vastly improve the quality of the finished floor.

The variety of diamonds that we use when grinding the floor allows us to complete the initial grind and work up to very fine diamonds, this is essential in leaving the floor free of scratches and cloudiness.

Complementing our diamond grinding equipment is our specialised powder used to powder polish the surface of the stone. This process hardens the surface of the stone increasing its resistance to scratching and abrasion whilst improving the slip co-efficiency of friction.

The photograph below shows a marble floor that is in an extremely high traffic area, yet through our process, the stone does not have a surface sealant and is resistant to staining from food and alcohol.



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EXAMPLES OF BEFORE & AFTER RESTORATION

The following photographs clearly show the results of restoring stone flooring the Vitric way. The first photograph shows an old and worn floor, the second photograph shows the same floor that has been restored; please note that there is no sealant on the surface of the stone.



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