JOHNSON & JOHNSON WORLD HEADQUARTERS
NEW BRUNSWICK, NJ

25% energy reduction
30% increase in recycling
1,320 panel solar array

New purchasing and management policies

LEED® Facts
Johnson & Johnson World Headquarters
New Brunswick, New Jersey

LEED Existing Buildings Certification awarded December 17, 2009

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<td>Water Efficiency</td>
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*Out of a possible 92 points
Johnson & Johnson’s World Headquarters Awarded First LEED Existing Buildings Gold Certification in New Jersey

PROJECT BACKGROUND
Johnson & Johnson began setting environmental goals in 1987, and in 1999 established a goal to reduce CO₂ emissions from facilities worldwide by 7 percent in absolute terms by 2010. In an effort to reach this goal they improved energy efficiency, established on-site cogeneration and renewable-energy projects, used green power and purchased carbon offsets. J&J recently proved their commitment to sustainability by obtaining LEED Certification for their World Headquarters building, which was designed by I.M. Pei and built in the early 1980s. The facility was originally built with an all electric heating and cooling system and limited operating flexibility. An energy reduction initiative project began in 2002 after an intensive energy audit and facility condition audit yielded an initial ENERGY STAR score of 52. J&J originally participated in the LEED EB pilot in 2002, but had difficulty meeting the water and energy reduction requirements. Over the next several years they concentrated on improving those two areas.

PROJECT CHALLENGES/SOLUTIONS
Coupled with the need to replace worn out facilities equipment, the facility management team put in place a long term strategic capital improvement plan to upgrade the building’s infrastructure with the most technically advanced and energy efficient equipment available. In addition to installing energy efficient equipment, the new design would enable facility operators the ability to optimize the indoor environment to match the needs of the occupants.

A number of projects were completed, including central utility, chiller plant, cooling tower, and direct digital control upgrades. A 234 kW photovoltaic elevated tracking system was installed on the upper level of the parking deck, which can provide anywhere from 3-15% of the entire building’s power depending on the time of year. Solar window film, high efficiency electrical transformers, and general office lighting occupancy sensors were also installed. All of the 24/7 air conditioning loads supplied by the central chiller plant were evaluated and replaced with smaller dedicated HVAC systems enabling the chiller plant runtime to be reduced by 5,000 hours per year. J&J replaced 300, 175 watt metal halide lamps in the parking deck, which operates 24/7, with 85 watt Phillips QL induction lamps. The cumulative results of these projects enabled the reduction of the buildings overall energy consumption by 25%, yielding an improved and label qualifying ENERGY STAR score of 85.

In addition to energy efficiency, the operations and maintenance team looked to incorporate additional sustainable practices under the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) Existing Buildings Program.

LEED STRATEGIES & RESULTS
Highlights of green features include:
- Reduction in water use on a daily basis.
- Use of renewable, efficient and clean sources of energy.
- Purchase of green products; from cleaning supplies to computers.
- Robust recycling program, which increased recycling efforts by 30%.
- Tools to help employees implement green practices at work and at home.
- Forward-looking building design and use of natural materials.
- Composting cafeteria waste.

New campus policies include:
- SS Credit 3 - Integrated Pest Management, Erosion Control, and Landscape Management Plan
- WE Credit 4.1 - Cooling Tower Water Management Plan
- MR Prerequisite 1 - Sustainable Purchasing Policy
- MR Prerequisite 2 - Solid Waste Management Policy
- IAQ Prerequisite 3 - Green Cleaning Policy
- IEQ Credit 1.1 - IAQ Best Management Practices - IAQ Management Program
- IEQ Credit 2.1 - Occupant Comfort - Occupant Survey

ABOUT JOHNSON & JOHNSON
Johnson & Johnson is one of the world’s most respected manufacturers of pharmaceuticals, medical devices, and consumer packaged goods. All our environmental accomplishments reinforce our commitment to Our Credo, which states that we must “maintain in good order the property we are privileged to use, protecting the environment and natural resources.” To learn more about what Johnson & Johnson is doing to protect the environment visit www.jnj.com/connect/caring/environment-protection.

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