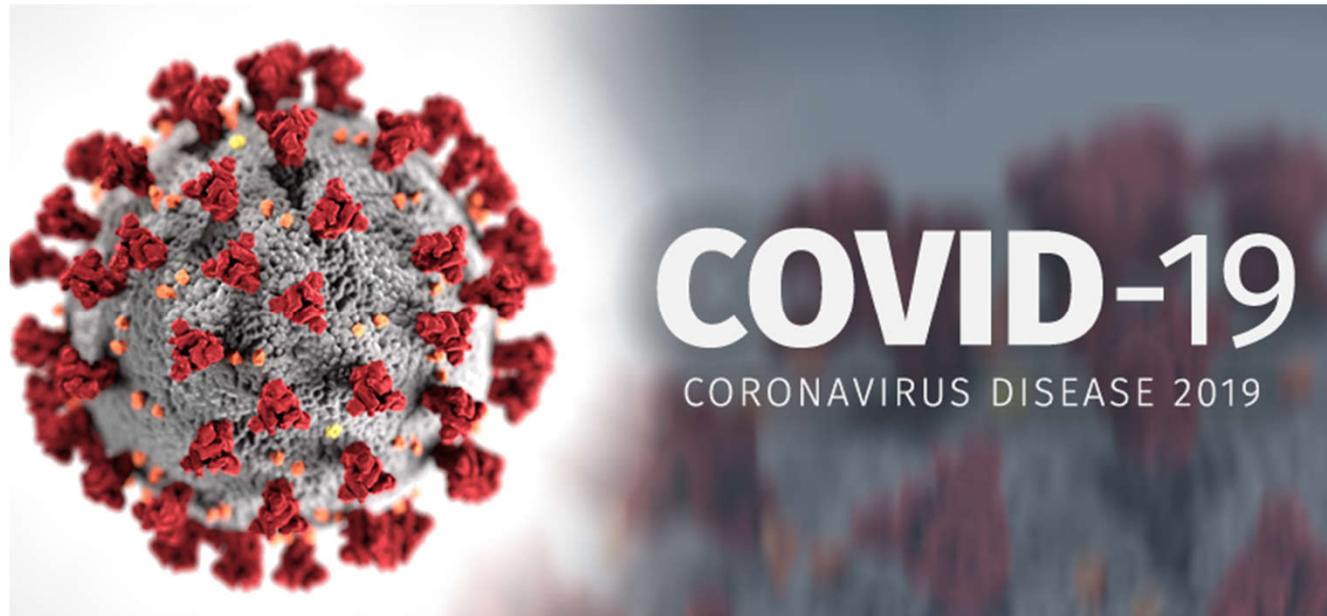


# East Bay Boma Best Practices 5-21-20



**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:

Liability Issue	Actions to Take to Avoid
No documented plan for pre and post re-occupancy of offices	+ Copies of all signed decon/deep cleaning contractor agreements
Misuse of commercial disinfection chemicals (biocides) for decontamination	+ Get SDS sheets and photos of all disinfectant product name labels, instructions and warning labels <u>and</u> cross reference with CDC and EPA approved use guidelines including application instructions (concentration mixing, and application instructions). Commercial biocides - <b>Microban®</b> , <b>Botaniclean®</b> , <b>MediClean®</b> , <b>Fiberlock Shockwave®</b> among others are classified as “pesticides” by the EPA - inappropriate misuse, or un-approved application ( <b>aerosol misting of any kind</b> ) is a violation of Federal Law, and surface residue contact and inhalation can irritate sensitive occupants.
Bad decontamination practices	+ Correct “dwell time” for effective kill of microbes such as Coronavirus
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

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Interior Asset Maintenance Services



## 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](mailto:lmiller@corporatecare.com) or [rmulkerrins@corporatecare.com](mailto:rmulkerrins@corporatecare.com)

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



Janitorial – “Infantry”

+



“Special Forces”

=

Effective Outcomes  
and Results for Client  
“Victory”

***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*

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

Confidential and Proprietary

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