

## Lessons Learned From O&M LEED Bldg.

- Maintenance Group not familiar with LEED and the types of materials/systems being installed.
- Personnel in facilities needing to understand the impact of making comfort changes and the affect that it can cause for the remainder of the building and its systems.
- O & M data is normally submitted a couple of months prior to the contract completion, which places the building in service before maintenance activation has been accomplished.
- As-built drawings are normally turned in close to contract completion. Building is operational before drawings have been placed in the system.
- Training on systems is completed with several members of the maintenance and operations staff, but entire staff may respond to trouble calls.
- Turning over buildings with operations/maintenance personnel that are not familiar with functionality of the facility.
- Building control system operational, building occupied, but not uploaded into EBI which operators can see remotely.

# Lessons Learned From O&M LEED Bldg.

## What we are Doing

- Start bringing in operations/maintenance team during the construction phase/commissioning to become familiar with facility.
- Maintenance point of contact at all the construction meeting to take back information that might benefit the group.
- Create an online maintenance manual, with submittal/shop drawing information that has been gathered throughout the project and ready at contract completion.
- Record videos of all training in the facility to issue disks to the maintenance/operations team on how the different systems operate. Extensive controls/equipment training.
- Establishing baseline (M&V Plan) energy usage for LEED facilities and use this information as a tool to maintain Building Efficiencies.

## Lessons Learned From O&M LEED Bldg. What we are Doing (cont'd)

- Going to have a general LEED training class for operations/maintenance team to get familiar with the process.
- Project Manager/Inspectors stay involved during warranty period to verify systems remain at optimum levels.
- Placed an Area of Emphasis in the facilities contract to maintain building efficiencies, to include training on facility systems and controls, routine maintenance and calibration of installed meters, sensors and controls.
- Working on updating MAXIMO to flag unique equipment in LEED buildings identified by the "LEED PM". Materials identified may include unique paint, carpet, recycled materials, filters, etc...