

## Selecting the right parking lot sweeping company in the central Des Moines, Iowa area

You can maintain your commercial property with great frequency and reduced cost by using a NON power-sweeping company – and have your lot cleaned more often and with more detail.



Your parking lot is the first impression that customers and even tenants receive of your business or property in the Des Moines area although most will never say a word to you about it. Keeping your lot looking clean and professional is an excellent opportunity to make that impression a positive one for your Des Moines business. Secondly, many local Health Department ordinances strictly regulate cleanliness outside commercial buildings.

The purpose of this article is to save you time and money for parking lot and property cleanup services for significantly less money per hour than what a power-sweeping contractor would charge for services in the Des Moines and Central Iowa area.

Selecting the right Central Iowa parking lot sweeping company can be a daunting task since there may be only a few out there, which limits your choices, or there may be too many to choices depending on the size of your town or city. Whatever the case, it is imperative that you select a Des Moines company that can provide quality service and special services when the need arises such as special a cleaning when the need arises. Larger companies tend to have the larger equipment, such as vacuum trucks and sweepers, to complete the job. Having this equipment only increases the cost for your property.

Pricing for these companies will include labor to operate the equipment, fuel, maintenance costs for breakdown, drivers to operate the equipment, Many companies operate without the use of these tools and do just as good of a job and as a more detailed job for you and your property.

Traditionally, property owners have contracted power-sweeping companies to sweep up litter and sand from their parking lots after the winter. All of this can be quite expensive for you the business owner or developer. Do not discount companies that may not have this heavy equipment. These Des Moines companies do just as good of a job and

provide very detailed cleaning of your property and surrounding landscape at nearly half the cost.

I am not suggesting not using a power-sweeping contractor. On the contrary, power sweepers have their place. Their services may be required to sweep up heavy, sand and grit, especially in northern climates where sand is laid during the winter months. A thorough one-time spring cleanup may be needed at the end of winter. Your focus should be on daily litter and debris cleanup during the year. By using companies that can provide a 2-5 days per week cleanup of your property can save you hundreds, if not thousands of dollars for the entire year by using this approach.

You as a developer or business owner may be reluctant to use a power-sweeping contractor more often due to the increased cost of their services. Remember why you contracted out for this service, your main goal is to have a clean parking lot and property for your clients and customers. By using companies who DO NOT utilize heavy equipment to complete the work your property will be cleaned more often, with greater detail, and in nearly ALL cases, cheaper than the use of a power-sweeping contractor per hour.

**Questions you should be asking a potential company:**

1. Will you come out when I need you for a special cleaning at no extra cost?
2. Does the cleaning only include the parking lot or does it include the landscape surrounding the parking lot? (It should include the surrounding landscape).
3. What quality control processes are in place to ensure cleanliness of the job?
4. Will I have access to upper level management if I have an issue with the work?
5. How often will you come out to clean?
6. Will I be locked into a contract for a certain period? (I believe you should only be a rolling 30-day contract, not months or yearly).

Remember, maintaining your parking lot and surrounding landscape, free of litter and debris, does not have cost you an arm and a leg. You can maintain your property at a reduced cost than your typical power-sweeper and have your lot cleaned more often, which adds resale value to the property and helps retain tenants.

**Below is a typical price comparison of a power-sweeping contractor and non-power-sweeper contractors for a typical lot:**

**Power-Sweeping Company:**

Price: \$100-150/cleaning  
Frequency: 4 times per month  
Total Cost: \$400-\$600/month

**Non-Power-sweeping Company:**

Price: \$35-50/cleaning  
Frequency: 12 times per month (3 days per week)  
Total Cost: \$420-\$600/month

\*For the same out of pocket cost you will have your lot cleaned 3 times as much, which will result in a cleaner lot for your customers.  
Remember, the lower the frequency of cleaning, the greater the cost per cleaning will be. Typically, by using a non-power-sweeping company your savings will be 40%-50% less

compared to using a power-sweeping operation, which will provide opportunity for use of resources in another area.

**Servicing the entire Des Moines metropolitan area for nearly 8 years, Crown Property Maintenance will do more for you and your building. We always go the extra mile making sure your lot is cleaner than ever, GUARANTEED.**

More information can be found online at [www.crownpropertymaintenance.com](http://www.crownpropertymaintenance.com). You may also call us at: 515.314.5802.