

BUILDING OPERATING MANAGEMENT'S

NFMT

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GREENTech
conference & exposition



Your Advantage in Facilities Management

CIMS-Green Building: Elevate Your Green Cleaning and Prepare for LEED

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SESSION NO.:T1.41

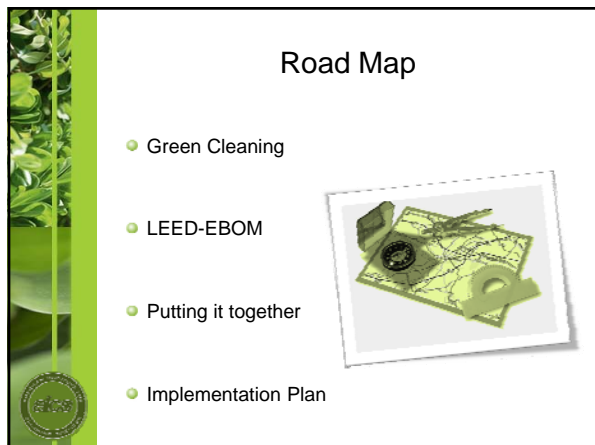
TUESDAY, MARCH 15, 2011

ROOM NO.: 341

NFMT

Elevate Your Green Cleaning and Prepare for LEED







Elevate Your Green Cleaning and Prepare for LEED

Green Cleaning Defined



Products that reduce impacts on health and the environment when compared to similar products used for the same purpose.

1998 Federal Executive Order 13101



Rating Systems



- LEED-NC offers one innovation credit for submitting a written green cleaning policy
- LEED-EB offers credits toward green building certification for using green cleaning

LEED-EB Operations & Maintenance

- Certifies on-going operations & maintenance
- Process of:
 - Reporting
 - Inspecting
 - Reviewing
- Focus on results
- Reorganized the green cleaning credits
- Custodial effectiveness audit



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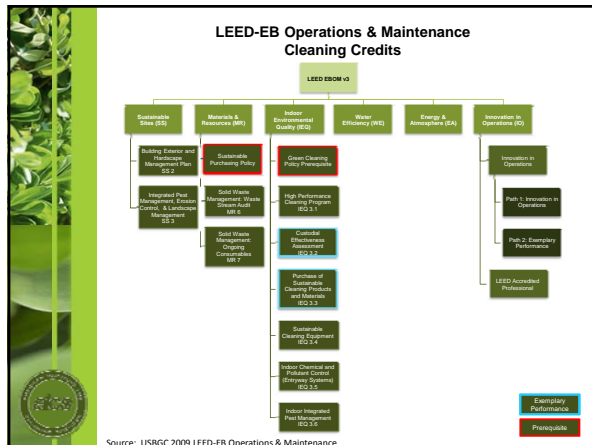
LEED-EB Operations & Maintenance

Certification Level	% of Base Points	Required Points
Certified	40%	40-49 points
Silver	50%	50-59 points
Gold	60%	60-79 points
Platinum	80%	80-100 points

Source: USGBC 2009 LEED-EB Operations & Maintenance

Cleaning can contribute up to 10.5 points (26%)!



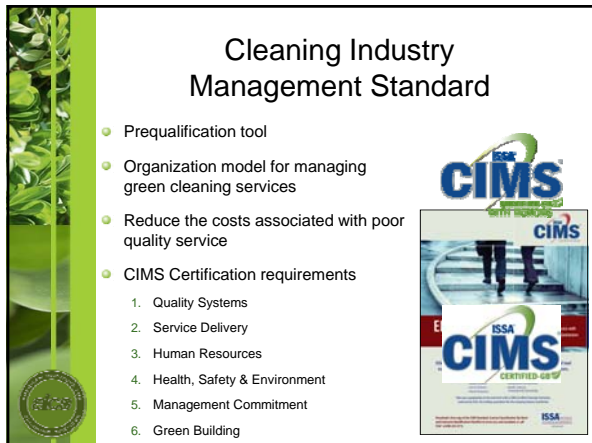


LEED Credit	LEED EB: OM 2009 Leadership in Energy and Environmental Design Green Building Rating System For Existing Buildings Upgrades, Operations and Maintenance	Points
SS Credit 2	Building Exterior and Hardscape Management Plan – Exterior Cleaning	1
SS Credit 3	Integrated Pest Management, Erosion Control and Landscape Management Plan	1
MR Credit 6	Solid Waste Management: Waste Stream Audit	1
MR Credit 7	Solid Waste Management: Ongoing Consumables	1
MR Prerequisite 1	Sustainable Purchasing Policy	Required
EQ Prerequisite	Green Cleaning Policy	Required
EQ Credit 3.1	Green Cleaning: High-Performance Cleaning Program	1
EQ Credits 3.2	Green Cleaning: Custodial Effectiveness Assessment – APPA level 3 or less	1
EQ Credit 3.3	Green Cleaning: Purchasing of Sustainable Cleaning Products and Materials	1
EQ Credit 3.4	Green Cleaning: Sustainable Cleaning Equipment	1
EQ Credit 3.5	Indoor Chemical & Pollutant Source Control – Entrance Matting	1
EQ Credit 3.6	Green Cleaning: Indoor Integrated Pest Management	1
Innovation Credit 1	Innovation in Operations – Requires submittal of added environmental benefits	1 - 4
Innovation Credit 2	LEED Accredited Professional	1

Source: U.S. Green Building Council LEED EBOM 2009

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1.
Building Goals

Implementation Plan

- Document the organization's vision and identify documents that describe the goals. Take into consideration investments and budgets.
- Assess current situations - "Where are we today?"
- Goal of becoming greener
 - May include LEED Certification
 - Comprehensive green cleaning program






2.
Site Analysis

Implementation Plan

- Review current practices, products and procedures
- Use site-based facility analysis to confirm performance and environmental sustainability
- Define investment objectives established in Step 1



Green Cleaning Benchmark Survey

Environmentally Preferred Solution	Notes
Touch-free hand soap dispenser <input checked="" type="checkbox"/> Reduces cross contamination and points of contact <input type="checkbox"/> Cuts less water and soap <input type="checkbox"/> Replaceable cartridges and tips reduce contamination <input type="checkbox"/> Promotes restroom hygiene <input type="checkbox"/> Hand hygiene promotes occupant wellness	
Recycle program deep cell batteries or enclosed gel batteries <input type="checkbox"/> Lead acid batteries are 100% recyclable <input type="checkbox"/> Batteries can be returned to the manufacturer or other authorized collection <input type="checkbox"/> Centers for recycling <input type="checkbox"/> Gel batteries are environmentally preferred <input type="checkbox"/> Enclosed batteries minimize vapor emission during charging	
Non-para-unsat blocks <input type="checkbox"/> A substituted synthesis of extreme chronic toxicity and environmental concern <input type="checkbox"/> Parachlorobenzene is an endocrine disruptor and carcinogen	

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3.
Cleaning
Program
Defined

Implementation Plan

- Select products, dispensers and environmentally preferred products
- Define changes in procedures and establish a training schedule
- Identify required documentation for LEED Building Certification and define the performance period
- Identify the "Green Team" to execute the plan
- Notify tenants of changes in advance and detail the benefits of going green




4.
Implement &
Execute

Implementation Plan

- Install equipment and new sustainable products.
- Train personnel on green products & procedures as defined by the program.
- Collect data on changes and improvements.

Note: This is a process that may take a few weeks or several months.



5.
Program
Evaluation

Implementation Plan

- Green Team feedback
 - Tenants
 - Property manager / building owner
 - Managers, supervisors and cleaning workers
- Are we achieving our goals and hitting our metrics?

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6.
Public
Relations &
Marketing

Implementation Plan

- Advertise a green building
- Enhance your public image
- Reduce long-term operational costs
- Improve safety and reduce worker exposure
- Reduce waste and disposal costs
- Reduce workers compensation claims
- Improve the indoor and outdoor environment





Summary



Set Goals



Specify
CIMS-GB



Implement



Measure
Success







Making a Difference

Distinctive, Responsible Solutions