

CLEAN / SWEEP

INSIGHTS ON CLEANING AND BUILDING MAINTENANCE



SEPT 2007

BG IS A LEADER IN THE GREENING OF CLEANING

Letter from the President

By Sonny Price

You may have noticed that a lot of popular magazines have published “green issues” in

the past few years. Well, I want to welcome you to BG Service Solutions’ own “green issue” of Clean Sweep.

Because many of our clients have been asking us about green cleaning, LEED certification, and other environmentally friendly services, I thought it was time to join those other publications with an entire issue that speaks to all things “green.”

The official concept of “green cleaning” began with a federal executive order back in 1993. Targeted at federal facilities, the order defined green as “the use of products and services that reduce the health and environmental impacts compared to similar products and services used for the same purpose.”

BG Service Solutions (BG) has been a leader in green cleaning since 1996, when we began replacing many of our cleaning chemicals with environmentally friendly versions. These PortionPac® products reduce the amount of material entering the waste-stream and help ensure safe indoor environments.

In 2003, the Missouri Department of Natural Resources asked us to design a green cleaning program for its new Lewis and Clark Building in Jefferson City, Mo. The green cleaning program BG designed helped the building become the first state facility awarded a Platinum designation under new LEED criteria. (If you want to learn more about LEED, see the article on page 2.)

Since that project, BG has used innovative green cleaning practices across 100 million square feet of commercial space every day. Formal green cleaning programs are in place for our clients such as the Orlando International Airport and the Denver International Airport—and building owners seeking LEED certification for their facilities continue to seek out BG for help in designing and implementing green cleaning programs.

I am proud of BG’s leadership and continued innovation in Green Cleaning. Not only does such a cleaning strategy protect human health and the environment, it provides very real benefits to facility managers and their tenants in terms of reduced costs and risks.



IN THIS ISSUE



What is Green Cleaning?

PAGE TWO



LEED is Benchmark for Green Building

PAGE TWO



Beyond Recycling

PAGE THREE



Top 10 Green Cities

PAGE THREE

FAST FACT

The market value of green facilities has increased by \$4 for every \$1 invested.

—Housekeeping Solutions, June 2007



*White Glove Clean
Since 1972*



What is Green Cleaning?

Sustainable Solutions for High Performance Healthy Buildings



**GREEN
CLEAN**

Green cleaning is defined as “cleaning to protect health without harming the environment.” It is more than just switching from one cleaning chemical to a more “natural” one. Green cleaning is a concept – a collection of products, tools and practices that focus on creating healthy, productive indoor environments while reducing environmental impacts.

Green cleaning means considering the effects of the manufacture, use and disposal of products we use. And green cleaning considerations even influence the tools used in cleaning—things like backpack vacuum cleaners, microfiber materials, ready-to-dispense chemical

systems, and equipment that operates at a level of 70 decibels or lower.

BG Service Solutions has been designing and practicing green cleaning programs since 1996. Why? Here are a few of the many benefits of green cleaning, as promoted by the U.S. Green Building Council:

- Reduces health effects on building occupants: such as allergies, chemical sensitivity, headaches, or nausea;
- Reduces likelihood of accidental chemical spills, splashes or fires;
- Reduces environmental impacts of raw material resource use: chemical

accumulation in streams, plants and animals; disposal of toxic chemicals

- Reduces costs to employers and building owners: less sick leave, productivity loss, or litigation associated with building occupants’ exposure to multiple chemicals
- Increases building occupant satisfaction through increased sense of well-being, increased productivity, even due to the absence of malodorous chemicals in surroundings

Green cleaning is not a “one-size fits all” program. BG tailors its green cleaning services to each facility’s conditions and management’s priorities.

LEED is Benchmark for Green Building Leadership in Energy and Environmental Design



LEED, or Leadership in Energy and Environmental Design, is a green building rating system that is the nationally-accepted benchmark for the design, construction and operation of green buildings.

By promoting a holistic approach to sustainability, LEED provides a roadmap and tools for measuring and documenting the performance of green buildings of all types. There are several LEED programs specific to the type and lifecycle of a building or project.

A project begins its journey to LEED certification by first being registered, and then earning credits by meeting certain prerequisites and benchmarks in each of five areas: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Projects are awarded Certified, Silver, Gold, or Platinum certification based on the number of credits achieved.

By designing and implementing a green cleaning program, projects can earn credits in a number of these LEED areas. BG Service Solutions is an expert in assisting building managers with earning the maximum number of credits across a number of LEED areas.

Green cleaning is not a “one-size fits all” proposition. The cleaning procedures that take place in a particular building are dependent upon each facility and their individual conditions as well as the priority you have set for environmentally friendly cleaning or for LEED Certification through the US Green Building Council.

If you would like a presentation on LEED and green cleaning, contact Laura Knight at (800) 743-8088, extension 1485.

The Top 10 U.S. Green Cities

As seen in National Geographic's "The Green Guide," March/April 2006. Criteria for this ranking included air quality, electricity use and production, environmental perspective, environmental policy, green design, green space, public health, recycling, socioeconomic factors, transportation and water quality.

1. Eugene, OR
2. Austin, TX
3. Portland, OR
4. St. Paul, MN
5. Santa Rosa, CA
6. Oakland, CA
7. Berkeley, CA
8. Honolulu, HI
9. Huntsville, AL
10. Denver, CO

Denver, CO



FAST FACT

Every year, Americans throw away enough office and writing paper to build a 12-foot high wall from New York City to Los Angeles.

Beyond Recycling

Think Waste Reduction Instead

By thinking outside the recycled paper box, your business can reduce its waste stream, make a positive impact on the environment and help the bottom line.

A waste reduction plan moves beyond office paper recycling to address purchasing decisions and re-use strategies.

Benefits include reduced operating costs due to lower disposal costs, reduced materials costs, and improved operating efficiency. For example, waste reduction can be achieved through more efficient use of raw materials. That efficiency can be gained by improving other areas of your business, such as process or operations improvements, improved maintenance, or even employee training.

Another benefit that can accrue to a business practicing waste reduction is increased goodwill from the community. By promoting its waste reduction efforts, a company can show customers, other businesses, and the community at large that it is committed to the environment.

With recycling and waste minimization laws becoming more prevalent across the United States, businesses can take the initiative by implementing voluntary measures to control waste now—ultimately helping to shape the impact that future waste legislation might have on their business.

For more information, visit www.earth911.org. Choose the Business Resources link for information about creating a waste reduction program for your business, and for recycling program guidelines.

TIP ►

One way to help your office recycling program get off the ground is to promote it through helpful posters reminding employees about the what, where and how of your company's particular recycling system.



FAST FACT

Each year, 6 billion pounds of chemicals are used to clean commercial buildings.

— Housekeeping Solutions,
June 2007

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St. Louis Branch
1330 Hampton Ave.
St. Louis, MO 63139
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TIP ▲ START SIMPLE

Start your recycling program with just a few items (like aluminum cans and plastic water bottles) then add additional items (like the many types of paper, or other plastics) after your employees understand and accept the program.

STOP PROBLEMS AT THE DOOR TIP ►

High quality, appropriately sized entry mats are one of the best ways to reduce dust and improve indoor air quality by trapping the soil on the feet of people entering your building. Up to 24 pounds of dirt can be tracked in by 1,000 people entering your building in a 4-week work period.



Starting a Green Cleaning Program

Some Questions to Help You Find a Vendor

1. Have you provided a green cleaning program for anyone else? May I get references?
2. What certifications do you use to help you choose products and equipment? Some certification programs to look for include Green Seal, EPA, and the Carpet and Rug Institute.
3. Can you help with LEED program requirements?
4. Can you help communicate the benefits of green cleaning to building occupants.



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