

**TC 7.3 Operations and Maintenance Management  
Program Sub-Committee  
Attachment 1**

**Program Planning and Idea Backlog**

Program Planning

<b>Number</b>	<b>General Topic/ Program Title</b>	<b>Chair</b>	<b>Program Type:</b>	<b>Notes</b>	<b>Status</b>
S-2013-1	The cost of churn: how to manage facilities staff turnover	Jim Wilson	<b>Seminar</b>	Targeted for Seattle  Capitalize on APPA study indicating that O&M budgets have been reduced by as much as 40% in the last several decades.  Make a business case for maintenance budgets  How to get buy-in for maintenance as an essential component of sustainability.	Open  Follow-up Required
<del>S-2013-2</del>	<del>What is the difference between turning over a building and IPD or “Beyond IPD: the next steps”</del>	<del>Sonya Pouncy</del>	<del><b>Seminar</b></del>	<del>Targeted for NY  “Designing for Maintenance: The Owner’s Perspective” Steven Pataki of Toronto Cricket, Skating &amp; Curling Club  “The Ideal Project Turnover Process: Striving for Successful Operation” Gary Bloom of ORNL  “How Project Delivery Method Impacts Project turnover &amp; Operations” Matthew Mullen of EMCOR</del>	<del>Complete  Seminar #59</del>

S-2013-3	What does OPMP measure?	Bob Baker	Seminar	Targeted for Seattle  What does OPMP Measure? Is it measuring the right things?  Look at the 4 areas of knowledge measured	Not Accepted
S-2013-4	Role/Importance/Significance of SOO	Michael Bobker  Danny Taasevigen	Seminar	Targeted for Seattle; Possible co-sponsors: TC1.4, TC7.5, TC7.9  Controls industry is not great at establishing SOO because they know little of HVAC  The role of SOO in the turnover and maintenance of a building  The role of SOO in commissioning and documentation  Building retuning protocol; POTENTIAL SPEAKER = Ron Underhill of PNNL	Open
S-2013-5	DDC/Modern Analytics	Cedric Trueman  Frank Chadpore of TC 1.4  Ron Burnstein & Charity Young of Guideline 13	Seminar	Targeted for Seattle  How to use information from DDC to diagnose & manage bldgs?  How much data can a DDC system handle?  What information is needed to manage a bldg, how much information is needed, how much information is too much?	Open

S-2013-6	Analyzing Bldg Performance to Guide/Direct Maintenance	for Danny Taasevigen		<p>Targeted for Seattle</p> <p>How to use a BAS to analyze bldg data; POTENTIAL SPEAKER= Bill Koran (ECAM author) of PNNL</p> <p>Large bldg (with BAS) retuning with the ECAM Tool ; POTENTIAL SPEAKER= Ron Underhill of PNNL</p> <p>Small bldg retuning / Sensor suitcase automated RCx for small bldgs; POTENTIAL SPEAKER = Jessica Granderson of LBL</p> <p>Optimizing bldg systems with “auto-implement” tools</p>	In Process
S-2013-7	VRF Systems	Matt Mullen Possible co-sponsor TC7.8 (Keith Rhiel)	<b>Seminar</b>	<p>Targeted for <del>Seattle</del></p> <p>How to optimize a VRF system’s performance</p> <p>What are owner experience with VFR Systems</p> <p>Look at the ASHRAE HQ bldg</p>	Open
S-2013-8		Bob Baker  Mike Gallagher  Davidge Warfield	<b>Workshop or Seminar</b>	<p>Targeted <del>for Chicago</del></p> <p>O&amp; M considerations in the design of utility incentive programs</p> <p>Performance based incentive programs with M&amp;V</p>	In Process

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W-2014-2	RP1609 Feedback	Rob Hitchcock with GPC 20 facilitators	Workshop	Target City:	<del>Seattle</del> The Feedback Loop: ASHRAE Research Project 1609 in the Making Rob Hitchcock with facilitators from GPC 20	In Process
W-2014-3	How do we incorporate energy management into O&M management?	Sonya Pouncy (Michael Khaw)	Seminar	Target City:	<del>Chicago</del> How to incorporate energy management into O&M management?  What is the impact of building energy labeling on O&M activities and management?	In Process
				Topic 1:		
				Speaker 1:		
				Topic 2:		
				Speaker 2:		
				Topic 3:		
				Speaker 3:		

W-2014-4	IEQ Metrics	Michael Bobker		Target City:  Topic 1: Speaker 1:  Topic 2: Speaker 2:  Topic 3: Speaker 3:	Author(s) of the Performance Measurement Protocol  Member of IFMA  Member of BOMA	Open
W-2014-5	Univ. of Cincinnati's "Intelligent Maintenance" and the NSF/university collaboration; consider the difference between industrial and property maintenance	Michael Bobker		Target City:  Topic 1: Speaker 1:  Topic 2: Speaker 2:  Topic 3: Speaker 3:		Open

W-2104-7	What is the contractors' interpretation of Std 180?	Sonya Pouncy  (Richard Danks)		Target City:  Speaker 1: Speakers 1:  Speaker 2: Speakers 2:  Speaker 3: Speakers 3:		Open
W-2015-1	Does ASHRAE HQ comply with Std 180  Or Complying with ASHRAE Std 180: How the ASHRAE HQ Does It	B. Baker	Seminar	Target City:  Speaker 1: Topic 1:  Speaker 2: Topic 2:  Speaker 3: Topic 3:	Atlanta  Baker  HQ Facility Manager	New

W-2015-2	<p>"The Reports of My Death have been Greatly Exaggerated"</p> <p><i>Note this may be the 1<sup>st</sup> of a "myth buster" series</i></p>	Mina Agarabi	Seminar TC-6.1	<p>Target City:</p> <p>Speaker 1: Topic 1:</p> <p>Speaker 2: Topic 2:</p> <p>Speaker 3: Topic 3:</p>	<p>Orlando</p> <p>Mina Eliminating the premature death of residential boilers</p> <p>Commissioning and Operating a Boiler for Longevity</p>	New
W-2015-4	Resolved: The Quality of Maintenance Has No Impact on Equipment Energy Efficiency	B. Baker	Debate	<p>Target City:</p> <p>Speaker 1: Topic 1:</p> <p>Speaker 2: Topic 2:</p>	<p>Orlando</p> <p>Baker Con ( may use Report of Work Order 32 from CA)</p>	New
W-2015-5	What maintenance and operational changes should be done before installing advanced technologies to improve success?	Mina Agarabi	Seminar	<p>Target City:</p> <p>Speaker 1: Topic 1:</p> <p>Speaker 2: Topic 2:</p> <p>Speaker 3: Topic 3:</p>	Orlando	New

W-2015-6	Financing Maintenance	B. Baker Mina Agarabi	Seminar TC 7.8	Target City:  Speaker 1: Topic 1:  Speaker 2: Topic 2:  Speaker 3: Topic 3:	Atlanta  Incentive Programs  Performance Contracts  Establishing a Maintenance Budget	New
W-2015-7	Occidental College on Commissioning	B. Baker	Seminar TC 7.0	Target City:  Speaker 1: Topic 1:  Speaker 2: Topic 2:  Speaker 3: Topic 3:	Orlando  Commissioning as a precursor to O&M activities  Occidental College case studies	New

W-2105-8	Optimizing Building Operations	Mina M. Bobker	Seminar TC 7.6 TC 7.8	Target City:  Speaker 1: Topic 1:  Speaker 2: Topic 2:  Speaker 3: Topic 3:	Atlanta  Evaluating equipment/building performance using utility data  Using energy data to diagnose building issues  Using bEQ and Other Ratings to Drive Building Operation	New
W-2015-9	Ways That Good Maintenance Saves Money			Target City:  Speaker 1:  Topic 1:  Speaker 2: Topic 2:  Speaker 3: Topic 3:	Hartford Steam Boiler either David Tine or Douglas Dobles (see Matt Mullen for additional contact info)  Impact of Boiler Maintenance on Insurance Premiums  IRI	

Ideas

How to design for zero maintenance	Does IAQ depend on O&M?	What are the best O&M practices for VRF systems?
O&M for YEA	How to operate with no documents?	Narrowing knowledge gap between O&M staff, design
What budgets should I expect?	Owner's perspective on Standard 180	How to improve O&M processes for productivity
How to ensure owners know what they're getting in O&M contracts	How can diagnostics on equipment & systems impact O&M?	Use of info in O&M and need for info hierarchy structure (consistent info across platforms)
Ethics of system replacement recommendations (see related equipment death topic)	Should LEED Certification(NC, EB) carry downstream maintenance criteria & policies? (&Who)	Why you may blow your maintenance budget and what to do?
		What stops management companies from adopting S.180?
Is Commissioning part of Maintenance?	What is O&M impact on LC of residential & health	*Paper options for new chapter*
How to create culture appreciating the entire LC of a building	Why not to leave O&M out of "ESCO" contracts.	Should designers (or others) specify O&M?
Relationship of TOM (tuning, operations, and maintenance) with IAQ, Acoustics, Energy, and Sustaining Features.	How to design for zero maintenance	What are the best O&M practices for VRF systems?
	O&M for YEA	Narrowing knowledge gap between O&M staff, design
The TOM program as part of the OCxP program that is developed for both new and existing facility projects.	What budgets should I expect?	How to improve O&M processes for productivity
	How to ensure owners know what they're getting in O&M contracts	Use of info in O&M and need for info hierarchy structure (consistent info across platforms)
Effective Implementation of COBie (plus other Smart Building programs/tools and HP&IDR) and CMMS programs (success	Ethics of system replacement recommendations (see related equipment death topic)	Why you may blow your maintenance budget and what to do?
		What stops management companies from

with CMMS in both new and existing building) As a comment, it has been difficult to take data from building design and commissioning process and input into the owner’s CMMS, COBie does not seem to have reduced the hours of effort, but I “think” we have more accurate TOM program data.		adopting S.180?	
	Is Commissioning part of Maintenance?	*Paper options for new chapter*	
	How to create culture appreciating the entire LC of a building	Should designers (or others) specify O&M?	
		What is O&M impact on LC of residential & health	
	Does IAQ depend on O&M?	Why not to leave O&M out of "ESCO" contracts.	
How to operate with no documents?			
Case studies of successful and useful implementation of Systems Manuals, both printed, semi-electronic, and computer based systems manual that have been used by the TOM staff or service contractor using a hand-held devices (usually smart phone or small computer pad).	Owner's perspective on Standard 180		
	How can diagnostics on equipment & systems impact O&M?		
	Should LEED Certification(NC, EB) carry downstream maintenance criteria & policies? (&Who)		