Staying Current with ASHRAE's Standards Activities

Keeping track of the latest standards actions by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) is as easy as joining a mailing list.

ASHRAE offers two options for those wanting news of the latest actions. Anyone interested in the Society's Standards Project Committees or U.S. Task Advisory Groups (TAGs), which develop international standards, can request to be placed on an Interested Person's List for that specific committee or group.

Those on the list receive copies of standards action notices published in *ASHRAE Journal*. Notices are mailed when a draft document is available for public review; a standard or guideline is published; special meetings are scheduled for project committees or TAGs between official ASHRAE meetings; and official interpretations of published standards are released. There is no charge to be included on the list.

ASHRAE's Committee Information Mailing Lists require an annual subscription, which runs from July 1 through June 30. Subscribers receive items circulated by members of a specific project committee or TAG, including committee rosters, meeting agenda and minutes, and working and public review drafts. Fees are established based on the estimated volume of committee-generated documents for the subscription year.

For more information, or to see if a project committee or TAG has a Committee Information Mailing List, contact ASHRAE's Standards Section at 404-636-8400; fax: 404 321-5478; or E-mail: *standards.section@ashrae.org*.

Those wanting the latest information about standards actions also can find details at ASHRAE Online at *www.ashrae.org*. Click on the Standards link under the ASHRAE Activities section, then follow the Standards Actions link.

These options are not limited to ASHRAE members. Anyone interested in a standard can keep abreast of changes or proposed revisions through ASHRAE Online or by joining one of the mailing lists.

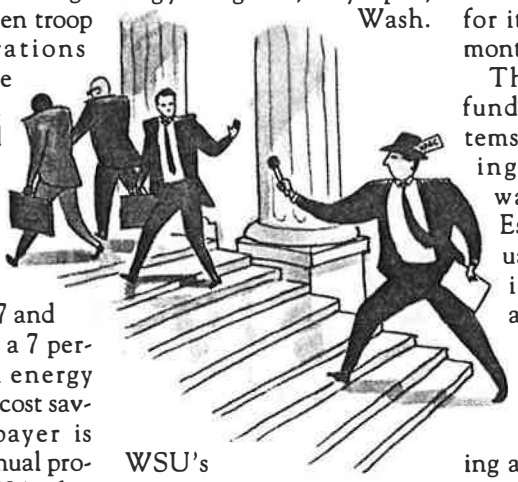
Behavior-Based Efficiency Program

Saves Over Half Million Dollars

The Fort Lewis Army Installation, Tacoma Wash., has undertaken a behavioral-based Resource Efficiency Manager (REM) program that involves troop units and family housing areas at the installation. Employing conservation practices and energy savings competitions between troop units, better operations and maintenance procedures, and customer-focused energy conservation policies, the program saved 166,993 MBtu of energy compared —to fiscal year 1997 and was responsible for a 7 percent reduction in energy use. The associated cost savings for the taxpayer is $591,155. At an annual program cost of $91,781, this program is an outstanding investment.

The Fort Lewis REM program is currently entering its third year and is gaining a wide range of interest from a number of Dept. of Defense installations; utilities; private sector; and other federal, state, and local governments.

The REM program was developed and is operated by Washington State University (WSU) Cooperative Extension Energy Program, Olympia, Wash.



WSU's program responsible for REM efforts is the Total Efficiency Network. The WSU Cooperative Extension Energy Program has pioneered a behavioral-based resource reduction program for large federal facilities that is capable of typically providing a return-on-investment of 300 to 400 percent.

According to Charles Howell, WSU's permanently sited resource efficiency manager at Fort Lewis, "In fiscal year 1998, Fort Lewis took a giant step in efforts to reach federally mandated goals of 35 percent energy reduction by 2005. Since 1985, Fort Lewis has reduced energy consumption 16 percent, and the amount of energy saved is equivalent to the total annual energy use of 1835 Washington homes." The Fort Lewis REM program was started in November of 1997 with one year of funding with a Dept. of Energy FEMP grant administered by the Seattle Regional Support Office. The idea was to fund it for one year with the hope that the savings would continue to fund the EM program. The program has indeed saved a considerable amount of resources and has been easily paying for itself over the past 17 months.

This innovative, self-funding program is a systems approach to managing a facility's energy, water and solid waste. Essentially, an individual is placed at a large installation to work along side other civil service energy staff to focus efforts in four major areas:

- Resource accounting and sub-metering projects
- Energy policies and incentive programs
- Building Energy Monitor Programs (BEMs)
- Installation-wide training and promotion
- Measure and monitor

continued on page 16

NEWS & ANALYSIS

continued from page 13

energy use

According to Curtis Framel, FEMP energy coordinator, "The Fort Lewis Army Installation is the first large federal installation to utilize this innovative program. We always knew this program worked well in school districts and local government buildings that spend at least $1 million annually on resources. We were very eager to partner with Washington State University and Fort Lewis to try it in an entirely different organization with energy expenditures over $10 million annually." WSU utilized a proven resource management model that was started in the early 1990's in the Pacific Northwest exclusively for school districts. The Fort Lewis energy staff was helpful in recommending a number of ongoing modifications so the program was adaptable to a military setting.

According to Scott Wolf, Total Efficiency Network manager and main organizer of the Fort Lewis Resource Efficiency Manager program, "Facilities supporting Resource Efficiency Manager Programs have reached higher levels of operational efficiency, making them environmentally cleaner and more economically cost-effective. I've never seen a facility save much energy without a full-time, dedicated energy *champion*. The REM program provides this champion and creates other champions within the organization. For example, prior to the REM program, Fort Lewis had only 20 active building energy monitors (BEMs). Now, there are 170 BEMs that are the eyes and ears of the facility to manage energy in the 4500 buildings at Fort Lewis. This represents a tremendous amount of on-site leveraging of human resources. Each month, these BEMs have an opportunity to receive a variety of training from the appointed REM.

The funding for the position is decoupled from the Fort's full-time employee funding and staffed with a contract position. The REM works very closely with Fort Lewis employees and reports fairly high up in the organization for increased effectiveness. Eventually, the position transitions to do more energy project identification and project management. Energy projects done under performance contracting or a utility Demand Side Management (DSM) program can actually take place before, during, or after a REM program is started. To illustrate this point, Fort Lewis actually started its REM program in the last year of a five-year stretch of DSM projects.

Support for this program has come from the Federal Energy Management Program, Pacific Northwest National Laboratory, and the Civil Engineering Research Laboratory. It makes no difference if the facility is a training center, builds submarines or houses soldiers and their civilian spouses. Resource Efficiency Manager programs offer an economic advantage for demands in the coming millennium. For additional information contact any of the following sources:

Scott Wolf, Washington State University, Total

continued on page 18

continued from page 16

Efficiency Network, (888) 634-2558 or visit the Website for written material about REM *http://www.energy.wsu.edu/ten/*

Curtis Framel, FEMP, DOE Seattle Regional Support Office, 206-553-7841

Jerry Dion, FEMP Headquarters, 202-586-9470

Bill Sandusky, Pacific Northwest National Laboratory, 509-375-3709

Roch Duecy, USA Civil Engineering Research Laboratories, 217-398-5222

Matt Kelly, Southwest Division Naval Facilities Engineering Command, 619-532-2092

Source: FEMP Focus newsletter, May/June 1999 issue.

BOMA Tenant Survey Results

In last month's HPAC Engineering, BOMA International shared results from a tenant satisfaction study showing that HVAC issues—office temperature and the inability to control a suite's temperature—were the *only* features to show up on both the list of "most important" amenities and the list of items where tenants are least satisfied. While it's clear that property managers and suppliers should feel challenged to update buildings' existing HVAC systems or work with tenants to help them make better use of their existing systems, they shouldn't feel alone.

"Property Australia," published by the Property Council of Australia (BOMA's affiliate down under), reported in June 1999 that Resolve Facilities Management, which manages $9 billion worth of property in Australia, compiled a survey of the top 10 most common tenant problems.

The number one complaint was air conditioning.

The study covered more than 566,000 sq ft of lettable area in more than 170 skyscrapers and other properties throughout New South Wales. Fifteen hundred company tenants and an estimated 40,000 employees, covering the period from January 1, 1998 to December 31, 1998, were drawn from Resolves' Property Service Centre. The data were drawn from 1.46 million centre actions over the period, not all of which were complaints. Over the period, almost 20,000 defects were recorded. That said, complete results were:

- 1) Air conditioning—too hot/too cold: 27 percent
- 2) Building—damage to finishes, doors, etc.: 24 percent
- 3) Electrical—blown lights, other faults: 22 percent
- 4) Plumbing—blocked toilets, no water: 19 percent
- 5) Lifts (Elevators): 2 percent
- 6) Fire alarms—false alarms: 1.9 percent
- 7) Security/access: 1.9 percent
- 8) Cleaners: 1 percent
- 9) Building maintenance units: 0.1 percent
- 10) Other: 1.1 percent

Source: BOMA International, Washington, D.C.

AC Info-dex, p. 157