

## Maintenance Guidelines for SPORTFLEX M (Outdoor Applications)

### **1. GENERAL**

Mondo would like to thank you for purchasing our **SPORTFLEX M** rubber track surfacing. We understand that athletic surfacing is an important investment for any facility, and why we recommend a proper maintenance regimen to ensure its long and useful life.

The following guidelines have been formulated to provide you with basic instructions for the proper maintenance of **SPORTFLEX M**. Depending on fluctuating factors such as use and events, weather, resources and equipment dedicated to maintenance, these guidelines can be personalized to meet individual facility needs and ensure optimal results. **NOTE: The enclosed guidelines are aimed at outdoor applications of Sportflex M only. A separate set of instructions can be obtained from our Technical Department for indoor installations.**

### **2. REGULAR MAINTENANCE**

Being outdoors, it is a given that the rubber surfacing will somewhat be cleaned with a little help from the weather. However, this may be limited in dryer climates. Regardless, general and basic maintenance on your part will ensure **SPORTFLEX M** is always well-kept and performs at its best.

**IMPORTANT:** If possible, it is highly recommended to wait at least 6 months before performing the initial wash of the outdoor surfacing product. This allows the natural paraffins to migrate to the surface of the track. In any case, the initial wash should not occur before a minimum of 72 hours after the material has been fully installed, and if it has received newly painted lines we recommended waiting a minimum of 30 days after their application before scrubbing the surface to ensure proper curing.

- A. Vacuum the track to remove any dirt and debris, before and after special events and/or as used. Do not allow for soils and debris to accumulate and stand on the surface for extended periods of time.**
- B. Perform washes as directed below:**
  1. **Washing your track is a team effort;** it will require assistance from multiple individuals so that the surface remains wet during the wash and soap is not allowed to gather and dry on the surface. Rinse as much as needed to avoid any soap residue.
  2. It is recommended to obtain assistance from professionals who have proper outdoor track maintenance experience and equipments at their disposal, given that this work is elaborate. When washing a track, it is better to do so in warmer weather when there is less rain.
  3. **The best method for washing your track is with a ride-on scrubber/sweeper, fitted with a non abrasive cylindrical brush (soft nylon bristles).** SPORTFLEX M is not heavily textured product, and so it may be possible to obtain satisfying results using a rotary brush. If you elect to do so, please be mindful of down pressure on your brush. Always ensure low pressure on the surface and sufficient moisture to avoid friction burns.

NOTE: If you are attempting to wash this track in-house or if you are attempting minor spot cleaning and do not have access to a ride-on scrubber, the surface can be hosed down with a regular garden hose (with sufficient pressure) and scrubbed with deck brushes (equipped with soft nylon bristles) to deal with soiled areas.

4. For this exercise, you will need: vacuum(s), ride-on scrubber/sweeper (cylindrical brush with soft nylon bristles), garden hose(s) with proper attachments or 2-inch hose(s) if accessible, squeegees, deck brushes with soft nylon bristles for stubborn or hard to reach areas, and Profi neutral cleaner by Diversey Inc.

5. Always post signs, caution tape or barricade an area before performing maintenance.
6. Always refer to material safety data sheets (MSDS) for proper personal safety requirements before working with any cleaning product.
7. Prior to washing the track, always ensure it has been thoroughly vacuumed first and that all debris has been removed.
8. Prepare the ride-on scrubber, making sure the battery is charged or that you have sufficient propane (based on the model you use. Battery operated models might not last as long as the propane ones). Mix the appropriate ratio of the suggested cleaner. Normally we recommend 5–10 oz. of Profi to a gallon of water for the initial wash, and depending on how soiled your track may be. NOTE: To ensure you don't use more product than necessary, test your dilution rate on a small area of the surface in order to measure its efficiency and adjust as needed for desired result.
9. Flood the track with your garden hose to facilitate the cleaning. Rubber has a tendency to be “grabby” and free-standing water on the surface while you wash it will allow the scrubber and its brushes to thoroughly and easily move across and clean the surface.

**NOTE: Avoid “burning” the surface of the track by scrubbing the surface while it is dry. On hot days the water will quickly evaporate so frequently check the surface for proper moisture. Washing your track is a team effort; it will require assistance from multiple individuals in order to be done effectively. Avoid using high-pressure wash systems. A regular garden hose with appropriate attachment is safe and recommended.**

10. As the ride-on scrubber moves down the track, it is recommended to push soiled water down into the gutters with the aid of a garden hose. **THE TRACK MUST BE SUFFICIENTLY RINSED WITH CLEAR WATER TO AVOID SOAP RESIDUE/BUILD-UP.** If your garden hose is too long (some facilities do not provide nearby water access) thus reducing the water pressure, help soiled water make its way into the gutters by pushing it with a squeegee while you hold the hose in place. You can always use the ride-on scrubber to vacuum the soiled water and then rinse with clean water while vacuuming again but this will take much more time.

**NOTE: Insufficient rinsing of the track surface after it has been washed can lead to the accumulation of soap residue.** This can leave white streaks/marks on the surface of your track and negatively affect the aesthetics of your track in addition to creating other aesthetic issues when this residue is exposed to heat and direct sunlight. We cannot stress enough the importance of effective rinsing.

### **3. PRECAUTIONARY NOTES AND ADDITIONAL INFORMATION**

- **NEVER** use a brown or black scrubbing pad on your rubber track, because it can damage the material and void your warranty.
- **NEVER** use steel wool or abrasive brushes on your rubber track, because it can damage the material and void your warranty.
- **NEVER** use solvents, gasoline or turpentine to clean your rubber track, because it can damage the material and void your warranty.

#### **A. Cleaning Products**

If you will be using cleaning products other than those suggested you must perform in-house tests on stock samples or small secluded sections of material. Ensure the track will not be damaged or suffer from reduced aesthetics, prior to adopting a new cleaning product. Your regular maintenance needs to

be performed using a **cleaner with a neutral pH (between 7 and 9)**. All chemicals used must be solvent-free, phosphate-free and phenol-free. As a general guideline, never select any kind of chemical or solution with a pH below 2 or above 12. **Respect label requirements for effective use of product.**

### **Chemical Free Maintenance**

**For maintenance without use of chemicals, consult your local Tennant representative on their ec-H<sub>2</sub>O™ (electrically converted water) technology to see if it's appropriate for your application.**

#### **B. Weeds**

Weeds, grass and/or other plants can be a problem, if and when encroaching at both inside and outside edges of the track. If allowed to take over, the weeds will eventually grow up through the asphalt and will buckle the surface, entrap water and cause both cracking and drainage problems. **Inside and outside concrete curbs will prevent plants from breaking the asphalt.** If budgeting does not permit the installation of concrete curbs, the initial design should allow the asphalt to extend beyond the surface by at least five to eight inches. This will minimize the possibility of grass and weeds growing onto the surface. This problem can also be avoided by using a grass killer, spraying the asphalt once every two years and by sealing the asphalt with an asphalt sealer once every two years also.

#### **C. Sandpits**

Maintain the sandpit by sweeping the sand back into the pits on a regular basis, especially after events or practice to avoid sand accumulation on the track. Sand standing on the track will abrade and accelerate deterioration of the track. If necessary, vacuum and dispose.

#### **D. Drains**

Drains should be cleaned periodically. If not, blockages can cause water accumulation to occur which will leave marks on the track (watermarks).

#### **E. Heavy Equipment**

Facilities that will need to move heavy equipment on or across the new Mondo surface should use extra care to avoid any damage to the track's surface. When moving heavy equipment, plywood or Masonite should always be used as a bridge in order to avoid damaging the surface when moving across. When it is necessary to rest heavy objects on the surface, such as temporary bleachers, the surface should be protected with skid rails, boards or plywood that spread the weight evenly over a given surface and eliminate point loading. If depression of the surface occurs from high static loads, permanent deformation can result, depending on the load, length of time the load was applied and the temperature. Equipment used or left in place should not exceed the track's capacity/tolerance. Equipment should always be fitted with appropriate wheels, feet, glides, caps, etc, while ensuring these are non damaging and non staining. These recommendations serve to prolong the aesthetics of your track, with damage prevention in mind, by impeding visual imperfections such as scratches, indentations, gouges, etc.

**NOTE: Mondo will not be responsible for malfunctioning or improperly calibrated or installed permanent or temporary equipments, bleachers or otherwise. Always respect the capacity of the track surfacing, and ensure good functioning mechanics and proper weight distribution of all equipment.**

Utility vehicles should be kept off the surface. These vehicles can cause damage to the surface by leaking oil, making sudden stops and/or spinning their wheels which cause tire marks or streaks on the surface. When vehicles must be allowed onto the surface, drivers should be cautioned to avoid quick starting and stopping. Plywood tracks can be used and are recommended to cross over the surface.

**NOTE: All equipment going on or off the Mondo surface should be in good working order to avoid any oil or gas spills.**

### F. Food and Beverages

If possible, do not allow food and beverages onto your track as this will help you reduce maintenance efforts. Certain types of food and highly colored drinks, if left in place, could be difficult to remove. For best results, clean up spills immediately as they occur.

### G. Track Spikes

SPORTFLEX M is NOT formulated for spike resistance. DO NOT use track spikes over this product.

### H. UV

SPORTFLEX M is formulated for outdoor applications and as such is UV resistant; kindly refer to outdoor colors available.

## 4. CONTACTS - SALES & INSTALLATION:



RFS, Inc.  
375 Columbia Memorial Pkwy  
Kemah, TX 77565  
281.334.6800  
info@teamrfs.com  
www.teamrfs.com

### SURFACING MANUFACTURER

**Mondo America, Inc.**  
2655 Francis-Hughes  
Laval, QC H7L 3S8  
CANADA  
www.mondoworldwide.com  
**Technical Support**  
1-800-663-8138 CAN  
1-800-361-3747 USA

### CLEANING SOLUTIONS

**Diversey, Inc.**  
8310 16th Street  
P.O. Box 902  
Sturtevant, WI 53177-0902 USA  
www.diversey.com  
**Technical Support**  
1-800-558-2332 ext. 5

### EQUIPMENT

**Tennant**  
701 North Lilac Drive  
P.O. Box 1452  
Minneapolis, MN 55440  
www.tennantco.com  
**Technical Support**  
1-800-553-8033 ext. 5356\*  
\*Please provide city and state,  
and request the contact  
information for your local  
Tennant Representative.