HOTEL/ MOTEL LAUNDRY PLANNING FILE
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 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 160 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
• 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
ORLANDO, Fla. — When developer Orange Lake Resorts, operator of seven Holiday Inn Club Vacations® resort destinations, announced that they were taking steps towards minimizing the impact of the company’s carbon footprint, they began in the laundry.

For nearly 30 years, Orange Lake Resorts operated the laundry facility for their Orlando resort using three 600-pound washer extractors and six 200-pound dryers. They would process 1,800 pounds of laundry per hour with 3 gallons of water used per pound. The day’s work which consisted of 28,800 pounds of laundry was completed over two shifts.

“We had a facility that was configured when this was a much smaller resort,” said Scott Hedrick, VP, Rooms Division, Orange Lake Resorts. “And when you look at it, if you were to design a laundry for the size we are now, you wouldn’t have installed the equipment that was in there.”

Prior to laundry’s installation of new equipment, team members were using 600-pound washers to process goods. It was extremely manual work since the Orange Lake

As seen in the January/February 2012 issue of Laundry Today
staff would have to sort goods by type, manually load soiled goods in the washer, and manually unload heavier, damp goods from the washer. Then the team members would manually split the goods up among three 200-pound dryers and send other items to the flatwork aisle.

“That type of processing goods was not ergonomically friendly,” says Hendrick. “And it just didn’t make sense. So we began to seek out a proposal that would not only make the laundry ergonomically friendly, it would save money on utilities.”

With the help of Bill Bell of Steiner-Atlantic, a local equipment distributor, the wheels were set in motion for a redesign of the existing resort’s laundry.

At the center of the 30,000 square foot re-designed laundry is the Milnor 76039-07 Pulse Flow 150lb CBW system with single stage press, shuttle, four double cake system dryers, and a four compartment weighing loading conveyor. This replaced five of the 200-pound dryers and three 600-pound washers.

Aside from the ergonomic benefits of the tunnel over large open-pocket washers, the tunnel’s process times are shorter and quality of linens and towels are enhanced, now enjoying a longer lifespan. In addition, Orange Lake has doubled their hourly production, eliminating the need for a costly second shift.

The new Milnor CBW has joined
a Speed Check Cart dump and soil conveyor, two smaller Milnor washers, 275- and 140-pound, and a 60-pound Unimac Washer. There is a 200-pound ADC dryer that was retained for the smaller washers. The laundry also has a Fulton 50 hp steam boiler with a Lochinvar steam bundler tank for hot water storage.

The new equipment processes 4,000 pounds of laundry per hour, using only 0.3 to 0.4 gallons of fresh water per pound, with the day’s work of 30,000 pounds of laundry finishing in just one shift. Prior to installing the CBW, the laundry’s water consumption was three gallons per pound.

The reduction in utilities and 90 percent water consumption were not the only benefits associated with the new equipment. The CBW’s four-compartment CONWA (loading conveyor) improves labor conditions because it requires less handling by the staff. Once sorted, the soiled goods are loaded on the conveyor to be discharged in the tunnel’s load chute. After the wash, goods are automatically discharged to an MP1604 40- Bar single stage press, which removes excess moisture from the goods. After extraction, an automatic cake shuttle transports the goods to waiting dryers. All of this automation has improved the working conditions in the laundry.

The Orlando resort, with 2,478 villas and an average of 511,853 annual guests, processes eight million pounds of laundry per year. The new equipment allows the company the ability to grow their laundry operation to process up to approximately 10.5 million pounds of laundry per year.

“In addition to the savings seen in natural gas and water, the laundry is processing approximately 30,000 pounds of goods in an 8-hour shift,” says Bell. “Before it would take 16 hours to process 30,000 pounds. Now they have the ability to grow another 2-3 million pounds a year without having to rebuild or add to the laundry.”

“It’s a step towards reducing our impact on the environment on a daily basis and changing how we operate to create significant efficiencies and cost savings while positively impacting the guest experience through improved linen quality. It’s also a pleasure to improve the everyday workplace for our skilled laundry team members, who are truly the ‘heart of our house,’” says Hedrick.
Providing expertise to help a laundry service succeed

Brady’s Linen Service has grown quickly to become one of the premier laundries in Las Vegas and one of the main linen suppliers to the prestigious CityCenter resorts. Milnor’s equipment and expertise has played a big part in Brady’s success.

Family-owned Brady Industries has been established as a supplier to the Las Vegas hospitality market since 1947. Originally it dealt in janitorial, chemical and cleaning products and equipment. In the late 1980s it expanded its services to include laundry design and construction for the booming Las Vegas market.

The company achieved great success in the laundry area and so in 2000 it established its own laundry, Brady Linen Services.

The laundry business grew quickly and Brady installed Milnor washing machinery, E-Tech rail systems and Chicago flatwork equipment.

In the last five years, Milnor has supplied Brady’s with a full list of equipment. This included two 76039 16-module, 68kg CBW tunnel washers and two 12-module versions of this machine, which also take 68kg batches; 27 pass-through dryers, model 64058 with capacities from 91 – 145kg; two 72072 pass-through dryers with 180 – 250kg capacities and four MP1604 single-stage presses with 50 - 68kg capacities.

As well as equipping the tunnel washer lines, Milnor also supplied the plants’ washer-extractors.

These included two fully-automated 68036F6N open-pocket machines (182 – 227kg capacity); two 30222V61, 27kg rigid-mount washers plus a 42026V61, 63kg rigid-mount machine.

The washers were matched with a M130 dryer with 54kg capacity and a M190 dryer with 86kg capacity. In addition to this impressive equipment list, the plants have loose-goods shuttles, cake shuttles, cake elevators, and comprehensive control systems.

Brady uses its two 76039 CBW tunnel washers to process high quality, delicate linen and uniforms.

The washer-extractors are equipped with automatic load chutes so they can be loaded from a bag system. Milnor was well qualified to help with this as it has been a pioneer in automated washer-extractor systems, having installed its first automated systems in 1974.

All of these components work in harmony under the watchful eye of Milnor’s Mildata computer network with Milimetrix software, which permits the laundry manager to monitor production on site or remotely.

Brady Linen Services’ superior plant design and efficient machinery, allows its laundries to process over 45,000kg (100,000lbs) per day for various accounts throughout the Las Vegas metropolitan area. The company's largest account is in the 68.5billion metropolitan multi-resort CityCenter (www.CityCenter.com) where the company's C plant processes linen for three of the five, 5-Star resorts.

Flawless installation

Plant C is supervised by a 35-year laundry industry veteran, general manager Lenry Deck. “Everything is working fine. The installation service department is fantastic. I’ve had the opportunity to work with Milnor’s service technician Gary Halloran on three occasions and the installations were all flawless,” says Deck.

He continues: “Thanks to the week-long on-site training with Charles Hawkins and Brady’s dedicated chemical technician, we are very happy with the quality of our food and beverage linens. We thought ‘out of the box’ and now have full control over our wash quality.”

Plant C is a state-of-the-art laundry that has been meticulously designed to maximise production, while adhering to the specific parameters of CityCenter’s linen. Brady worked closely with Milnor’s applications engineering department both on the
a premier Las Vegas laundry

IMPRESSIVE: Brady Linen Services has expanded quickly and its achievements are impressive.

plant layout and in deciding what materials handling equipment was needed.

Brady Industries’ Jason Johnson says that when he sat-in on a Milnor design session with the applications engineering department he could see the effort put into a job and appreciate how all the accumulated years of experience in the laundry industry were working to produce the best possible design.

Milnor employs five full-time applications engineers who produce design layouts (based on the unique components of each installation), prepare quotes for systems projects and assist in designing retrofits for established installations, updating them with Milnor’s latest and most efficient machinery.

Mike Diedling, the department’s manager, says that working with customers to develop solutions to their washroom needs is always a challenging, yet rewarding experience. However, working with people who have a real passion for the business, like the people from Brady Linen Services, creates a synergy. Together the two companies have developed a solution that neither party could have come up with on its own.

Pellerin Milnor’s vice president of strategic accounts Terry Satchwell agrees: “It is a pleasure to work with Brady’s executive team and to witness the tremendous success Brady Linen has achieved in the Las Vegas market.

“In addition to the inherent efficiencies of Milnor’s CBW tunnel washer systems and the technological advantage they provide, Brady’s superior quality and personalised customer service has fuelled its impressive growth.”

Both Diedling and Satchwell have nurtured this installation to the workhorse it is today. They have been employed by Pellerin Milnor Corporation for a combined total of 48 years and this experience has proved quite useful to Brady. Now, thanks to the efficient layout design, only one employee is needed to operate both tunnel systems.

Currently, Milnor and Brady are working together to replace the last original washer-extractors from another manufacturer, which were installed by the

original laundry’s previous owners in the early 1980s.

When this equipment has been removed, Brady will install two further Milnor CBW tunnel washers on site, bringing the total number of CBW tunnels to six.

This addition will double Brady Linen Services’ capacity and integrate state-of-the-art technology to improve the service to current customers. Moreover, this will position the company to seek out more customers from the Las Vegas hospitality market.
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
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](http://www.milnor.com) or call 1-800-469-8780.

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### HOTEL-MOTEL WASHER-EXTRACTOR CAPACITIES

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<td>Dress (Uniforms)</td>
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<td>Draperies&lt;sup&gt;(84x96)&lt;/sup&gt;</td>
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<sup>S</sup>=Standard  <sup>L</sup>=Luxury  <sup>P</sup>=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.

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