East Bay Boma Best Practices 5-21-20

Pre and Post Office Re-Entry 2 Phase Cleaning Solution Strategy
Agenda

Top 4 Cleaning Issues
Top 5 Liability Issues
Capital Projects-Solutions Example
Resources
Listen to the Client and their Employees

Working with our major strategic real estate management partners and clients, Corporate Care has created a **strategic cleaning solution** for accelerated and seamless re-occupancy of large and multi-building portfolios for client-directed re-occupancy phases that further provides peace of mind and confidence for employees returning back into their “New World” workspaces and common areas.

Top 4 Cleaning Issues for Re-Entry & Post-Occupancy Solution:

1. **Buildings must look and feel better upon return than when tenants left**

2. **Higher level of disinfecting and cleaning programs augmenting janitorial to deliver highest sensory (visual, odor and touch)**

3. **Re-exposure, emergency response decontamination for business continuity or re-occupancy in 24 hours or less**

4. **Mitigate potential liability risk**
## Pre and Post Office Re-Entry Cleaning Solution Strategy— Liability Issues to Avoid

Here are the Top 5 Liability Issues to avoid through planning actions to take now before re-entering tenant space:

<table>
<thead>
<tr>
<th>Liability Issue</th>
<th>Actions to Take to Avoid</th>
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<tbody>
<tr>
<td>No documented plan for pre and post re-occupancy of offices</td>
<td>+ Copies of all signed decon/deep cleaning contractor agreements</td>
</tr>
<tr>
<td>Misuse of commercial disinfection chemicals (biocides) for decontamination</td>
<td>+ Get SDS sheets and photos of all disinfectant product name labels, instructions and warning labels and cross reference with CDC and EPA approved use guidelines including application instructions (concentration mixing, and application instructions). Commercial biocides - Microban®, Botaniclean®, MediClean®, Fiberlock Shockwave® among others are classified as “pesticides” by the EPA - inappropriate misuse, or un-approved application (aerosol misting of any kind) is a violation of Federal Law, and surface residue contact and inhalation can irritate sensitive occupants.</td>
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<tr>
<td>Bad decontamination practices</td>
<td>+ Correct “dwell time” for effective kill of microbes such as Coronavirus</td>
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| Use defined roles for decon and deep cleaning disinfection and sanitization     | + Use IICRC certified decontamination providers for deep cleaning, disinfection and sanitization for carpet, hard surface flooring and furniture  
+ Team with daily janitorial service for manual disinfection of high touch point surfaces |
| Incomplete service performance records, efficacy verification, or results testing of decontamination | + At a minimum dated paid receipt for services with specific line items and referenced to statement of work |
Your COVID-19 Decontamination Resources on Call

There are three primary services that Corporate Care is providing through our CareForce™ emergency response team to this Coronavirus pandemic:

• Level 1 – Low Level Decontamination and Disinfecting services (Disinfecting all touch point areas of a facility)
• Level 2 – OSHA Level Pathogen Decontamination services (where confirmed cases of the Coronavirus infection have been reported)
• Carpet & Upholstered Furnishing/Furniture Restoration Cleaning & Sanitization and Hard Floor Restoration Cleaning & Disinfecting

Here are our most widely read current thought leadership on:

COVID-19 (Coronavirus) Deep Cleaning
Cleaning, Sanitizing and Disinfecting Carpet to Reduce Spread of Infection
Coronavirus Pandemic Remediation – A Facilities Manager Guide

We are truly in a New Reality and are happy to set up a Zoom meeting to share our unique Building Re-Occupancy and Post Re-Occupancy integrated solutions.

Simply email me at lmiller@corporatecare.com or rmulkerrins@corporatecare.com

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New Cleaning Strategy to Win the War on COVID-19 and Restart the Economy

Combined forces results in
✓ Better, faster and more measurable healthy results for the client
✓ Business continuity for immediate COVID-19 exposure using emergency response team
✓ “Special Forces” deep cleaning and disinfection provides a force multiplier for janitorial results

The days of just sight and smell is ‘good enough’ are gone forever.
As cleaning and maintenance professionals we must adapt and overcome in meeting the new health-driven cleaning demands of our clients for their most valuable asset protection and health – their employees and customers

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