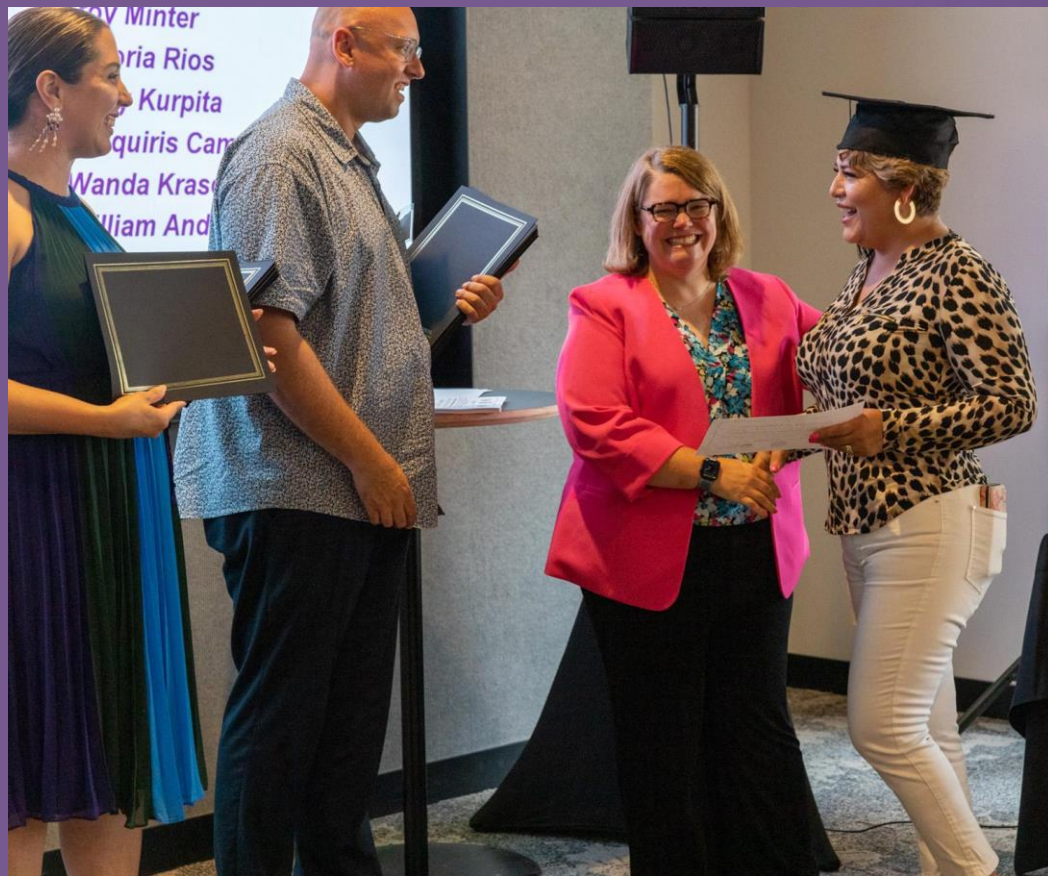




# **Green Janitor Education Program**

Service Employees International Union, Local 1  
October 26, 2023



Merchandise Mart  
GJEP graduation ceremony  
June 27, 2023







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# About the Green Janitor Education Program



The Green Janitor Education Program (GJEP) meets the growing sustainability and health needs of commercial businesses and other properties that benefit owners, building service staff and tenants, while ensuring compliance with green cleaning procedures.

As more buildings become certified green buildings and strive to reduce their environmental footprint, there is an industry need for vocational training that supports the operational and maintenance practices of these green buildings.



# GJEP History



## 2014

Launch of GJEP in Los Angeles

## 2000+

Janitors trained through GJEP

## 100+

Buildings participating in GJEP





# Chicago's History-Making GJEP Expansion



# 130

new GJEP graduates in 2023

# 3

GJEP curriculum languages:  
English, Spanish, Polish

# 4.9 million

square feet of commercial office space cleaned by  
Chicago's 2023 Green Janitors graduating class





# Why is green cleaning important to SEIU?

## background

Across the Midwest, many Local 1 members live in neighborhoods affected by air pollution, poor water quality, extreme heat and other impacts of climate change.

In Chicago, buildings create nearly **70%** of the city's total greenhouse gas emissions.

## taking action

To address these issues, Local 1's Chicago members launched the GJEP at the Merchandise Mart and 321 N Clark in Chicago beginning January 2023.





# Overview



Program curriculum focuses on general education and practice of sustainability to help members realize their own role in the sustainability of their building. From this, members take ownership over energy conservation, waste diversion and recycling, health and safety, water conservation etc.



# Building Benefits

## Energy Savings

On average, GJEP buildings use 5.6% less energy than non-GJEP buildings (seedLA)

## Water Savings

76% of GJEP buildings saw a decrease in energy & water usage

## LEED Certification

Buildings that complete GJEP receive additional credits toward LEED status



## Tenant and Worker Health

Tenants & workers face reduced exposure to harmful chemicals

## Retention

Workers receive additional training to build skills & professionalism

## Union Difference

The GJEP curriculum is SEIU proprietary info and is therefore not available to nonunion contractors





# Impact of the GJEP



## Janitors

janitors use the knowledge obtained from the training to influence their community, family members and coworkers to implement green, efficient and sustainable practices.



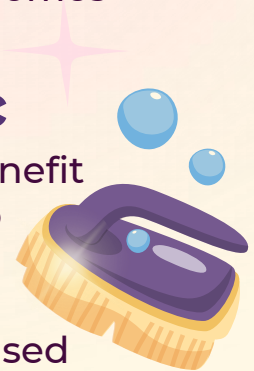
## Tenants

tenants also learn sustainability practices such as recycling that they can employ in their own homes



## Guests & Public

tenants and guest also benefit from reduced exposure to harmful chemicals in buildings where GJEP products & practices are used



# student feedback

“When I first started working as a janitor I honestly thought I wasn’t that important to the company since I was just a person who cleans after tenants.

Now I can say that we are very important because not only [do] we clean but we also see, hear, and smell things that happened here and we have to report it to our supervisors.

The things that I learned from this class I can teach to another person and so on and hopefully we can maintain our health safe and environment safe also.”

– **Crystal C.**, *Merchandise Mart*



## **American Realty Advisors**

### **& Hines**

“In the next 1 to 5 years you’re going to start hearing ESG, just like LEED, EnergyStar, Green Cleaning. ESG is going to be the new thing because buildings are trying to figure out ways that they can preserve and save on electric, and cleaning, and all these different things. So it’s just really great when the managers, when we get together monthly and talk about the different things we’re doing, for us to say that we have the green janitorial program is really big.”

“This program is going to be the way of the future I think, and everybody’s looking for savings these days, occupancies are low in the buildings so everybody's looking for a more efficient way of cleaning. Not necessarily adding on more work to you, but different ways of doing things, so we’re very proud of this and we’re glad to have Local 1 with us and Hines to be our partners in this”

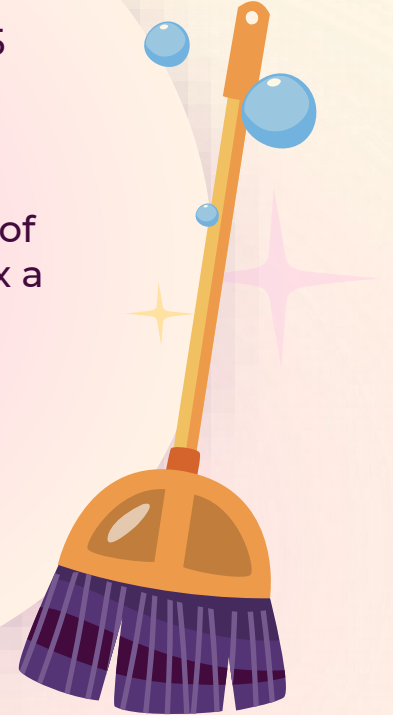
## **ABM Building Services**



# Structure



- 30 hour program over 15 weeks
- 6 modules, 2 exams
- Usually the first 2 hours of a shift, once a week. If 2x a week, timeline shortens to an 8 week program
- Training takes place on site; high participation





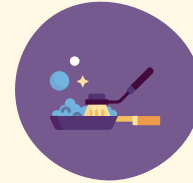


# Training topics



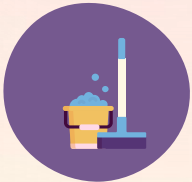
## Module 1

Intro to building sustainability & green certification



## Module 2

Green cleaning



## Module 3

Energy conservation



## Module 4

Recycling & waste diversion



## Modules 5 & 6

Health & safety,  
Water conservation





# GJEP in your Building: Process



## Setup

Get go ahead from building owner, property mgr, tenants, contractor



## Launch

Finalize schedule, hire & train trainer(s), sign contracts



## Program

Run program onsite, union reps attend to proactively assist



## Graduation

Janitors receive USGBC green cert, bldg applies credits toward LEED status



# FAQs



**01.**

**Will I get paid for this training?**

Yes, your company is paying you your normal rate of pay

**02.**

**Do I have to attend this training?**

Yes, this training is mandatory

**03.**

**How will I get my work done if I'm missing 2 hours?**

We work with the building & trainers to ID days that are less busy because you are not expected to complete 8hrs of work in 6hrs

**04.**

**What is this program about?**

The training is a way to provide all janitors with new skills to reduce waste from buildings, and in the process, to get building owners to invest more money into janitors wages, benefits, and trainings



# Other States with GJEP



**California**



**Colorado**



**Oregon**



**Illinois**



**Minnesota**



**Ohio**

& more!





# Other GJEP Contractors

- ABM
- Able (now ABM)
- BMS
- ESC Federal
- Flagship
- Marsden
- Servicon
- ...and more





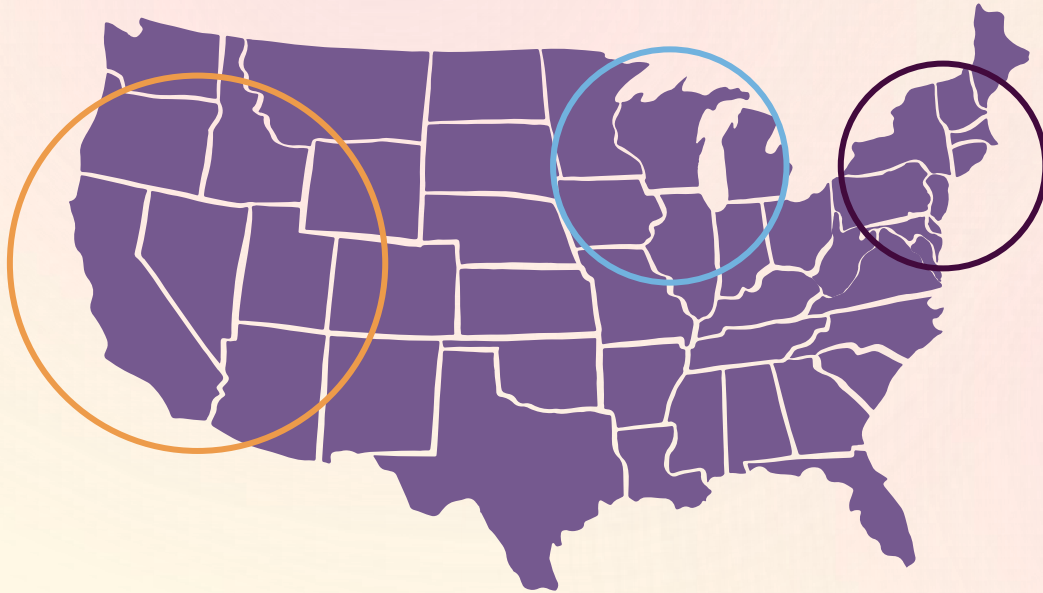
# Building Owners and Managers

## National GJEP Partnerships

- **American Realty Advisors**
- Boston Properties
- Brookfield
- **Hines**
- Jones Lang LaSalle
- Target
- Tishman Speyer
- **Vornado Realty Trust**



# Training Funds to support GJEP Expansion



-  West Coast: CA, OR
-  Midwest: MN
-  East Coast: NY, NJ



**Any questions?**

(or additional items for follow up)



# Thanks!



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