Laundry Systems
for hotels and motels

WHY INSTALL AN ON-PREMISES LAUNDRY?

1. Launder everything on premises.
A Milnor on-premises laundry can handle all of a hotel/motel's clean fabric needs in a simple manner. Milnor washer-extractors can process bath and bed linens, blankets, pillows, restaurant and banquet napery, and kitchen linen, plus such items as employee uniforms, slip covers and cleaning rags and mops. Many types of rugs and drapes can also be processed in a Milnor on-premises laundry.

2. Distinctive linens build prestige.
Many hotel and motel operators have enhanced their image of quality through tasteful fabric selection. Everything from linen to drapes can be selected in the colors and patterns of your choice.

3. Get more use from less inventory.
An on-premises laundry provides more use from less inventory. Table napery, bath linen, and other goods can be laundered immediately after use and be ready again in about an hour if necessary. Smaller inventories mean less storage space and more money for investment elsewhere.

4. You won't be caught short.
On-premises laundering eliminates "caught short" situations. It gives you a ready supply of towels, sheets, napkins, tablecloths, and uniforms. This is especially important during weekends and holidays, when outside services are not available.

5. Control quality, sanitation.
On-premises laundering assures quality processing because you are in control. You can prolong fabric life by using a distinct formula for the specific degree of soil. Milnor's E-P Plus® washer-extractors make this easy, with several specific formulas developed and field-tested by chemists for hotels and motels. Milnor washer-extractors also combine commercial washing action with the ability to wash at precise temperatures for different soil conditions.

WHAT IS NEEDED FOR AN ON-PREMISES LAUNDRY?

1. Equipment
Operating a hotel/motel on-premises laundry is simple. Washer-extractor, dryer, sink, folding table, supplies and, in some cases, a small ironer are generally all you need. Often, an institution's existing hot water, gas and electrical services are sufficient. An on-premises laundry is basically an extension of your present services.

A top quality washer-extractor, with a proven track record in commercial use, brings professional laundering ability to your institution. It will make better use of water and soap, improve washing quality, and handle bulky items. It's best to get a machine with a large cylinder, which provides the ability to launder items such as pillows, rugs and draperies.

Dryers can use gas, steam or electric heat (gas is regarded as the most efficient). For faster drying and less wrinkling of polyester materials, it is generally desirable for the dryer to be rated at a slightly larger capacity than the washer-extractor. Small ironers are available for hotels and motels when the need for finished table linen is critical. Hotels with 200 or more rooms generally find a full-sized ironer reduces labor while also increasing the quality of finished goods. An area for folding is necessary for no-iron goods. After finishing, the items simply have to be stored.
2. Space
An on-premises laundry doesn't require much space. An existing storage room is adequate for many facilities. An unproductive room with a poor location may also be used or a combination of these rooms could be used in a large institution. A larger, central laundry can serve affiliated facilities near each other. A Milnor dealer’s laundry-planning department provides specially prepared layout drawings for facilities.

3. Labor
In small hotels and motels there is no need for additional help. Existing housekeeping employees can handle the laundry during the slower parts of the day. Equipment that is easy to operate is essential to maintain consistent quality and production. Milnor’s E-P Plus machines are particularly easy to use. The operator simply loads the machine, pushes a button to select the formula, pushes the start button, and can go on to other tasks since the machine requires no more attention.

WHAT SHOULD YOU LOOK FOR IN A WASHER-EXTRACTOR?

1. Easy operation
The washer-extractor you select should have easy, automatic controls that make operation simple and free the operator to handle other duties. With Milnor’s preprogrammed E-P Plus machines, the operator simply matches the type of goods being loaded to the formula named for these goods ("towels", for example), then pushes a button. Operation of field-programmable formulas is similar. Formulas on the alphanumeric display can be named to match goods, making selection easy. Because so little judgment is required, new employees get the knack quickly. Substitute employees can take over with ease, too.

Automatic supply injection further reduces operator responsibility and helps ensure consistent quality. Milnor machines readily accept liquid chemicals, making hookup fast and easy. Other factors to look for are a large, accessible door for fast loading/unloading, and door safety interlock which prevents opening while the machine is operating.

2. Laundering quality
Washing flexibility should not be sacrificed for operation simplicity. Only a commercial washer-extractor, with professional tumble washing action, can properly clean items like heavily-soiled kitchen and restaurant linen.

A cylinder with a large diameter should be among the top priorities when choosing a washer-extractor. The large diameter provides the lift and drop action necessary to clean hard-to-launder items. When comparing machines, compare actual cylinder dimensions and specific cubic foot volumes.

Also, look for microprocessor controls, which give a greater range of processing choices as well as more accurate control over how goods are processed. The preprogrammed formulas in Milnor machines were developed specifically for the needs of hotel/motel laundries. They are not common-denominator formulas. The formulas differ in number, type, time, and temperature of baths, as well as supply injection. By pushing a button, these formulas can be adjusted for either permanent press or all-cotton fabrics. The machines are available in 25 to 275 lb. capacities.

3. Heavy duty construction
Rugged construction -- from top quality materials -- is imperative if you expect long-term service. Check competitive brands to see if their construction stands up to Milnor specifications. Compare spec literature. There can be a big difference in quality.

Milnor machines stand apart from others with features like:
- large, tapered roller bearings and a triple shaft seal to shield the bearings from water on classic rigid-mount and soft-mount machines
- ball bearings and double water seal prevent grease loss and contamination on cabinet machines
- the exclusive use of continuous, rather than spot, welding for greater strength and reliability
- the simplicity and dependability of heavy duty, single-speed motors
- pre-extract load balancing speed to reduce vibration and extend machine life, and
- a console constructed of heavy gauge materials
Hampton Inn & Suites – Buellton, CA: Exceeding Expectations

Buellton, CA – Ocean Park Hotels BLT/LLC has developed, owned and operated hotels in California since 2000. In May of 2017, one of their more recent projects came to fruition when a new Hampton Inn & Suites was built from the ground up in Buellton, CA. While designing the laundry, Michael Ambrose of authorized Milnor dealer Western State Design worked with Ocean Park Hotels management, including Jim Flagg, Owner; Melissa Magallenes, General Manager; and Fidel Billasenor, Housekeeping Manager; to develop a laundry solution that would benefit their long-term needs in terms of labor, production, utilities, and overall efficiency.

With the 99-room hotel situated in a remote area on the border of Central and Southern California, Ocean Park Hotels management strategically selected equipment – and a full-service distributor – that would not only meet their requirements but also exceed their expectations. Paul Maag, Development and Construction Consultant, notes, “It was extremely important to have representation from an experienced distributor in the early stages of the project. Ambrose’s expertise allowed for some early significant changes in the equipment mix and set-up that made sense not only from an operational perspective but an ownership’s long-term goals.” Not long after the building was complete, Hampton Inn & Suites - Buellton installed Milnor machines in their laundry.

The laundry currently utilizes three 30022VRJ 60 lb rigid-mount washer-extractors and three M758 REV dryers and processes 306,000 lb/year (averaging 25,500 lb/month). This equipment mix has allowed the staff the ability to process three loads of mixed goods or same items, allowing more flexibility in items processed as well as the ability to produce more at a faster rate. The additional washer and dryer will also help avoid extra labor and overtime costs.
Reflecting on the installation, Ambrose agrees, noting, “Jim and I have built a level of trust, as we have been partners in various facets of the industry for the last ten years. It was pertinent to move forward with the right equipment mix for the specific needs of Ocean Park Hotels, and together with the support of Milnor, we created an efficient solution that does just that.”

Congratulations to Ocean Park Hotels and Western State Design on this successful project!

Western State Design is an authorized Milnor dealer. WSD has been providing innovative laundry solutions to meet clients’ needs since 1974. The company offers a full range of expert consulting services, leading to improved laundry outcome, reduced operating expense and improved bottom line. For more information, visit https://www.westernstatedesign.com/.

Ocean Park Hotels, Inc. develops, owns, and operates hotels in Camarillo, Thousand Oaks, Valencia, San Luis Obispo, Santa Barbara, and San Diego, California. It offers accommodations, amenities, and guest services to business and leisure travelers. Ocean Park Hotels, Inc. was founded in 2000 and is based in Monterey, California.
French laundry goes with the flow

In April this year, Milnor completed the first large PulseFlow tunnel washer installation in the French market. A brand-new 12-module 76039 PBW 68 kg (150 lb) machine is now up and running at a family-owned laundry in Chartres, France.

Located in Chartres, France, Gallia is a third-generation family-owned laundry that has steadily grown in the hospitality market. Well known for its high-quality standards, the laundry is specialised in providing linen rental services for hotels in the Parisian region and its surrounding areas. The laundry services its customers every night between 9pm and 4am. Since 2004, Gallia has been able to increase its production from five to 30 tons (66,000 lb) of linen processed per day. The laundry operates 7.5 hours per day, five days per week with one team of 49 dedicated employees. The secret behind this impressive growth is the "quality and responsiveness" to their customers, explains Marc Renous, owner of Gallia.

The consistent quality of service provided to customers has enabled the company to expand its business every year without marketing efforts. “Our best salespeople are our customers,” added Marc Renous. In 2017, Gallia opened a new plant combining superior production capacity and premium finishing quality. While designing the new facilities, Marc Renous worked with an architect (Pierre Bouget of By Architect) to develop a laundry solution that would benefit his long-term needs in terms of labour, workflow, production, utilities and overall efficiency.

Backed by more than 20 years of experience in the laundry business, Marc Renous knew exactly what he wanted and therefore decided to design his new laundry on his own, without the help of a consulting company. For this project, Marc Renous was supported by the advice of Daniel Bouvard, president of Polymark Laundry (authorised Milnor dealer), with whom he has been working in confidence for years.

The new laundry was a good opportunity for Gallia to invest in new equipment. In early 2018, Marc Renous once again entrusted Polymark Laundry and Milnor International to replace his old 9-module 76028 CBW with a brand-new PulseFlow batch washer. In order to be able to support the increasing production and get as much energy and water savings as possible, Marc Renous decided to invest in a 12-module 76039 PBW 68 kg (150 lb).

Built to last, this masterpiece of engineering is capable of processing more than 2,200 kg (4,850 lb) per hour on a rated transfer time of 90 seconds and with very low fresh water consumption. As for
the press, Marc Renous decided on a new MP1640 (40 bar) single-stage press. The tunnel installation was completed in April 2019.

With the new PBW, Gallia now operates three 12-module tunnels, including two Milnor systems. "I still have a 30-year-old 12-module Milnor CBW 50 kg (110 lb) that is still in perfect condition and gives excellent results. Hopefully the new PBW will have the same longevity," says Marc Renous.

The new PulseFlow tunnel retains the key components of the proven CBW tunnel, including a true top transfer function, the counterflow principle, a design without seals beneath the waterline and the use of standing baths. The main difference between the conventional Milnor CBW, a proven industry mainstay, and the PulseFlow batch washer, is the way the counterflow interacts with the linen and the stage at which it is introduced into the system.

PulseFlow Technology works by beginning with the patented RecircONE pump arrangement feature - producing high-speed water recirculation within the first module at a rate of more than 400 litres (106 gal) per minute. This process allows fast and nearly instant wet-down, causing the water and wash chemistry to instantly penetrate the soiled linen, which saves time and the need for dedicated wet down modules that are utilised in bottom transfer tunnels.

PulseFlow technology then continues with a three-step wash/dilution process in each module. The first step is the wash process, employing standing bath washing similarly to a washer-extractor’s wash step. This allows the chemical energy to release and suspend the soil from the linens. The next step begins the first part of the dilution process. High velocity counterflow rinsing takes place, which dilutes the loosened suspended soil, similarly to a washer-extractor drain/fill step. The high velocity rinse starts with a rinsing liquor from the clean, de-linted, extraction water, from a press or extractor. Then, the rinsing is completed using fresh water so that the last water to see the goods is fresh water. The last step of the dilution process involves Milnor’s True Top Transfer feature, where perforated scoops move linen by lifting the goods out of the water, draining the free water, and then sliding the goods into the next compartment. The quick transfer process happens in just a few seconds, and the goods are then submerged in progressively cleaner water. Because the goods change baths upon each transfer, they achieve approximately the equivalent of a second dump and fill and nearly twice the dilution of bottom transfer tunnels. This process happens in each module (except the last module where the cleaned goods need post-rinse finishing chemistry only), resulting in clean linen exceeding industry cleanliness standards.

Milnor’s PulseFlow technology is a unique solution for faster and more water-efficient washing in a continuous batch washer. PulseFlow has been proven to hygienically clean light soil room linen as fast as 16–18 minutes of total wash time with very low fresh water consumption, less than any other tunnel washer. With PulseFlow technology, Gallia has been able to achieve a fresh water consumption of about 3 to 3.5 L/kg (0.3 to 0.35 gal/lb) of linen processed without compromising wash or rinse quality.

Since installing the new PulseFlow batch washer, the laundry has gained efficiency in laundry processing by increasing the amount of linen processed, while benefiting from shorter process times and water savings. The result is greater flexibility in production, allowing more comfortable working conditions for the 49 employees to meet the 30 tons of linen processed per day. Additionally, the annual turnover is around €6.8m with a profit margin of about 10% and controlled growth of 5% per year.

Gallia’s owner Marc Renous says he has been astonished by the high quality, robustness and performance of his new equipment. This new tunnel system is the first large PulseFlow installation in France. We therefore thank Marc Renous for his continued confidence in Milnor equipment.

CBW®, PBW®, PulseFlow®, and RecircONE® are Pellerin Milnor’s registered trademarks.
Over the past century, India’s traditional laundries, called Dhobi Ghats, have grown from open-air, hand-washing basins employed by thousands for their laundry needs to full service operating plants. The next generation of laundries in India is epitomised by Central Linen Park Private Limited (CLPPL), the largest, state-of-the-art hospitality laundry in the country.

What makes it state-of-the-art? Owners Surendra Ruia and Arun Saraf explain that this is due to a combination of its design, which can challenge any international centralised laundry around the globe, and the full line of Milnor equipment that has been running since August 2016.

Before last year’s installation, Mr Saraf was already one of the leading hoteliers in India and Nepal with nine 5-star Hyatt hotels, each with an independent in-house laundry in operation and several more in the planning process. Adding to his laundry empire, Mr Saraf worked alongside Mr Ruia, chairman of Central Linen Park Private Limited; Suresh Goyal, managing director of Supershine Laundry Systems; and Thierry Lambermont, managing director of Milnor International, to turn the idea of a one-off-site facility into reality.

Efficient laundry service
Choosing Milnor equipment was an easy decision for the group, as each of Mr Saraf’s nine in-house laundries ran Milnor equipment that exceeded expectations.

“Milnor machines are definitely the best bet for any laundry set-up, whether in-house or commercial in nature. They were observed giving the desired high quality output without requiring a lot of service and parts replacements,” says Mr Saraf.

“The operating costs, including power, water, and steam consumption and subsequent total ownership costs were lowest among different competing laundry

WATER SAVINGS: Milnor's PulseFlow technology has helped reduce Central Linen Park’s water consumption from 16 l/kg to 3 l/kg
manufacturers, helping to make Milnor CLPPL’s preferred brand,” adds Mr Goyal.

PulseFlow® technology
CLPPL prides itself on efficient laundry service that, according to Mr Ruia, “is all about consistently delivering the highest quality in a standardised manner”. After more than a year spent planning and building the facility from the ground up and six months in operation, CLPPL does just that.

The 6,168 square metre plant, located in Delhi-NCR, now proudly features a four-pocket weighing type loading conveyor, one 8-module 68kg (150lb) PulseFlow batch washer with one 68kg (150lb) single stage press and a two-cake shuttle system to best serve their customers. CLPPL also uses Milnor steam dryers, including four 64058TS with four MLF1010 lint filters.

For smaller loads, eight washer-extractors, including two 18kg (40lb) 30015V7J, two 27kg (60lb) 30022V6J, three 63kg (140lb) 42026V6J, and one 125kg (275lb) 48040H7W, run during daily operations. By incorporating Milnor’s PulseFlow batch washer, CLPPL has gained efficiency in laundry processing by both increasing the amount of linen processed and reducing the overall labour required to unload washer-extractors and load dryers.

Once linen from surrounding hotels arrives by company owned trucks, the plant’s 40 full-time employees operate one eight-hour shift, which produces approximately 5.44 tonnes of hotel linen per day. However, Mr Ruia plans to nearly triple his labour over two shifts within the year, and expects the plant to successfully produce over 13,600 tonnes a year as a result. Additionally, the laundry is designed to expand with the growth of the industry, so that more equipment can be housed in the same facility to reach an annual production capacity of 27,200 tonnes.

CLPPL has also seen notable reductions in water consumption. “Water availability and the subsequent effluent disposal,” notes Mr Ruia, “is critical but not very easy in India.” He credits Central Linen Park’s efficiency to Milnor’s PulseFlow technology, noting that since the installation, water consumption has drastically reduced from 16l/kg to 3l/kg.

Future plans
CLPPL once merely existed as a vision to reshape the Indian laundry industry. Prior to being built, laundries for the Indian hospitality industry were primarily driven by the in-house laundry concept which provided hotel owners with limited exposure and access to laundry outsourcing. With the help of Milnor machinery, CLPPL has changed both the laundry and hospitality industries by bringing higher quality service and a better value proposition for most hotels in the area.

The success of this plant has motivated Mr Saraf and Mr Ruia to expand in the near future. They are currently planning to establish four new laundries in Mumbai, Bangalore, Chennai, and Hyderabad within the next three years, each operating with a production capacity of at least 13,600 tonnes per year and a provision to double the capacity at any point. “With Milnor’s continued support,” says Mr Saraf, “we expect to have Milnor machines installed in all of our future laundries.”

With the growth of tourism and expansion of the hospitality industry, Central Linen Park’s management team has a clear vision for the Indian laundry industry. If the current plant is any indication, the partners’ vision is destined for success.

PulseFlow® is Pellerin Milnor’s registered trademark.
Louisiana former Governor Huey P. Long was known for his compelling stump speeches and questionable political practices, but a lesser-known legacy is his contributions to the state’s highways and bridges. Before he took office, Louisiana had only 331 miles of paved roads. Along with tax reform and a literacy initiative, Governor Long set out to have over 3,000 paved miles of highway for his constituents to conduct business, travel, and entice tourists. One of these new paved highways was Airline Highway, connecting Baton Rouge to New Orleans. It is on this 80 mile highway that Pellerin Milnor Corporation’s headquarters still is located today. Governor Long used The Roosevelt Hotel as his personal governor’s mansion while in New Orleans—renting out the 12th floor suite for his staff and himself!

In June 2009, The Roosevelt New Orleans, Waldorf=Astoria Collection reopened its doors after a $145 million renovation to restore the property to its glory days, when politicians and movie stars rubbed elbows in the famous Sazerac Bar. In keeping with its company standards in excellence, the hotel purchased Milnor equipment to service their various linen needs.

The 504-room hotel has two restaurants, one café, and a dessert bar all with unique linens and uniforms. Like all Waldorf=Astoria Collection properties, The Roosevelt New Orleans’ linens are 600 thread count cotton sheets, with logo-embossed coverlets, Euro shams, and standard shams. The laundry also processes the staff uniforms from the three restaurants, housekeeping and guest services using four NEW 42030 V6J (160 lb. capacity) washer-extractors, the laundry includes one 30022 V6J (60 lb. capacity) washer-extractor to handle smaller, more delicate items, like the embroidered pillow shams. These washer-extractors have RinSave® water saver feature, and the 42030 V6J washer-extractor has ExactXtract® extraction optimizer. With these energy saving options, the hotel’s water consumption and dryer fuel is significantly lower than hospitality installations without these unique features.
Milnor features. As a result of the higher RPM in the extraction cycle and fewer intermediate rinse steps, the laundry can process more loads per shift for less money spent in utilities. Also installed are four M190 gas dryers with one M75 gas dryer.

The laundry staff is keenly aware of every item (including staff uniforms) that arrives in the laundry. With the help of Milnor machinery and stringent pre-sorting, the staff maintains accountability for each and every luxury piece of linen—double checking quality control of each load before it is transported to the flatwork side.

Currently, the laundry operates in one shift per day (5:00am-4:30pm) with 12 full-time employees (only three had previous laundry experience). Due to the efficiencies and cost-effectiveness, the hotel has opted to process their food and beverage linens, so the hotel will expand to more employees. After three months in operation, hotel management is looking to expand their laundry facility with more flatwork machines and washers.

Keeping these goods organized and returned clean and in-time for the next shift is challenging, but necessary to the hotel's image of excellence. Every laundry staff member understands that each towel, sheet, and wash cloth must be accounted for at the end of the day. The laundry staff has been trained to be efficient and discriminating with each load. The operators pull out one sheet at a time and lay it across the carts—this practice eliminates another sort process before going to the flatwork side.

For more information on laundries like this one or on Milnor’s energy saving options, please visit www.milnor.com or call 1-800-469-8780.
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* = Standard    L=Luxury    P=Plush, extra thick

These figures are based on sample items. Weights and sizes of some brands differ, and therefore the figures should be used only as guidelines.
MORE INFORMATION FOR HOTEL/MOTEL LAUNDRY PLANNING

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V-Series with E-P Plus®  
Rigid Mount with MilTouch™ control  
X-Series  
EcoDry 35-75 lb. Dryers  
M30-200 lb Dryers  
Divided-Cylinders  
Centrifugal Extractors  
PulseFlow® Tunnels  
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