

# Janssen Pharmaceutica

## LEEDing the way in New Jersey



for  
**Existing Buildings**  
**Pilot Project 2004**

# What Is LEED for Existing Buildings?

**LEED for Existing Buildings is a set of *performance standards* for the sustainable operation and upgrades of existing buildings.**

## **LEED was created to:**

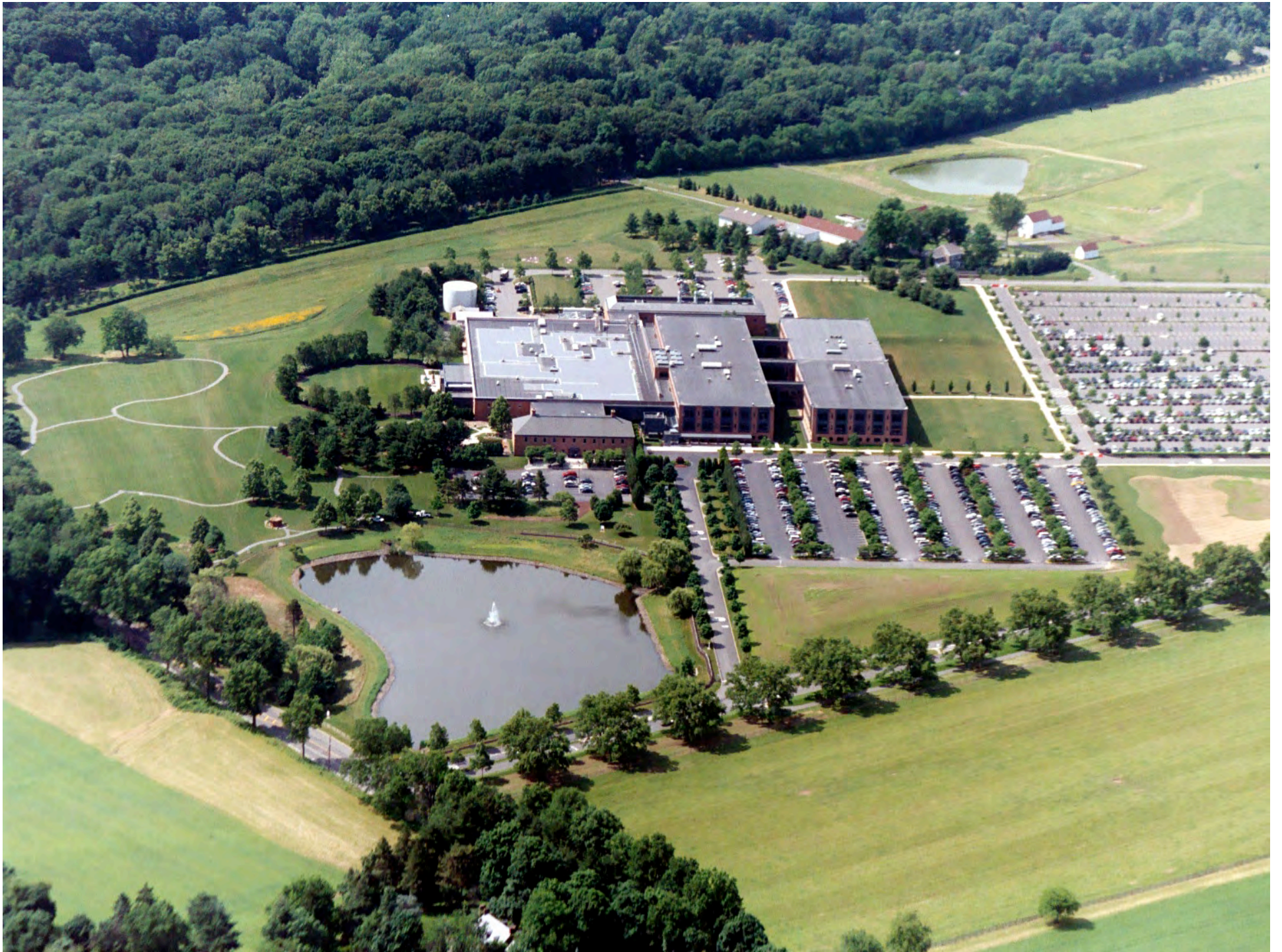
- define "green building" by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market

# Janssen LEED-EB Project

The Janssen Pharmaceutica site was previously home to Pitman-Moore, a Johnson & Johnson Company specializing in veterinary medicine. The site is 266 acres, with vegetation on over 90% of its open space, and includes farmland that is home to a herd of cows. The existing building was renovated and expanded for Janssen when the company became the new tenant in 1990.

# Janssen LEED-EB Project

The existing 475,000 square-foot building, which includes a 25,000 square-foot laboratory, has a footprint of 5.3 acres. An additional 17 acres of pavement consists of parking lots and sidewalks.



# Janssen LEED-EB Project

Janssen's operation policies and practices in the years since the company became a tenant on the Titusville NJ site address many of the same sustainability goals encompassed in the LEED-EB criteria.

The site has been ISO 14001 certified since 2000.

# Program Categories

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Air Quality

# Rating System

- Certified 28-35 points
- Silver 36-42 points
- Gold 43-56 points
- Platinum 57+

# Janssen LEED-EB Project

- Janssen was introduced to the LEED EB program at the J&J WWES conference in October 2002.
- Joint presentation given by J&J and Johnson Controls.
- Initiated discussions with Johnson Controls in November 2002.
- Applied for USGBC Pilot in February 2003.

# Process at Janssen

- Project registered with USGBC
- Began with a questionnaire and provided an initial score
- Analyzed prerequisites to ensure compliance
- Followed with building re-commissioning
- Sorted credits and prioritized
- Analyzed credits and gathered necessary documentation
- Organized documentation and submitted the application

# Timeline

Date Start	Date Finish	Action	
April 2003	June 2003	Prerequisite Evaluation for LEED EB	
July 2003	October 2003	Re-commissioning to satisfy Energy Star Best Practices	
November 2003	December 2003	Completion of re-commissioning for LEED EB	
January 2004	March 2004	Prepare LEED EB Certification Submittal	
		Total	\$124,150

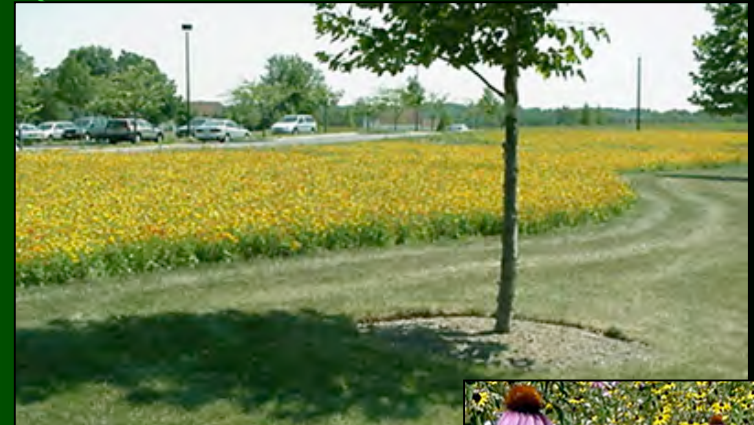
# Highlights of Janssen Project

- Met all prerequisites
- Re-commissioned the building to meet both LEED and Energy Star Best Practices
- Submitted a total of 39 points, 36 approved
- Most of the points were based on policies and strategies already implemented at Janssen

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# Sustainable Sites

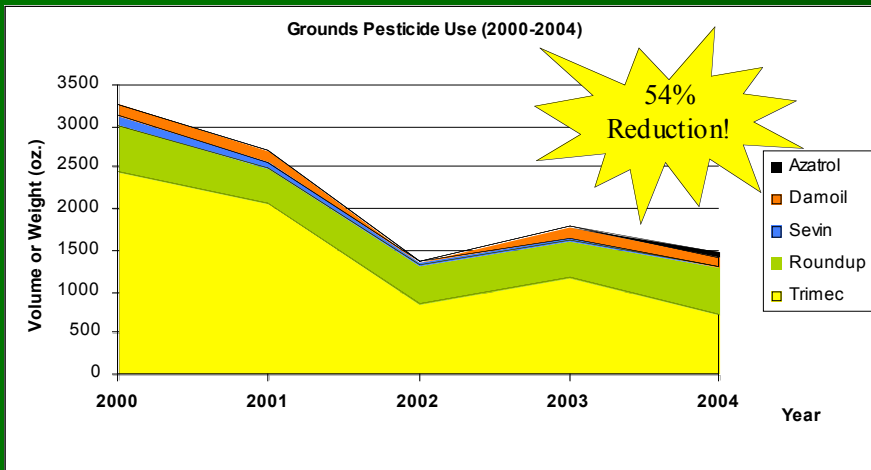
# Credits 5.1 & 5.2: Reduced Site Disturbance: Vegetated Ground Cover and Native or Adapted Vegetation.



Since 1995, Janssen has reduced high maintenance lawns by 45% and planted native grass and wildflowers as follows:

	Native Grasses	14 Acres
	Perennial Wildflowers	15 Acres
	Annual Wildflowers	11.5 Acres
<b>Total since 1995</b>		<b>40.5 Acres</b>

# Credits 9.1 & 9.2: Green Site and Building Exterior Management: Site and Building Exterior Management to Reduce Impacts on Local Environments



## Results of Integrated Pest Management Program



Algae control chemicals are minimized



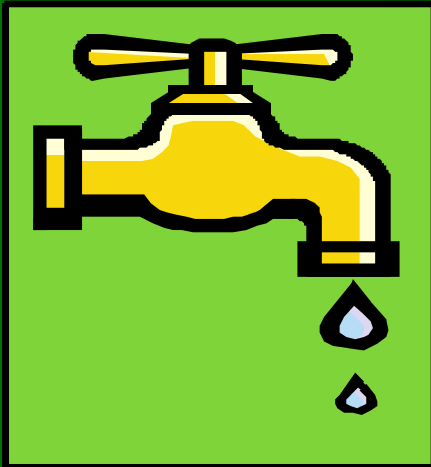
“No-Mow” and “No-spray” zones (10 to 20 feet) around both ponds

Cooling Condensate is recycled – NOT discharged to surface water

The background of the slide is a dark green gradient that transitions to black on the right side. A bright green curved shape is on the right, resembling a stylized water drop or a splash. The text "Water Efficiency" is centered in a bold, yellow, sans-serif font with a slight drop shadow.

# Water Efficiency

# Water Efficiency



**Low Flow  
Fixtures = 100 %**



**Cooling Tower  
Water Recycling**



**Water Efficient Landscaping**



**Pond Water Recycling**



# Energy and Atmosphere

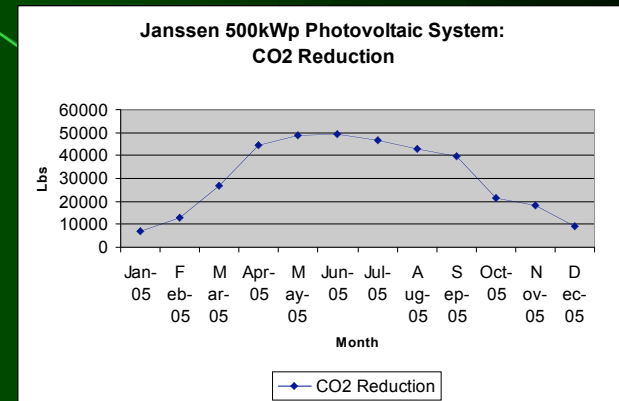
# Energy and Atmosphere Highlights



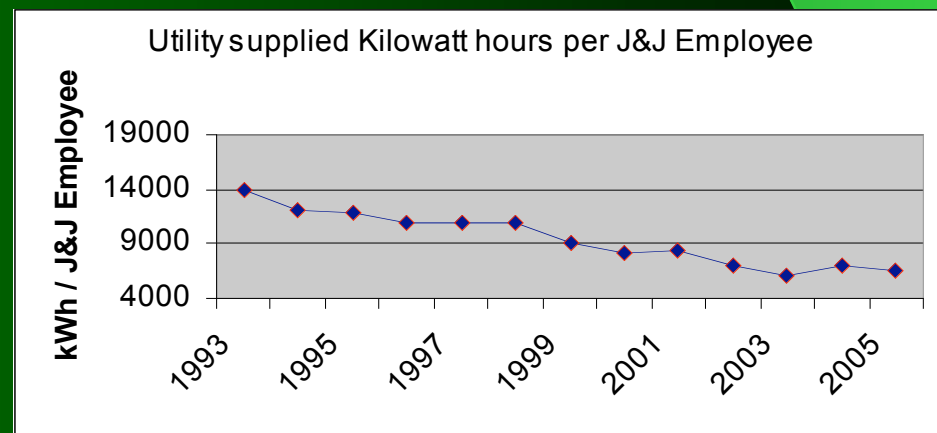
Recommissioning saves  
~\$70,000 per year



Solar Electric Energy Avoids:  
~530,000 lbs. of CO2 per year ( = ~52 acres of trees)



100% Complete



Long-Term Reduction - KW per employee

The background features a dark green field on the left and a black field on the right, separated by a curved boundary. A thin, light green line curves from the top left towards the bottom right. A bright green wedge-shaped area is visible on the right side, pointing towards the center.

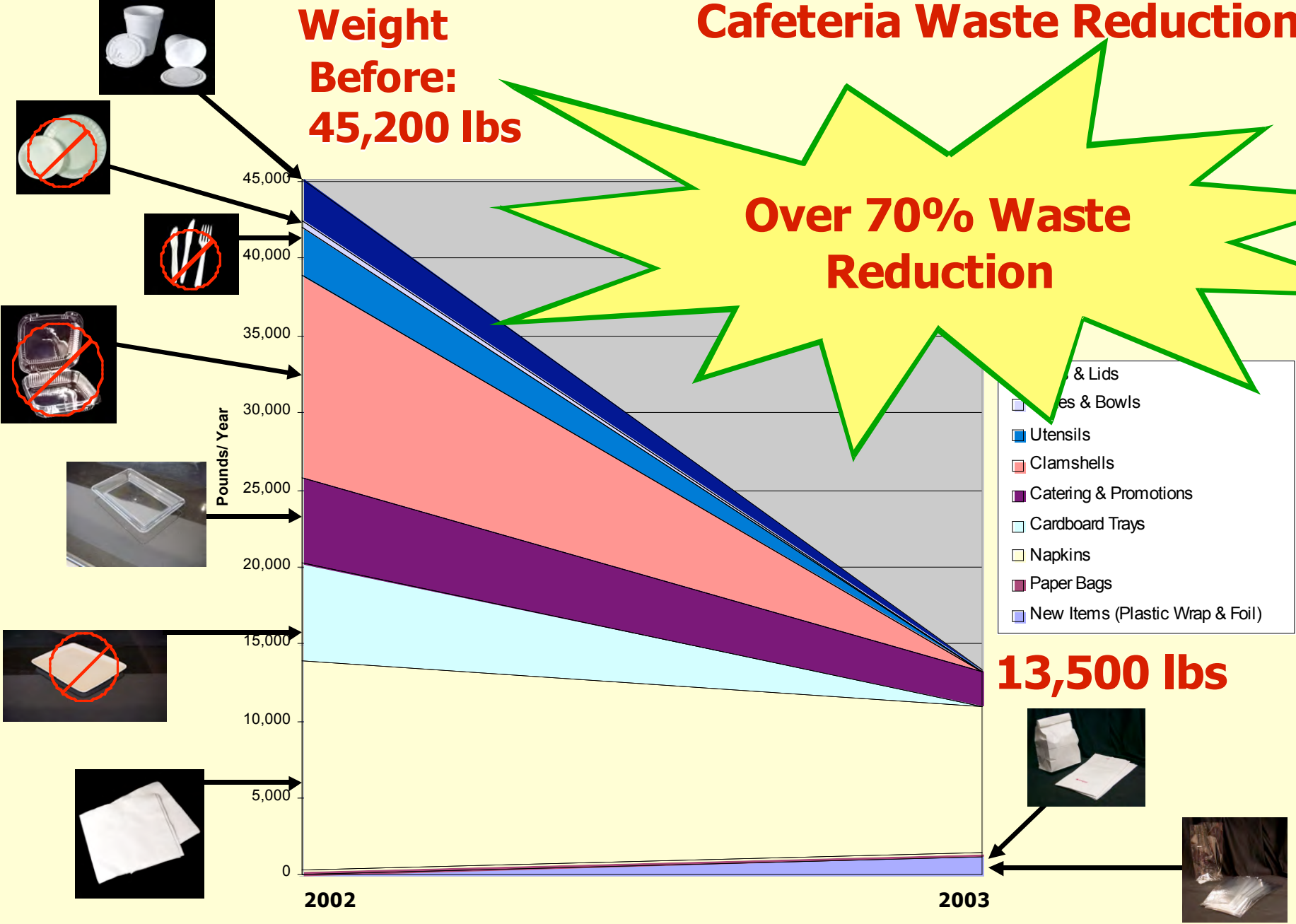
# Materials and Resources

# Cafeteria Waste Reduction

**Weight Before: 45,200 lbs**

**Over 70% Waste Reduction**

**13,500 lbs**





150 Plastic Clamshells  
(Average Daily Use)



**SANDWICHES WILL NOW BE PACKAGED...**  
*in a more environmentally friendly way!*

### Compare the Old with the New

#### OLD METHOD

Plastic clamshells created 1,291 pounds of waste per year.



Thanks to a partnership between the Waste Reduction PE Team and Flik



#### NEW METHOD

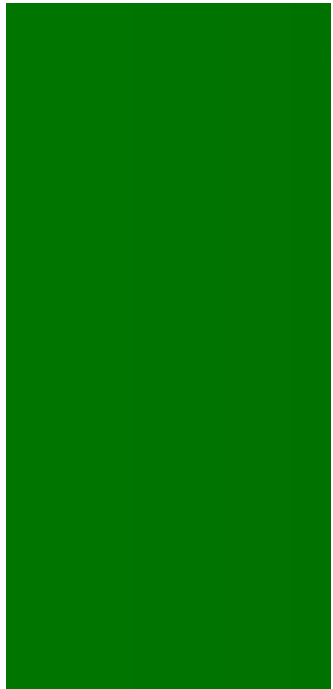
Cellophane wraps create *only* 258 pounds of waste per year.



150 Cellophane Wraps  
(Average Daily Use)







The background is a dark green gradient. A thin, light green curved line starts from the top left and curves towards the right. On the right side, there is a black area that tapers towards the bottom right corner, creating a wedge-like shape. The text "Indoor Environmental Quality" is centered in the middle of the green area.

# Indoor Environmental Quality



**Green Housekeeping**



**UV Treatment for  
Air Handler Condensate**

# Lessons Learned

- Need commitment from both the consultant and the customer
- USGBC is helpful; be sure to provide a recommended solution as opposed to simply asking a question
- Organization is key
- Phased approach proved successful
- Use of CMMS for compliance & sustainability

