

## **5.x Alberici Constructors Corporate Headquarters**

The 110,000 square foot (10,200 square meter) LEED-NC Platinum Alberici Constructors Corporate Headquarters in Overland, MO has been cleaned by MMMM, a cleaning contractor, using a green cleaning program since 2006. Prior to Alberici occupying the building, a major renovation was completed to transform the building from a 50-year old manufacturing facility to a single-tenant, Class A office space.

The goal of the current green cleaning program used at the Alberici headquarters is to provide the best cleaning service possible while balancing the triple bottom line (social, environmental and economic factors). The green cleaning program was implemented because of Alberici's and MMMM's commitment to the environment and the safety of the cleaning team members. Key benefits to the green cleaning program include:

- Reduced health and safety risk to members of the cleaning team and building occupants
- Reduced environmental impact from cleaning

### **5.x.x Implementing the Green Cleaning Program**

The implementation of the green cleaning program involved all members of the cleaning team for the facility, the cleaning contractor project manager and the regional and corporate support teams. Implementing the green cleaning program at Alberici Constructors Corporate Headquarters allowed the cleaning team to refocus on what the client wanted. The development of policies and procedures helped to align the needs of the client with the services the cleaning contractor provided.

To implement the green cleaning program, the cleaning contractor relied primarily on two resources. First, it was necessary to work with supplier partners to understand what equipment and chemicals were available and the procedures that needed to be followed to meet the needs of the customer using the available equipment and chemicals. Second, the ISSA CIMBS-GB standard was a valuable resource. With the help of these resources, the cleaning contractor determined Green Seal Certified and environmentally preferred cleaning products and identified green cleaning practices. The next step of the process was to compare current practices and supplies to the green cleaning findings to determine what changes were needed. After necessary changes were identified, it was necessary to develop new policies and procedures that demonstrated an understanding of the green cleaning program and the level of commitment required.

Finally, training was provided by equipment and chemical supply partners. The training included reasons why green cleaning practices were being used and the impacts of green cleaning on the facility, building occupants and the environment.

### **5.x.x Justifying Costs of Implementation**

It was not necessary to justify the additional cost or calculate the return on investment of the green cleaning program at the Alberici headquarters because implementing the program did not require a major investment that would require the customer to pay more for cleaning services.

#### **Textbox: Balancing the triple bottom line when making green cleaning equipment decisions**

One example of balancing the triple bottom line when making green cleaning equipment decisions is the purchase and use of maintenance free batteries in cleaning equipment. Although a maintenance free battery is about 50 percent more expensive to purchase and the charge does not last as long as a conventional flooded cell battery, maintenance free batteries have two large benefits:

- Water levels of maintenance free battery do not need to be checked weekly (like a flooded cell battery)
  - This saves the cleaning member time, which translates into labor hours
  - Reduces opportunity for injury from filling the battery

Thus, over the life cycle of maintenance free batteries, the economics support the social and environmental benefits.

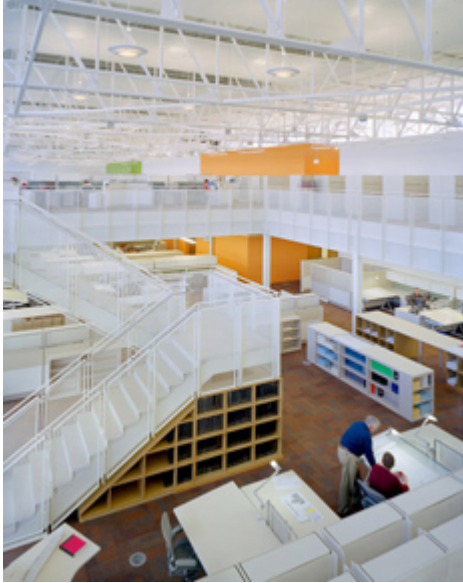
### **5.x.x Occupant Education**

In order for a green cleaning program to be successful, building occupants must be aware of differences in chemicals used and new practices occupants may be required to support, such as recycling programs and to wipe one's feet on entry mats when entering the building.

### **5.x.x Lessons Learned**

Several lessons were learned as a result of implementing a green cleaning program at the Alberici headquarters, as well as other facilities the cleaning contactor provides services to:

- When selecting green cleaning products, it is important to evaluate if the use of a green product will require the facility or portions of the facility to be cleaned more often. To MMMM, it was important that the cleaning frequency not increase when green cleaning products were used.
- In some cases, because green cleaners are less caustic, it is necessary that cleaning team members scrub a bit more to sufficiently clean some surfaces
- Some green cleaning equipment can be more expensive than conventional cleaning equipment. To minimize additional costs for purchasing green cleaning equipment, replace conventional cleaning equipment with green cleaning equipment upon equipment end life of the conventional equipment.
- The most convenient cleaning methods are not necessarily the most green. Two examples include:
  - Use of paper towels versus cloth towels that must be washed
  - Use of low-cost vacuums without filters versus vacuums with filters that may have a higher capital cost



**Figure x: Interior of Alberici Constructors Corporate Headquarters**



**Figure x: Exterior of Alberici Constructors Corporate Headquarters**

Source (of both photos):

<http://www.alberici.com/index.cfm/Projects/Alberici%20Corporate%20Headquarters> Accessed December 28, 2010