

BOMI

Building Owners and Managers Institute



HIGH-PERFORMANCE SUSTAINABILITY BUILDING PRACTICES

High-Performance Sustainable Building Practices identifies the critical no-cost and low-cost sustainable initiatives that every building professional can start implementing now. Throughout this course, you will learn how to effectively optimize and apply sustainable best practices, which cover every aspect of the built environment, to drive operational efficiencies for a high-performance building.

Upon successful completion of this course, learners will be able to:

- Implement benchmarking protocols and strategies to improve operational performance and reduce energy demand and use
- Explore sustainable opportunities to improve building operations in areas including energy, lighting, water use, building envelope, waste management, and other critical areas
- Build an effective sustainable operating plan with a focus on purchasing, green cleaning, indoor air quality, fundamentals for interior and exterior maintenance, and vendor management
- Engage stakeholders, including occupants, vendors, and owners and investors, to ensure adoption and full integration of high-performance initiatives

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Chapter 1: The Rationale for Sustainable Practices in the Built Environment

- Introduction
- Commercial Real Estate's Contributions to High-Performance Workplaces and Sustainability
- The Value of Sustainable Practices
- Stakeholders and the Implementation of Sustainable Practices
- Building a Case for Sustainable Practices
- Sustainable Practices and High-Performance Trends
- Summary

Chapter 2: Benchmarking to Improve Energy Performance

- Introduction
- Overview of Energy Benchmarking in Rating Systems
- Submetering to Improve Energy Performance
- Benchmarking Strategies to Improve Energy Performance
- Benchmarking Challenges
- Regulatory Influences for Energy-Efficient Operations
- Summary

Chapter 3: Sustainable Building Enclosures

- Introduction
- Measuring the Performance of Building Enclosure Components
- Building Enclosure Operations and Maintenance: Best Practices
- Enclosure Performance Impacts
- Façade Initiatives
- Window Initiatives
- Roofing Initiatives
- Summary

Chapter 4: The Indoor Environmental Quality Directive

- Introduction
- Sustainable Interior Initiatives
- Building and Interior Space Design
- Product Selection and Construction Practices for Environmental Health
- Protecting Building Interiors from Contamination
- Operational Practices for Environmental Health
- Global Guidelines and Standards to Support Sustainable Interiors
- Summary

Chapter 5: Monitoring and Optimizing Systems for High-Performance

- Introduction
- Electric Energy Use Trends
- Data Sources for Building Energy Management
- Metering Energy Consumption
- Energy Measurement and Monitoring
- Energy Audits
- The Role of Commissioning in Energy Management
- Indoor Environmental Quality
- Systems Maintenance
- Summary

Chapter 6: High-Performance Lighting Systems

- Introduction
- High-Performance Lighting: Application Areas, Sources, and Levels
- Lighting Retrofit Goals for High-Performance
- Steps in Performing a High-Performance Lighting Retrofit
- Lamp Replacement Plan as a Retrofit Option
- Daylighting
- Lighting Control Systems
- Return on Investment
- Retrofit Stakeholder Engagement and Training
- High-Performance Lighting Trends
- Summary

Chapter 7: Water Efficiency Practices for Existing Buildings

- Introduction
- Water Distribution Systems
- Cooling Towers
- Distribution System Audits, Full-Scale Water Audits, and Leak Detection and Repair
- Water Efficiency Checklist for Facility Managers
- Summary

Chapter 8: Renewable Energy Sources

- Introduction
- High-Performance Energy Management
- Types of Renewable Energy
- Solar Energy
- Wind Power
- Evaluating Renewable Energy Solutions
- Summary

Chapter 9: Operations and Maintenance in a High-Performance Environment

- Introduction
- The Value of Green Cleaning
- Green Cleaning Practices and Products
- Green Cleaning Plans
- Integrated Pest Management
- Indoor Air Quality Sustainable Maintenance Practices
- Sustainable Exterior Maintenance
- Sustainable Practices for Construction Projects
- Corporate Sustainability Goals for Facilities Management
- Vendor Performance
- Training for High-Performance Success
- Summary

Chapter 10: Creating a Strategy for Sustainable Transportation Solutions

- Introduction
- Measuring Your Carbon Footprint for Transportation
- Sustainable Transportation Resources
- Occupant and Employee Sustainable Transportation Use
- Sustainable Transportation and Parking
- Summary

Chapter 11: Tenant and Occupant Engagement Strategies for Sustainable Initiatives

- Introduction
- Sustainability Drivers and Commitment Levels
- Aligning Building Stakeholder Sustainability Goals
- Tenant Communication Practices
- Low-Cost Methods for Communicating Sustainability Efforts
- Tenant Engagement Plans for Sustainability Initiatives
- Incentive Programs to Motivate Tenant Engagement in Sustainability
- Summary

Chapter 12: Sustainable Procurement of Durable and Consumable Products

- Introduction
- Product Selection for Sustainable Building Interiors
- Sustainable Product Categorization
- Think Twice about Making the Purchase
- Using Ecolabels for Sustainable Products and Services
- Ecolabel Standards for Service Providers
- Creating a Sustainable Purchasing Policy
- Implementing Sustainable Purchasing
- Waste Management
- Summary

Chapter 13: Financial Tools for Driving High-Performance Initiatives

- Introduction
- Distinguishing between Capital and Operating Budgets
- Key Financial Metrics for Operating Expenditures
- Leveraging Operating Expenditures
- Leveraging Rebates, Incentives, and Credits
- Performance Contracting
- Summary

Chapter 14: Action Plan for High-Performance Sustainable Building Practices

- Chapter 1 Action Plan: Build Your Business Case
- Chapter 2 Action Plan: Highlight the Power of Benchmarking
- Chapter 3 Action Plan: Draft a Property Operations Report(POR)
- Chapter 4 Action Plan: Develop an IAQ Management Plan
- Chapter 5 Action Plan: Improve IEQ Assessments
- Chapter 6 Action Plan: Propose a High-Performance Lighting Solution
- Chapter 7 Action Plan: Explore Water Reduction Opportunities
- Chapter 8 Action Plan: Assess Feasibility for Renewable Energy Retrofits
- Chapter 9 Action Plan: Brainstorm Reporting Requirements for Vendor Contracts
- Chapter 10 Action Plan: Offer Incentives for Transportation Alternatives
- Chapter 11 Action Plan: Develop a Tenant Engagement Plan
- Chapter 12 Action Plan: Engage in Waste Management Initiatives
- Chapter 13 Action Plan: Budget with Strategy