

Green Cleaning

Janitors are the eyes and ears of a building, and have the ability to report energy and water waste as well as noncompliance with recycling practices, but janitors are not a population that is typically included in sustainability discussions. The US Green Building Council Los Angeles Chapter (USGBC-LA), Building Owners and Managers Association of Greater Los Angeles (BOMA-GLA), Building Skills Partnership, and the Service Employees International Union created a Green Janitor Education program to provide training on sustainability topics like vampire power, turning off lights, and reporting leaks. We piloted this training in our 800,000 square foot Long Beach campus, and the program was so popular and successful that we scaled it to our entire Los Angeles, Orange County and San Diego portfolios – over 4.9 million square feet, or 40% of our portfolio and 88 total janitors. Janitors reported not only implementing enhanced sustainability practices at work, but also bringing those practices, like making sure to turn off unneeded lights, home as well. We measured success by in-person feedback we received from janitors at their graduation ceremonies, all of which were attended by a member of our sustainability team. These janitors are employed by our janitorial services vendors.

11 buildings in San Diego eliminated the need to use most of their cleaning chemicals via replacing them with aqueous ozone for all of their janitorial services, for both day and night crews. This has resulted in an annual cost savings of \$21,600 and a healthier work environment for both our janitors and tenants.

The high performance of our green cleaning program was verified via the LEED for Existing Buildings Prototype certification process. All cleaning products we use meet the relevant LEED environmental standard, either GreenSeal or the California Volatile Organic Compound (VOC) limit. Our vacuums achieve the Carpet and Rug Institute Seal of Approval, and we use microfiber cloths and rags to capture additional dirt to improve air quality.



Our janitors at Sunset Media Center and El Segundo at the Green Janitor Education Program graduation