



A SPECIAL GREEN REPRINT FROM:

UGL Unicco

COMMUNICATOR

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UGL Unicco GreenClean



Helps Gain and



Retain LEED



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The UGL Unicco GreenClean® initiative was launched in October of 2004. It was the first comprehensive sustainability program in the industry by any service provider. We broke new ground by raising awareness for green cleaning, establishing new work practices, testing and using new chemicals and equipment, and engaging our customers by bringing UGL Unicco GreenClean to their properties.

We welcome the hundreds of Building Service Contractors (BSCs) that have joined us to make sustainability central to their services over the last few years. The industry is greener and it is reflected in improved Indoor Air Quality (IAQ) and healthy environments for everyone.

We have been pleased with the acceptance of our program. We count scores of Class A properties, Fortune 500 companies, leading colleges and universities, government agencies, top retail properties and public venues, including airports, among our customers that have adopted UGL Unicco GreenClean. It has fundamentally changed the way we purchase our equipment and supplies, manage our worksites and measure our results. The company also has several LEED AP (Accredited Professional) experts who are able to guide property owners and managers through the certification process.

Since launching UGL Unicco GreenClean, sustainability has become a mainstream topic in the commercial property sector. Property managers, tenants and stakeholders realize the impact that commercial buildings have on the environment and understand their responsibility to operate efficient, safe and healthy buildings.

This progress led us to reexamine the UGL Unicco GreenClean program with an eye towards expanding its mandate beyond cleaning to encompass energy, water, operations & maintenance and several other categories where UGL Unicco has special expertise that we can share with our customers.

This expansion parallels the US Green Building Council's LEED programs that offer guidelines and set specific goals for achieving what has become the standard for sustainability. USGBC has updated its programs with LEED-EB: Operations & Maintenance and other new specifications over this past year and is introducing new certification guidelines for 2009.

An expanded sustainability mandate

At UGL Unikko, we have internalized green cleaning into our purchasing, training, operational procedures and communications with our customers. We are now extending this way of thinking to our broader portfolio of services by addressing sustainability on more levels and in more geographies. For instance, to meet the needs of our customers in the US and Canada, we are expanding our list of preferred vendors for supplies to include not only Green Seal-certified products but also products approved by Environmental Choice.

Our extended UGL Unikko GreenClean program now also supports a wider range of services that are relevant to LEED-EB: Operations & Maintenance guidelines. This will help our many customers that have achieved LEED certification retain the status going forward. It will also help others that have not gone through the formal process but want to follow a best practices approach to sustainability.

We are also taking a more comprehensive view of the way we think about many of our core functions. As an example, we now consider the effects of cleaning operations on energy usage — lighting, etc. We will research and implement ways to reduce energy usage on a case-by-case basis and reexamine after-hours operations to determine if it's possible to reduce energy usage by cleaning during the day.

We are applying our considerable technological resources to help customers monitor, report and improve sustainability metrics. APPA has developed CleanOpsStaff, a staffing guideline and inspection protocol for educational facilities that directly correlates inspection results with LEED credits. We think it's a great approach, so we are developing an automated system that combines the APPA application with our UNI-Q® handheld inspection tool to automate the collection/reporting process for all markets.

Operations supervisors and managers will be able to conduct automated inspections using portable devices, analyze findings, compare results to the standard, share information

with our customers and aggregate results for comprehensive reporting. In addition to the day-to-day benefits, it will significantly streamline the LEED-EB: Operations & Maintenance process by making the required data easily available for recertification.

We are expanding our service offerings to help customers in several LEED Registered Building Checklist categories. Here's a sampling of LEED-EB: Operations & Maintenance services offered under the UGL Unikko GreenClean banner:


Sustainable Sites: In addition to our core indoor and outdoor facilities services, we are helping customers improve sustainable transportation options, as well as reduce light pollution.

Water Efficiency: We will bring our expertise to bear on water metering, as well as efficient indoor and landscaping water uses.

Energy & Atmosphere: We will help our customers implement best practices, as well as monitor and manage renewable energy, refrigerants and other operations that affect IAQ.

Materials & Resources: We will continue our sustainable purchasing and waste management practices and extend these services to our customers for use with their internal systems.

Indoor Environmental Quality: In addition to continuous progress in our cleaning operations, we will offer HVAC services including thermal monitoring, filter maintenance and other services that improve IAQ metrics.

Sustainability encompasses a lot more than it did just four years ago. UGL Unikko GreenClean is evolving to meet today's needs and will continue to move forward as the understanding of how we can affect change advances. We are absolutely committed to the most progressive environmental practices so our customers can have safe and healthy buildings. We are pleased with how far we have come to date and we are excited about the prospects for the future. 

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