

JANSSEN



PHARMACEUTICA INC.

SUBMITTAL TO: Johnson & Johnson Environmental Affairs

October 2004

RE: Environmental Leadership Award – *Innovation*: Company Category
Janssen Pharmaceutica LEED EB Program

FROM: Janssen Pharmaceutica, Titusville, NJ



Silver Certificate September 2004

1.0 Description of Project/Initiative:

Description of the U.S. Green Building Council (USGBC): The U.S. Green Building Council (USGBC) is the nation's foremost coalition of building industry leaders working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. The USGBC is leading a national consensus for producing a new generation of buildings that deliver high performance inside and out, thereby encouraging environmentally sound commercial and government buildings. The USGBC's mission to improve environmental sustainability is in alignment with Johnson & Johnson's Worldwide Environmental Affairs Mission statement, which states: "To engage our global business partners in achieving environmental leadership, and to champion sustainable growth."

Description of the LEED EB Program: The LEED (Leadership in Energy and Environmental Design) Green Building Rating System[®] is a voluntary, consensus-based national standard developed by the USGBC for developing high-performance, sustainable buildings. LEED provides

a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

In 2002, a LEED pilot program for "existing buildings" (LEED EB) was launched. The LEED-EB criteria covers building operations and systems upgrades in existing buildings where the majority of interior or exterior surfaces remain unchanged. LEED-EB provides the opportunity for building owners and operators to meet their sustainable operations goals and to reduce the impacts of their buildings on the environment and occupant health over their entire life cycle.

2.0 Uniqueness of Project:

Several milestones highlight Janssen's leadership in this unique project:

- A) Janssen was a LEED EB pilot program participant; (92 companies enrolled).
- B) Janssen was certified "LEED EB Silver" in September 2004; (*only* 10 certified to date).
- C) Janssen is the first LEED EB Certified facility within J&J and in the state of New Jersey.

Janssen's management was instrumental in supporting this two-year effort within the company. Participation in completing the project necessary for certification involved employees from Facility Management, Maintenance, Farm & Grounds, and Environmental. The project also demonstrates Janssen's commitment to be a socially responsible corporate citizen and adhere to the J&J Credo.

3.0 Business Contribution and Environmental Impact:

Business contributions and Environmental Impacts are detailed on the attached spreadsheet. Additional cost savings can be expected in future years because the purpose of the program is to provide an ongoing framework for continuous improvement. An example of this is "waterless urinal" technology, which was investigated as part of our efforts to improve water efficiencies. Based on a pilot program conducted this August, Janssen is moving forward with converting all 38 urinals within the facility to this technology. This upgrade is projected to save 940,000 gallons of water per year, which will result in an \$10,800 savings in water and sewage treatment costs.

The total cost of LEED EB implementation was approximately \$145,000, which included the entire cost of J&J-required Building Recommissioning. The only Capital cost in this project consisted of a \$21,000 air handler upgrade to install CO2 monitors to enhance indoor air quality. Annual cost savings from Building Systems recommissioning total \$70,000 per year, which serves to pay back the project costs in approximately 2 years.

4.0 Reproducibility of Program:

The following activities are underway to communicate this initiative:

- A) The USGBC will formally recognize Janssen's LEED-EB Silver achievement in November 2004 at their annual meeting in Oregon.
- B) The USGBC is developing a Case Study on this project to promote LEED EB.
- C) The New Jersey Chapter of the USGBC is very interested in promoting the success of the Janssen project and plans to highlight our project at a meeting in early 2005.

- D) Communications regarding this achievement have been sent to J&J Environmental Affairs and J&J Worldwide Energy Management.
- E) The attached spreadsheet is being submitted to J&J Worldwide Environmental Affairs for posting on their website.

5.0 Vision of the Future:

- A) Continuous monitoring to sustain the gains of the program is underway and monitored on a quarterly and annual basis; (see attached spreadsheet).
- B) Continuous improvement opportunities are also assessed on a quarterly and annual basis; (i.e. the waterless urinal project, discussed in Section 3.0 above).
- C) Communications inside and outside J&J will be ongoing and will encourage other companies to adopt best environmental practices for their sites, and perhaps also seek LEED EB certification.