



LEAD GREEN

LEADING BUILDINGS TO A CLEAN, GREEN FUTURE.



INTRODUCTION

Metroclean's LEADGREEN program is a resourceful initiative that utilizes products and equipment to promote a healthier environment for your tenants. We do this by using chemicals and supplies that are safe, non-toxic and biodegradable. This approach requires applying new tools and practices to traditional methods. Metroclean's janitors are taught to apply green cleaning principles including selecting the right product for the task, along with proper mixing and correct application.



GREEN SEAL PRODUCTS

We partner with third-party vendors to provide you with the best green bio-based products on the market, even those that are Green Seal Certified.



U. S GREEN BUILDING COUNCIL MEMBER

As a member of the U.S. Green Building Council (USGBC), we understand the requirements and the importance of green sustainability. We implement products and procedures that follows the standards of the USGBC.

CLEAN WITHOUT SACRIFICING EFFECTIVENESS

Metroclean LEADGREEN program gives you the following benefits:

- Improves to indoor air quality
- Increases worker productivity and morale
- Minimizes tenants and visitors' exposure to aggressive chemicals
- Reduces water and air pollution
- Reduces hazardous waste
- Reduces sick days associated with indoor, air-quality related illness
- Healthier facilities for tenants and visitors
- Peace of mind
- Reduces cost
- Reduces environmental impacts
- Increases tenant and visitor satisfaction

LEED PROCEDURES

Below is the U.S. Green Building Committee's High Performance Cleaning Program standard that Metroclean follows as standard green cleaning procedures:

Intent

To reduce the exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological and particulate contaminants, which adversely affect air quality, human health, building finishes, building systems and the environment.

Requirements

Have in place during the performance period a high-performance cleaning program, supported by a green cleaning policy (IEQ Prerequisite 3: Green Cleaning Policy), that addresses the following:

- Provide an appropriate staffing plan.
- Implement a training of maintenance personnel in the hazards, use, maintenance, disposal and recycling of cleaning chemicals, dispensing equipment and packaging.
- Use chemical concentrates with appropriate dilution systems to minimize chemical use wherever possible.
- Use sustainable cleaning materials, products, equipment, janitorial paper products and trash bags (including microfiber tools and wipes)
- Use cleaning equipment meeting the sustainability criteria outlined in IEQ Credit 3-4: Green Cleaning Sustainable Cleaning Equipment.
- Use sustainable cleaning and hard floor and carpet care products meeting the sustainability criteria outlined in IEQ Credits 3.3: Green Cleaning Purchase of Sustainable Cleaning Products and Materials.

Potential Technologies & Strategies

Have in place during the performance period a high-performance cleaning program, supported by policy, staffing plans, standard operating procedures and storage procedures that address sustainable and effective cleaning and hard floor maintenance.

SUSTAINABILITY REPORTING

University of Houston

LOCATION	AMOUNT SPENT	GREEN PERCENT OF TOTAL	MATERIALS
UH Melcher	\$ 8,089.35	0.019	Microfiber Cloths; Clean by Peroxy
UCBB	\$ 5,350.35	0.013	Green Solution Industrial Cleaner; Microfiber Cloths
Calhoun Lofts	\$ 12,784.48	0.033	Green Solution Industrial Cleaner
Cougar Place	\$ 1,902.31	0.002	Microfiber Cloths
Cougar Village 1	\$ 2,219.07	0.002	Microfiber Cloths
Cougar Village 2	\$ 1,616.08	0.001	Green Solution Industrial Cleaner
Science Lab	\$ 5,950.35	0.015	Green Solution Industrial Cleaner/Microfiber Cloths
Health Bio-Med	\$ 3,787.12	0.006	Green Solution Industrial Cleaner/Microfiber Cloths
Science Research	\$ 4,112.61	0.004	Microfiber Cloths
Optometry	\$ 525.18	0.001	Microfiber Cloths
Quads	\$ 4,950.53	0.06	Microfiber Cloths
Bayou Oaks	\$ 2,745.15	0.003	Microfiber Cloths
Moody Towers	\$ 4,410.34	0.009	Green Solution Industrial Cleaner/Microfiber Cloths
TOTAL	\$ 58,442.92	0.168	

GREEN PRODUCTS

Metroclean's LEADGREEN program offers the following capabilities to help improve and maintain your buildings green sustainability goals and requirements:

Chemicals

- Floor cleaner
- Glass cleaner
- Restroom cleaner/disinfectant
- Multi surface cleaner
- Solution station for proper dilution
- Guidelines for safe storing and handling of chemicals
- Manufacture certified chemicals

Equipment

- Kaivac system
- HEPA vacuums
- Floor machines –non use of chemicals
- Manufacture certified equipment

Microfiber program-wiping cloths and mop system

Recycle program

- Implement on-site program based on needs

Consumable supplies

- Sustainable paper and trash bags

Metroclean will take the lead to help implement a touchless fixture program directly to Property and Facility Managers.

Metroclean's LEADGREEN Program uses products that:

- do not contain dyes
- are not delivered by aerosol cans
- are not corrosive or irritating to the skin or eyes
- does not constitute as hazardous waste
- are not toxic to humans or aquatic life
- are not combustible or flammable
- do not contain any ozone-depleting compounds, greenhouse gases or substances that contribute to smog or poor indoor air quality
- do not contain any carcinogens, mutagens or teratogens
- do not contain chlorinated solvent
- do not contain heavy metals or harmful organic chemicals
- does not contain bioaccumulative substances

GREEN PRODUCTS

WYPALL® Dusting Systems

With Microban® Antimicrobial Product Protection

WYPALL® Dusting System is environmentally friendly and can be used without chemicals which reduces cleaning costs.

WYPALL® Dusting System Duster Head

- 380,000 dust-trapping polyester fibers.
- Chemical-free dusting leaves no residue and can be used on all surfaces.
- Goes where other dust cloths can not effectively go. The flexible fibers catch dust in hard to reach places such as corners and crevices.



WYPALL® Dusting System Handles

- The six-inch handle with its ergonomic grip allows for dusting in low and high places.
- Handle extends to 3 feet and has 7 cleaning positions for more reach and dust catching efficiency.
- Ready to use. No assembly required.

GREEN PRODUCTS

WYPALL® Microfiber Cloths

With Microban® Antimicrobial Product Protection

The WYPALL® Microfiber cloths help protect against stains and odor-causing bacteria on surfaces that we clean.

The WYPALL® Microfiber Cloths and Microban® Antimicrobial Product Protection inhibits bacteria from thriving on the cloth which limits the transference of bacteria to other surfaces.

Effectiveness of Microban® Antimicrobial Product Protection



WYPALL® Microfiber Cloths with Microban® Antimicrobial Protection



Cotton cloth

Benefits of Using WYPALL® Microfiber Cloths

- Absorbs up to 8 times its weight in liquid
- Lifts and traps dirt and moisture
- Can be used wet, dry or damp
- Can be laundered 300 times
- Improves efficiency and reduces chemical use
- Reduces annual cleaning costs
- Microban® Antimicrobial Product Protection is an EPA registered formula



GREEN EQUIPMENT

HEPA BACKPACK VACUUM CLEANER

Rubbermaid 9VBH10 10 Quart Capacity

- Lightweight with comfortable harness
- design
- Narrow profile for unrestricted mobility
- Very quiet operation for day cleaning
- Four stage filtration system
- Integrated HEPA filtration included
- Closed bag design and security latches for cleaner air, no leaks
- 50 ft 3-wire cord
- Flexible hose, crevice tool, floor tool, aluminum wand, dusting brush, and upholstery tool included



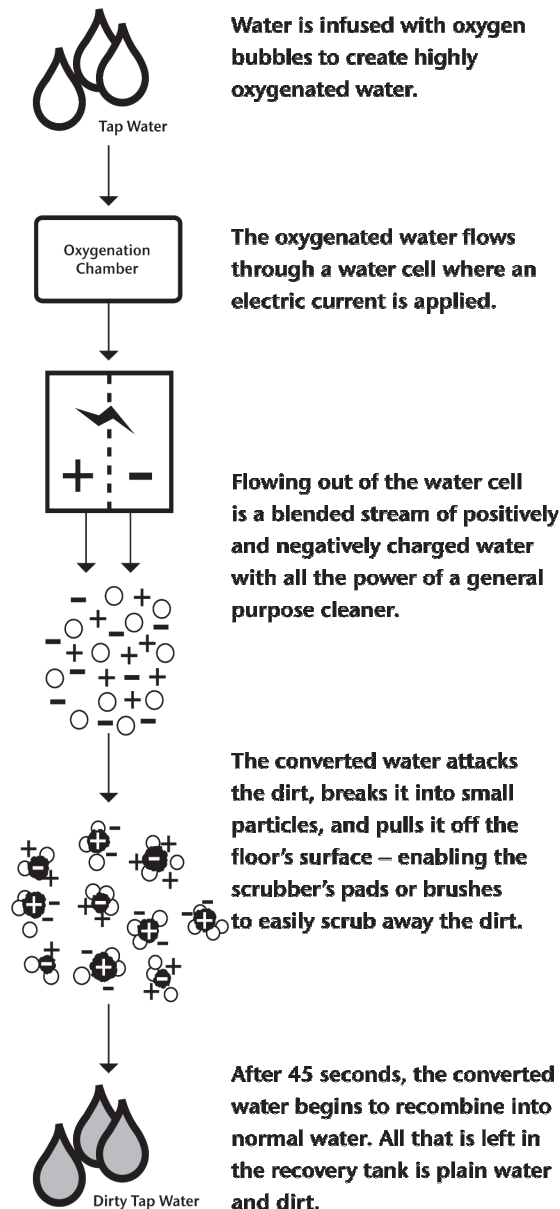
Specifications

- Dimensions: 11.5" L x 13" W x 27.6" H
- Capacity: 10 U.S. qt
- Weight: 24.7 lbs
- Color: Black

GREEN EQUIPMENT

ec-H2O

Electrically Converted Water



Conserve Resources

ec-H2O uses less clean water going in and reduces waster water going out by up to 70%

Reduce Detergents

Scientifically proven to clean with the same or better results as traditional detergents.

Increase Safety

Reduces slip-and-fall accidents up to 90%

Improve Air Quality

Eliminates harmful fumes by cleaning without chemicals.

Reduce Noise

OSHA recognized 67 dBA — the level of an office conversation.