U.Va. Facilities Management
Building Services Sustainability Stance

U.Va. Facilities Management’s Building Services program is committed to being an industry leader by using sustainable products, equipment, tools and practices as defined by Green Seal, the leader in setting standards for healthy and green cleaning.

This commitment is demonstrated by being the first higher education institution in Virginia and the third in the nation to secure Green Seal’s GS-42 certification. Building Services is also partnering with Green Seal to help promote green and sustainable cleaning practices in other educational entities.

Our stance on products...

- Products purchased must be within 70 miles of the University and deliveries are organized to reduce fuel consumption
- All products purchased/used (except disinfectants) are approved by either Green Seal or ECOLOGO
  - This means that they are verified scientifically to be as safe as possible while remaining as effective as their non-green versions
  - Disinfectants used are approved by EPA and are verified to be as safe as possible and still kill harmful germs/bacteria with a dwell time of ten minutes
- Product packaging must be minimal
- Product package size is the largest size practicable to help minimize re-purchasing more plastic or other packaging
- Chemical usage reports are prepared and reviewed monthly to help monitor and ensure efficient use of all chemicals, paper products and soap
- Products are concentrated wherever possible, mixed automatically and then decanted into bottles with foam-emission triggers
  - Product emitted in foam form releases almost no chemicals into the atmosphere
- Emptied plastic containers are recycled back to vendors wherever possible
- Product boxes are flattened and sent to Recycling
- Those that cannot be recycled are emptied, rinsed three times in cold water to ensure no residue remains to affect landfills or those removing the containers adversely
- Trash can liners are comprised of at least 10% post-consumer recycled materials or we use thin-gauge liners that are less than 0.7 mils.
- Toilet tissue is comprised of at least 20% post-consumer content.
- Paper toweling is comprised of a minimum of 40% post-consumer content.
- Microfiber cloth is our cleaning cloth of choice
  - It has superior effectiveness with the ability to sanitize with just water
  - It lasts for at least 500 wash cycles
  - It is color coded so that only certain colors are used in restrooms to avoid cross-contamination into non-restroom areas

Our stance on avoiding cross-contamination...

- All tools, products and equipment used in restrooms are coded red and stored separately from non-restroom tools and products
Our stance on prevention...

- Good quality floor matting (exterior for scraping, interior for wiping) acts like a ‘flu shot’ for buildings across Grounds by preventing 70% of outdoor debris from entering our spaces.

Our stance on powered equipment...

- Powered equipment must meet sound and efficiency standards:
  - No louder than 70 decibels
  - Efficient use of water and chemicals
  - No propane-powered equipment
  - Those that do not meet these standards are earmarked for replacement at the end of their life cycle
- HEPA filters in vacuums are used to trap particulates and stop them from re-entering the air
- Vacuum canisters and bags are inspected before each use and emptied when half-full

Our stance on site specific challenges...

- Plants cannot be positioned within three feet of HVAC intake units
- We have an Integrated Pest Control system
- We’ve identified floor types in buildings and consulted with manufacturers to ensure we use correct products and procedures that help extend the life cycle of the respective materials (cork, terrazzo, ceramic, Marmoleum, etc.)
- We collaborate with others (maintenance/construction/landscaping, etc.) to ensure well-coordinated efforts on all of our parts in preparation for special events such as graduation or when complex projects in buildings are being contemplated

Our stance on communication, customers and team development...

- We have a robust customer communication program seeking their help and cooperation in maintaining a healthy, sustainable work environment
- We have a front-line suggestion program with rewards to capture new ideas and recommendations to do our work faster, safer, better or with higher quality results
- We provide a minimum of 24 hours of training on GS-42-related procedures using fun and relevant tools such as a Green Cleaning Jeopardy game
- We are training 30 front-line staff and supervisors to provide initial and ongoing training as well as to provide oversight on procedure compliance over time
- We have approximately 50 written procedures that document product, tasks and their order for every major space type that we service
- Performance goals for team members are tied to ensuring their commitment to sustainable practices and products
- Our overall sustainable strategy is embodied in an 8-page document which is part of our SOP manual.
- Written standards help ensure closets, carts, self-inspections, care for microfiber, and other areas are being maintained at minimum levels and conform to procedural requirements.


“We provide services with your health, safety and the environment in mind.”