



GovEnergy

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The Premier Energy Training Workshop
and Trade Show for Federal Agencies

A River of Energy Solutions

How to Incentivize Your Maintenance Staff

Operations and Maintenance for Improved Building
Performance

Smithsonian Institution at a Glance

- 12 million square feet
- 19,000 acres
- 769 facilities
 - 19 museums
 - 9 research centers
- Located in 8 states,
Washington, D.C.,
Panama, Chile, Belize



View from the Kathrine Dulin Folger rose garden from the Castle

Functions

- Office of Facilities Management and Reliability
 - Building management and operations
 - Inspection, testing, maintenance and minor repairs
 - Horticulture, pest control and grounds
 - Central transportation
 - AV
 - Mail

OFMR organization

- 850 in house staff
- 1:8 Supervisor to employee staff ratio
- Top 6 positions (125 job series total)
 - Building/facility service workers (250)
 - Building engineers/technicians (175)
 - Supervisors (120)
 - Crafts/trades (100)
 - Admin (75)

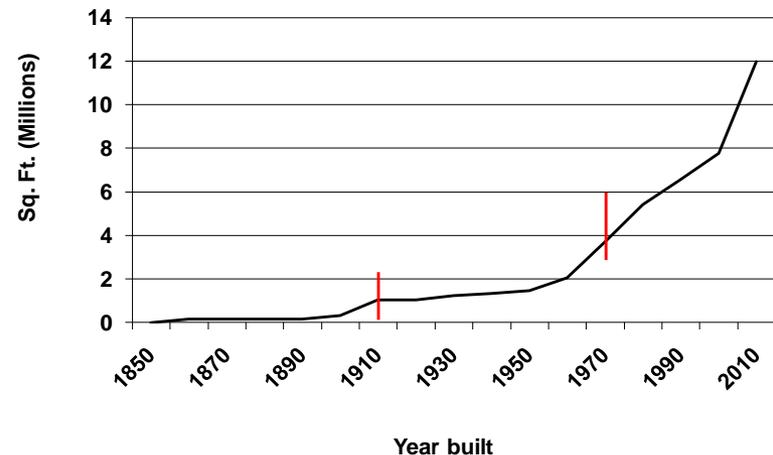
Challenges to Saving Energy

Facility issues

- Historic facilities
- Aging infrastructure and systems
- Underfunded maintenance



AIB: rust, peeling paint and salt build-up



Challenges to Saving Energy

Operational issues

- 137 million collection objects
- 6,000 staff + 5,000 volunteers
- 25 million visitors annually
- Open 364 days per year
- Evening special events
- 24 hour environmental control requirements



Star spangled banner



Tai Shan

O & M Success at Smithsonian

- Energy Action Team
- Retro-Commissioning

Management Practices

- Create and use a strategic plan
- Develop communication
- Use your workforce
- Organizational alignment

Specific incentives

- Training
- Certification
- Career ladders
- Awards
- Recognition

Contact Information

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