

See your building in a new light.

**Conservation synergies
in sustainable facility care**

PRODUCTS

JohnsonDiversey scientists use six criteria to design the safest and most sustainable products: green chemistry, health and safety, eco-efficiency, air quality, environment, and packaging.

The Sustainable Facility Care products expand to include certified or endorsed chemicals, cleaners, paper liners, plastics, equipment, bins, receptacles, and cleaning tools.

PROCESSES

Process design helps complete the bridge from conventional cleaning to sustainable facility care.

Effective training and implementation help realize all of the benefits of green cleaning.

Green building audits also help customers benchmark their progress.

**Achievement
CONSERVATION**

Sustainable Facility Care is a powerful system to conserve resources, energy, and the environment. It also can help enhance profitability, personnel health, and client relationships.

COMMUNICATION

Going green means informing people, changing attitudes and shifting behaviors. The Sustainable Facility Care complete communication program empowers customers to create awareness, participation, and goodwill for a commitment to sustainable facility care.

CERTIFICATION

Green building certification is growing at an increasing rate across multiple industries.

Sustainable Facility Care includes procedures and processes to help contractors achieve Third Party Certification and help LEED candidates earn credits toward certification in accordance with the requirements of the USGBC's LEED-EB and GreenSeal's GS-42, helping streamline your certification effort.



**SUSTAINABLE
FACILITY CARE™**

Helping building owners improve net operating costs and achieve an immediate return on investment through practices that reduce a building's environmental footprint, increase occupant satisfaction and minimize service costs

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SUSTAINABLE FACILITY CARE™

SUSTAINABLE FACILITY CARE™ is the first comprehensive program to deliver a turnkey solution to sustainably service the built environment.

Our innovative combination of certified products, procedures and Daylight Cleaning practices provides a simple yet powerful solution for improving a building's net operating income, occupant satisfaction and environmental profile.



Before Daylight Cleaning



After Daylight Cleaning



DCS DAYLIGHT CLEANING SYSTEMS™

THE LEADING EDGE:

Leading commercial buildings across North America are adopting the DCS' turnkey system to improve costs and enhance their real and perceived value of their properties. Building owners and stakeholders also view it as a significant step for corporate social responsibility. Asset managers note a 4-8% cost savings once the daylight cleaning program is integrated into a building's operations. Satisfied tenants also stay longer, further improving a building's viability.

Daylight Cleaning By The Numbers

4-8 Average energy savings percentage per year after daylight cleaning is implemented

28 Total percent of energy that office buildings consume of the entire commercial energy demand in California

80 Percent of buildings in Scandinavia that use Daylight Cleaning

7 The number of steps in the system transition

22 Percentage that lights contribute to a facility's overall energy consumption

Delivering a Broad Spectrum of Benefits

Savings

Daylight Cleaning generates immediate and sustained net savings that improve the bottom-line and the environment:

- Energy savings and operational efficiencies of building begin within the first few days of the contract
- Typical average annual savings of \$0.15 per sq. ft.
- Virtually no capital investment
- Decrease in tenants' operating expenses
- Opportunity to increase net rent at lease renewal
- Building's environmental footprint reduced (i.e., greenhouse gas emissions)

Case Study

An analysis conducted recently on a 280,000-sq.-ft. property (LEED EB Gold Certified) indicated the following three-year return on the Daylight Cleaning project:

Total Net Savings:

\$0.20 per sq. ft. or \$164,595

Asset Value Appreciation

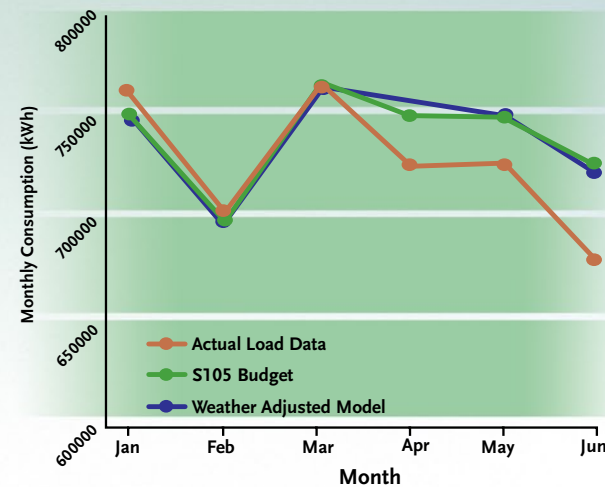


Daylight Cleaning reduces the net operating costs of the building, resulting in increased cash flow and asset value



Energy Conservation

Example of Daylight Cleaning Driven Energy Reduction Commercial Office Building - Calgary, 2008



In this building, Daylight Cleaning commenced in March. **5.8% under budget YTD**

An independent energy consultant hired by the property management firm concluded that the Daylight Cleaning program was responsible for a 5.8% reduction in electrical consumption.

Corporate Social Responsibility (CSR)

Daylight Cleaning is better for the environment and contributes to employee satisfaction, so it contributes to your CSR performance. Many businesses are beginning to recognize and promote the benefits of taking responsibility for the impact of their activities on customers, employees, shareholders, and others, as well as the environment. Simply put, CSR is good for people and business.



Tenant Satisfaction



When tenants see their workplaces cleaned, they become more satisfied with the levels of cleanliness in the building. Issues are resolved in a timely manner and high-traffic zones are attended to more quickly.

Your building's security also improves with daylight cleaning. Because staff members work with and are in view of tenants during office hours, ongoing issues such as theft and unlocked doors are essentially eliminated.

