

SAS Implementation of ASHRAE 189.1-2011 Plans for Operation - Required for all FY16 and beyond Army and Army tenant projects (except DoD Medical) per Army 16 DEC 2013 SDD Policy Update

19-Aug-15

Section	Requirement	Task	By
10.3.2.1	Master Building Plan for Operation	Develop/Assemble Master Building Plan for Operation. Submit at construction closeout.	CxA
		Review design submittals for completion of the required DOR activities indicated in this document.	CxA
10.3.2.1.1	Site Sustainability portion of Master Building Plan for Operation: Maintenance and replacement procedures for vegetation and trees provided to comply with section 5.3 (shading of pavement and walls)	Call out all trees and vegetation required for compliance with project shading requirements on landscaping drawings. Include requirement for CTR to provide maintenance and planting data to CxA in specification for exterior plants.	DOR
		Assemble Site Sustainability portion of Master Building Plan for Operation	CxA
10.3.2.1.2	Water Use Efficiency portion of Master Building Plan for Operation:	Collect and store water use data	DPW
		Design building to include water measurement devices per 6.3.3.	DOR
		Provide water use benchmarks for measurement devices in the final design analysis.	DOR
		Develop procedures for tracking and assessing water use and the frequency for benchmark comparisons.	CxA
		Develop and provide initial building parameter input data for Energy Star Portfolio Manager (using OPR and other design analysis data) to DPW.	CxA
		Enter building into Energy Star Portfolio Manager database	DPW
		Develop a plan for collecting water usage data (Usage Reports).	CxA
		Develop a plan to assess building project water use efficiency.	CxA
		Assemble Water Use Efficiency portion of Master Building Plan for Operation	CxA
10.3.2.1.3	Energy Efficiency portion of Master Building Plan for Operation:	Collect and store energy use data	DPW

		Design building to include energy measurement devices per 7.3.3.	DOR
10.3.2.1.3.2		Provide energy performance benchmarks for measurement devices in the final design analysis.	DOR
		Develop procedures for tracking and assessing energy performance and the frequency for benchmark comparisons.	CxA
		Develop a plan for collecting energy usage data (Usage Reports).	CxA
		Develop and provide initial building parameter input data for Energy Star Portfolio Manager (using OPR and other design analysis data) to DPW	CxA
		Enter building into Energy Star Portfolio Manager database	DPW
		Develop a plan to assess building project energy performance.	CxA
		Assemble Energy Efficiency portion of Master Building Plan for Operation	CxA
10.3.2.1.4	Indoor Environmental Quality (IEQ) portion of Master Building Plan for Operation:	Collect and store IEQ data, perform ventilation system maintenance.	DPW
		Develop O&M Manual for ventilation system equipment and components per ASHRAE 62.1 2010 Section 8.2.	CxA
		Provide permanent outdoor airflow measurement devices per ASHRAE 189.1 section 8.3.1.2.1.	DOR
10.3.2.1.4.1		Develop procedures document for implementing outdoor airflow monitoring program. Include requirements of 10.3.2.1.4.2.	CxA
		Develop procedures document for implementing indoor air quality monitoring program. Include requirements of 10.3.2.1.4.5.	CxA
		Assemble IEQ portion of Master Building Plan for Operation	CxA
10.3.2.1.4.6	Building Green Cleaning Plan portion of Master Building Plan for Operation:	Include requirement in specifications for CTR to provide O&M data submittals to CxA for cleaning and maintenance instructions for all building interior floor finishes, walk-off mats, plumbing fixtures, toilet partitions, toilet accessories, countertops and casework, all food service equipment and surfaces.	DOR

		Assemble these submittals in Building Green Cleaning Plan portion of Master Building Plan for Operation	CxA
		Coordinate with Cleaning Service Provider to develop Building Green Cleaning Plan	DPW
10.3.2.2	Maintenance Plan	Collect and store maintenance data, perform maintenance.	DPW
		Develop Maintenance Plan for building mechanical, electrical, plumbing and fire protection systems IAW ASHRAE Standard 180. Submit at construction closeout.	CxA
10.3.2.3	Service Life Plan	Document estimated service life (including maintenance frequency and access) of building and site assemblies. Provide in the final design analysis.	DOR
10.3.2.4	Transportation Management Plan	Design all projects with parking facilities to include preferred parking for carpools and vanpools.	DOR
		Design all projects to include bicycle storage if bicycle transportation is feasible at building.	DOR
		Master plan for bicycle transportation	DPW
10.3.2.4.2	Benefits to owner-occupied building employees	Offer employee incentives, telework or rideshare/carpool program	USER