

Action Plan Template • BENCHMARKING

Action	Roles & Responsibilities	Implementation Dates							Notes
Once		Fill in implementation Date							
Install building automation system									
Calculate energy use baselines for buildings (partner with utility)									
Monthly		Fill in implementation Date							
Collect energy and water data by fuel type									
Convert site energy to source energy for standardized measurements									
Input energy use into Energy Management System (EMS)									
Compare monthly data by building and through time. Identify reasons for disparities									
Adjust O&M to fix unexpected changes from baseline									
Quarterly		Fill in implementation Date							
Bi-Annually		Fill in implementation Date							
Annually		Fill in implementation Date							
Review O&M changes as a result of benchmarking analysis									
Identify possible energy efficiency improvements									
Conduct teacher-led, student-conducted energy audits									
Training		Fill in implementation Date							
Train teachers on conducting energy audits with students and on energy curriculum									
Train O&M staff on new maintenance procedures									
Train facilities staff to conduct school energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days									
Communications		Fill in implementation Date							
Present benchmark results to stakeholders (e.g., students, teachers, school administrators, school board, facilities staff)									
Maintain adequate communication between central staff and building operators									
Other Actions		Fill in implementation Date							

Action Plan Template • LIGHTING—Page 1

Action	Roles & Responsibilities	Implementation Dates						Notes
Once		Fill in implementation Date						
Establish voluntary teacher/student program to turn off lights to save energy								
Install building automation system to monitor lighting energy use								
Commission or re-commission timer controls, photosensors, and motion sensors								
Install timer controls, photosensors, and motion sensors where appropriate, especially in occasionally used spaces								
- Consult the manufacturer manual for setting calibrations								
- All timer and sensor settings should be adjusted for school activities and for changing sunset/sunrise times								
- All sensor settings should be adjusted to turn off lights after 15 minutes of inactivity								
- Place contact information near the control in case occupants need assistance								
Install dimming ballasts if appropriate and compatible with lighting system								
Install LED lights on exit and emergency signs								
Daily		Fill in implementation Date						
Turn off lights in unoccupied rooms (work with teachers, students, and other building occupants to make this a habit through "lighting patrols" or other programs), if lighting monitor and control systems are not installed or functional								
Turn off all lights at night with the exception of security lights and exit signs, as safety considerations allow, if lighting monitor and control systems are not installed or functional								
Turn outdoor lights off selectively, as safety considerations allow, if lighting monitor and control systems are not installed or functional								
Delay turning lights on in the morning until staff arrive, if lighting monitor and control systems are not installed or functional								
Monthly		Fill in implementation Date						
Check that all interior and select exterior lights are turned off during nights								
Analyze lighting building automation system for opportunities to decrease lighting electricity use								
Check for broken lamps and replace								
Check settings for timer controls, photosensors, and motion sensors								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare lighting energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Consider installing window blinds and window films to reduce the amount of solar heat loss or gain (depends upon the season)								

Action Plan Template • LIGHTING—Page 2

Action	Roles & Responsibilities	Implementation Dates						Notes
Bi-Annually		Fill in implementation Date						
Clear outdoor lights of overgrowth by trees and shrubs								
Evaluate daylighting in summer and winter to identify differences. Compare strategies with heating/cooling to determine whether daylighting is effective								
Consider installing window film to reduce heat gain in the summer								
Annually		Fill in implementation Date						
Conduct delamping survey to decrease lighting use where lights are not necessary or where daylighting can replace lights								
Check relamping schedule and replace lights with decreased output, or conduct group relamping. Determine the cost-effectiveness of individual or group relamping and act accordingly (dispose lamps according to local waste regulations)								
Evaluate opportunities to upgrade to more efficient lighting (T-12 to T-8, incandescent to CFL and mercury to metal halide)								
Clean lights, fixtures, and luminaires								
Replace light coverings (diffusers) as they age, if necessary. Aged diffusers reduce light output								
Training		Fill in implementation Date						
Train facilities staff to conduct lighting energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Train facilities staff on how to use the Energy Management System (EMS)								
Train or hire qualified technicians for specialized equipment maintenance (e.g., ballasts, daylighting controls)								
Train teachers, students, or other staff on how to use sensors, timers, and dimmers if these systems are installed in the school								
Communications		Fill in implementation Date						
Communicate the importance of conducting lighting energy consumption comparisons with similar schools and season-to-season comparison								
Communicate the importance of maintaining notes on service records and electricity consumption for lighting								
Communicate lighting energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Remind teachers and students about the appropriate timer, photosensor, and motion settings								
Communicate to facilities staff, teachers, students, and staff the benefits of using window blinds and window films to reduce the amount of solar heat loss or gain (depends upon the season)								
Remind teachers and students about the importance of turning off lights during unoccupied periods								
Other Actions		Fill in implementation Date						
Install dimming ballasts to replace traditional ballasts. Ballasts last 7–10 years								

Action Plan Template • HVAC—Page 1

Action	Roles & Responsibilities	Implementation Dates					Notes
Once		Fill in implementation Date					
Establish expected HVAC system efficiency - Write down the expected efficiency of HVAC systems to use as a baseline - Add this information to maintenance plan documentation - Some efficiency measures to collect are: - EER or kW/ton of cooling equipment - Thermal efficiency or HSPF for heating equipment - Bhp for fans and pump motors - Expected air and water flows							
Determine type of economizer and proper operation both during benchmarking and at the installation of new equipment economizer - Collect information on the type of economizer installed in each system and document the intended operation in the maintenance plan - Type of controls: fixed dry bulb temperature setpoint, fixed enthalpy setpoint or differential dry bulb or enthalpy control - Note whether the economizer is intended for integrated (together with compressor) or non-integrated operation							
Commission, re-commission, or retro-commission HVAC system once for each season to identify baseline efficiency of HVAC system							
Daily		Fill in implementation Date					
Conduct overall visual inspection of all systems *							
Turn off or sequence equipment when unnecessary *							
Air Compressor							
Look for and report any system leakages *							
Check compressor lubricant level, color, and pressure. Compare with trended values *							
Drain condensate from tank, legs, and traps *							
Verify operating temperature is per manufacturer's specifications *							
Air Conditioning							
<i>Chiller</i>							
Check all setpoints for proper setting and function *							
<i>Cooling Tower</i>							
Check for clogging by making sure water is flowing in tower *							
Adjust all belts and pulleys *							
Controls							
Verify in control software that schedules and setpoints are accurate for season and occupancy *							
Heating							
<i>Boilers</i>							
Follow manufacturer's recommended procedures in lubricating all components. Compare temperatures with tests performed after annual cleaning *							

Action Plan Template • HVAC—Page 2

Action	Roles & Responsibilities	Implementation Dates						Notes	
Check steam pressure to make sure the variation in steam pressure is as expected under different loads. Wet steam may be produced if the pressure drops too fast *									
Check water level stability for unstable levels, which can be a sign of contaminates in feedwater, overloading of boiler, or equipment malfunction *									
Check burner for proper control and cleanliness *									
Check motor condition temperatures for proper function *									
Check air temperatures in boiler room. Temperatures should not exceed or drop below design limits *									
Verify the bottom, surface, and water column blowdowns are occurring and are effective *									
Keep daily logs on: - Type and amount of fuel used - Flue gas temperature - Make-up water volume - Steam pressure, temperature, and amount generated									
Look for variations as a method of fault detection *									
Check oil filter assemblies and clean/replace oil filters and strainers *									
Inspect oil heaters to ensure that oil is at the proper temperature prior to burning *									
Check boiler water treatment to confirm water treatment system is functioning properly *									
<i>Steam Trap</i>									
Test high-pressure steam traps (250 psig or more). Daily/weekly testing is recommended *									

Weekly		Fill in implementation Date						
Air Compressor								
Verify all pressure relief valves are functioning properly *								
Check belt tension and alignment for proper settings *								
Clean or replace intake filter pads as necessary *								
All air-consuming devices need to be inspected on a regular basis for leakage. Leakage typically occurs in: - Worn, cracked, or frayed hoses - Sticking air valves - Cylinder packing *								
Clean out debris and check operation *								
Air Conditioning								
<i>Chiller</i>								
Assess evaporator and condenser coil fouling as required *								
Compressor motor temperature per manufacturer's specifications *								
Check water quality for proper chemical balance *								
Conduct leak testing on all compressor fittings, oil pump joints and fittings, and relief valves *								
Check insulation for condition and appropriateness *								
Verify proper control function, including: - Hot gas bypass - Liquid injection *								

Action Plan Template • HVAC—Page 3

Action	Roles & Responsibilities	Implementation Dates						Notes	
<i>Cooling Tower</i>									
Check the condition of the fan motor through temperature or vibration analysis and compare to baseline values *									
Physically clean suction screen of all debris *									
Test for proper water concentrations of dissolved solids and chemistry. Adjust blowdown and chemicals as necessary *									
Operate make-up water float switch manually to ensure proper operation *									
Check for excessive vibration in motors, fans, and pumps *									
Check tower structure for loose fill, connections, leaks, etc. *									
Controls									
Check all gauges to make sure readings are as expected *									
Check control tubing (pneumatic system) for proper control and cleanliness *									
Check outside air volumes for proper function *									
Check temperature setpoints to make sure they do not exceed or drop below design limits *									
Verify the bottom, surface, and water column blowdowns are occurring and are effective *									
Assure that all deadbands are accurate and that the only simultaneous heating and cooling is by design *									
Heating									
<i>Boilers</i>									
Check flue gas temperatures and composition. Measure flue gas composition and temperatures at selected firing positions—recommended O ₂ % and CO ₂ %									
Fuel O ₂ % CO ₂ %									
Natural gas 1.5 10									
No. 2 fuel oil 2.0 11.5									
No. 6 fuel oil 2.5 12.5									
Note: Percentages may vary due to fuel composition variations *									
Check all relief valves for leaks *									
Check water level control and stop feedwater pump and allow control to stop fuel flow to burner. Do not allow water level to drop below recommended level *									
Clean pilot and burner following manufacturer's guidelines and examine for mineral or corrosion buildup *									
Check boiler operating characteristics. Stop fuel flow and observe flame failure. Start boiler and observe characteristics of flame *									
Inspect system for water or steam leaks and leakage opportunities. Look for: leaks, defective valves and traps, corroded piping, and condition of insulation *									
Inspect all linkages on combustion air dampers and fuel valves for proper settings and tightness *									
Inspect boiler for air leaks and check damper seals *									
<i>Steam Trap</i>									
Test medium-pressure traps (30–250 psig). Weekly/monthly testing is recommended *									
Others									
<i>Motors</i>									
Check the condition of the motor through temperature or vibration analysis and compare to baseline values *									

Action Plan Template • HVAC—Page 4

Action	Roles & Responsibilities	Implementation Dates					Notes
Monthly	Fill in implementation Date						
Compare HVAC energy consumption with similar school buildings seasonally, normalized for heating degree days							
Record sub-metered energy consumption monthly to check for unexplained changes and provide data for an overall energy audit							
Ensure that all doors and windows are closed when the air-conditioning or heating system is operating							
Maintain notes on the equipment service records and fuel consumption. Prepare the notes when the information is fresh							
Air Compressor							
Lubricate motor bearings to manufacturer's specifications *							
Depending on use and compressor size, develop periodic oil sampling to monitor moisture, particulate levels, and other contamination. Replace oil as required *							
Air Conditioning							
Air Conditioner. Check for the following: - Dirty filters and fans - Improper belt alignment and adjustment - Air leaks in equipment cabinets and ducts - Improper air damper operation - Dirty condenser and evaporator coils - Improper refrigerant charge							
Chiller							
Check the settings for the following equipment per manufacturer's specifications: - Vane control settings - Motor load limit control - Load balance operation - Chilled water reset settings and function - Chiller lockout setpoint *							
Cooling Tower							
Assure that all bearings are lubricated per the manufacturer's recommendation *							
Check motor supports and fan blades for excessive wear and secure fastening *							
Align the motor coupling to allow for efficient torque transfer *							
Look for proper positioning and scale buildup in drift eliminators, louvers, and fill *							
Controls							
Conduct thorough check of all sensors for temperature, pressure, humidity, and flow for expected values *							
Check time clocks for accuracy and clean *							
Heating							
Measure and record boiler combustion efficiency at least once a month during the heating season (Have a qualified technician perform boiler maintenance.)							
Track boiler fuel usage and boiler make-up water usage and compare it to similar months with similar schedules							

Action Plan Template • HVAC—Page 5

Action	Roles & Responsibilities	Implementation Dates						Notes	
Perform boiler routine maintenance (Have a qualified technician perform boiler maintenance.) - Check feedwater - Check for leaks, damages, or missing insulation									
For schools that use steam heating, check and maintain the steam trap									
<i>Boilers</i>									
Check blowdown and water treatment procedures to determine whether blowdown is adequate to prevent solids buildup *									
Measure and compare last month's readings for flue gas composition over entire firing range *									
Check combustion air inlet to boiler room and boiler to make sure openings are adequate and clean *									
Check pressure gauge, pumps, filters, and transfer lines. Clean filters as required *									
Check belts for proper tension and check packing glands for compression leakage *									
Check for air leaks around access openings and flame scanner assembly *									
Check all blower belts for tightness and minimum slippage *									
Check gaskets for tight sealing. Replace if they do not provide a tight seal *									
Inspect all boiler insulation and casings for hot spots *									
Calibrate steam control valves as specified by manufacturer *									
Check pressure-reducing or regulating valves for proper operation *									
Perform water quality test to check water quality for proper chemical balance *									
<i>Steam Trap</i>									
Test low-pressure traps. Monthly/annual testing is recommended *									
Repair or replace steam traps when testing shows there are problems. Typically, traps should be replaced every 3–4 years. When replacing, take the time to make sure traps are sized properly *									
<i>Others</i>									
<i>Motors</i>									
Assure that all bearings are lubricated per the manufacturer's specifications *									
Check packing for wear and repack as necessary. Consider replacing packing with mechanical seals *									
Align the motor coupling to allow for efficient torque transfer to the pump *									
Check and secure all motor mountings *									
Tighten connection terminals as necessary *									
Remove dust and dirt from motor to facilitate cooling *									
<i>Pumps</i>									
Assure that all bearings are lubricated per the manufacturer's recommendations *									
Check packing for wear and repack as necessary. Consider replacing packing with mechanical seals *									
Align the pump/motor coupling to allow for efficient torque transfer to the pump *									
Check and secure all pump mountings *									

Action Plan Template • HVAC—Page 6

Action	Roles & Responsibilities	Implementation Dates					Notes
Quarterly		Fill in implementation Date					
Air Conditioning							
Inspect air-conditioning fan bearings on older units every 3–6 months for excessive noise, vibration, or heat (signs of failure) and to lubricate the bearings							
Inspect tubing connections and fittings in the refrigerant loop for evidence of oil, which may indicate a leak. Tighten or replace fittings and check refrigerant charge							
Controls							
Check proper operation of thermostats considering the following factors: - Setback and setup temperatures - Start and stop times - Fan operation (i.e., always on) - Adequate dead band between cooling and heating operation (or manual changeover between heating and cooling mode) - Heat pumps controlled to use electric strip heaters only when necessary							
Update or recalibrate the Energy Management System (EMS) schedule according to building use							
Air Filters							
Replace air filters. Increase the frequency under severe operating conditions or when the economizer cycle is being used. Premium filters may require less frequent changing - Use the correct filter for the application - Include detailed filter specifications in the maintenance plan (filter dimension, filter media type, filter efficiency) - Shut off the fan before replacing the filter to prevent dirt on the filter from entering the duct system - Clean dirt from around the area around the filter housing - Ensure that the filter is properly fitted in its holder to prevent air bypass - Check fan belts for wear and correct tension and replace at least annually - Ensure filter is installed facing the proper direction relative to air flow (usually marked on filter housing) - Write filter size, quantity, efficiency inside or outside the unit to help ensure correct replacement filters are used - If the filter is damp or moldy, then try to find the source of the moisture and repair any leaks - Consider purchasing and using a complete air pressure testing kit							
Economizer							
Inspect, clean, and lubricate: - Check that dampers are not obstructed and dampers move freely. Observe the damper position under a range of outside air conditions (feel the economizer controls with your hands or an electric hair dryer) - Check the condition of damper seals to ensure that leakage is not excessive - Tighten and adjust linkage if necessary - Check movable economizer setpoints - Calibrate and clean sensors - Look for jumps in heating and cooling energy consumption, supply and exhaust air imbalances - Conduct ongoing diagnostic with an Energy Management System							

Action Plan Template • HVAC—Page 7

Action	Roles & Responsibilities	Implementation Dates						Notes
Fans								
Check fan, belts, and bearings: - Include information on how to test the belt tightness for each piece of equipment (based on manufacturer's recommendations) - Write the belt size and quantity inside or outside the unit to help ensure that the correct size is installed in the future - Check fan blades for dirt buildup, and clean accordingly - Check alignment of belt and pulleys using a straight edge, and adjust/replace if necessary - Check for noise, vibration, or heat from the bearing - Check fan blades for chips or cracks that may cause noise or vibration - Check fan current for accuracy								
Ducts								
Check cabinet access panels and duct connections for tight fit and air leaks. Seal any leaks and/or replace seals around access panel if necessary								
Heating								
Test boiler combustion efficiency (monthly during heating seasons) by flue gas analysis. Typical combustion efficiencies for standard boiler range from 70–85% depending on the firing rate of the boiler. Efficiency usually drops at lower firing rates. The efficiency for condensing boilers should be as high as 95% (Have a qualified technician perform boiler maintenance.)								
Conduct the following furnace operation checks: - Inspect for smooth ignition and proper flame color. Clean the burners if there are problems with the ignition or flame - Check for operation of limit devices or flame sensors - Check manufacturer's guidelines for proper operation - Test gas connections for leaks - Perform the AGA furnace heat exchanger leakage test annually (www.agae.org) - Inspect the flue for blockage - Repair or replace other components as necessary								
Clean the heat exchanger condenser and evaporator coils								

Bi-Annually		Fill in implementation Date						
Controls								
Conduct school energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Other								

Annually		Fill in implementation Date						
Air Compressor								
Inspect all couplings for proper function and alignment *								
Check all shaft seals for leakage or wear *								

Action Plan Template • HVAC—Page 8

Action	Roles & Responsibilities	Implementation Dates					Notes
Inspect airline filters. Replace particulate and lubricant removal elements when pressure drop exceeds 2–3 psid *							
Check and secure all compressor mountings *							
Air Conditioning							
<i>Chiller</i>							
Clean condenser and evaporator tubes as part of shutdown procedures *							
As required, conduct eddy current test to assess tube wall thickness *							
Clean evaporator tubes as part of shutdown procedures *							
Check all compressor motor and assembly alignments to specification. Check all seals and provide lubrication where necessary *							
Compressor oil system							
- Conduct analysis on oil and filter							
- Change as required							
- Check oil pump and seals							
- Check oil heater and thermostat							
- Check all strainers, valves, etc. *							
Assess proper water flow in evaporator and condenser *							
Add refrigerant as required. Record amounts and address leakage issues *							
<i>Cooling Tower</i>							
Remove all dust, scale, and algae from tower basin, fill, and spray nozzles *							
Inspect bearings and drive belts for wear. Adjust, repair, or replace as necessary *							
Check the condition of the motor through temperature or vibration analysis to assure long life *							
Heating							
<i>Boiler</i>							
Follow manufacturer's recommendation on cleaning and preparing waterside surfaces *							
Follow manufacturer's recommendation on cleaning and preparing fireside surfaces *							
Inspect and repair refractories on fireside and use recommended material and procedures *							
Remove and recondition or replace relief valves *							
Clean and recondition feedwater pumps. Clean condensate receivers and deaeration system *							
Clean and recondition system pumps, filters, pilot, oil preheaters, oil storage tanks, and other system components *							
Check hydraulic and pneumatic valves operation and repair as necessary *							
Make adjustments to ensure optimal flue gas composition. Record composition, firing position, and temperature *							
As required, conduct eddy current test to assess tube wall thickness *							
Controls							
Establish policies and procedures for maintaining temperature settings							
Inspect all access panels and gaskets, particularly on the supply-air side							
Calibrate all sensors for temperature, pressure, humidity, and flow *							

Action Plan Template • HVAC—Page 9

Action	Roles & Responsibilities	Implementation Dates						Notes
Compressors								
Measure the current draw on compressors and analyze the coil to see if moisture or acid are present (inexpensive temperature indicator tapes may be used to measure case temperature, a frequent precursor of compressor failure). Reference the manufacturer's guidelines for compressors								
Others								
Clean all electrical terminals. Check electronic controls and replace any defective parts *								
Inspect piping insulation annually, as they tend to degrade over time, especially if exposed to sunlight								
Motors								
Inspect bearings and drive belts for wear. Adjust, repair, or replace as necessary *								
Check the condition of the motor through temperature or vibration analysis to assure long life *								
Check for balanced three-phase power. Unbalanced power can shorten the motor life through excessive heat buildup *								
Check for over-voltage or under-voltage conditions. Over- or under-voltage situations can shorten the motor life through excessive heat buildup *								
Pumps								
Inspect bearings and drive belts for wear. Adjust, repair, or replace as necessary *								
Check the condition of the motor through temperature or vibration analysis to assure long life *								

Once Every Multiple Years	Fill in implementation Date
Air-Conditioning	
Check cooling efficiency every 3–5 years, or following a change in the HVAC system. Find the cooling efficiency based on the following parameters: - Airflow - Temperatures - Electrical Demand	
Verify correct refrigerant charge every 3–5 years, or following a change to HVAC system or when evidence of a leak is detected - These measurements must be performed by an EPA-certified technician - See manufacturers' recommendations for more information. It usually makes sense to perform this measurement as part of system checkup that includes supply-air testing	
Fan	
Check that actual supply-air flow matches the design value every 3–5 years or after changes to HVAC system changes - Airflow tests should be performed by trained technicians - If airflow is lower than manufacturer's specifications, check for obstructions in duct or closed balancing dampers before increasing fan speed setting (Eliminating obstructions is preferred over increasing fan speed to reduce noise and save energy.) - If airflow exceeds manufacturer's specifications, reduce the fan speed per manufacturer's instructions to achieve correct airflow and save fan energy. Fan speed can be adjusted using the electrical connections to select different motor speeds, using a pulley (sheave) adjustment, or replacement to change the fan speed	

Action Plan Template • HVAC—Page 10

Action	Roles & Responsibilities	Implementation Dates						Notes	
Duct									
Test duct and air handler leakage every 5 years or following a change to the duct system or replacement of HVAC equipment									
Training									
Train facilities staff to conduct HVAC energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days									
Train facilities staff to maintain detailed notes on the equipment service records and energy use (fuel consumption). Prepare the notes when the information is fresh									
Train teachers or other staff on how to use programmable thermostats									
Train or hire qualified technicians for specialized equipment maintenance (e.g., boiler)									
Communications									
Communicate to facilities staff the importance of keeping detailed notes on equipment service records and energy use, when the information is fresh									
Communicate to facilities staff the importance of conducting school energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days									
Communicate HVAC consumption comparison results to school and district administrators to demonstrate the benefits of energy management									
Maintain adequate communications between central staff and building operators									
Communicate to facilities staff that the boiler is usually the single largest piece of energy-using equipment									
Other Actions									
Reset time clocks after every power outage *									

* FEMP O&M: *Federal Energy Management Program Operations and Maintenance Best Practices Guide*; http://www1.eere.energy.gov/femp/operations_maintenance/om_bpguide.html

Action Plan Template • WATER HEATING—Page 1

Action	Roles & Responsibilities	Implementation Dates						Notes
Monthly		Fill in implementation Date						
Walk-through check for leaks and pipe corrosion - Pipes - Valves - Fixtures								
Track water usage and compare seasonally								
Identify water usage disparities and adjust O&M								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare water consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Walk-through check: - Burners - Gauges - Pumps								
Bi-Annually		Fill in implementation Date						
Calibrate water temperature setpoints to between 120°F and 140°F								
Annually		Fill in implementation Date						
Establish and re-evaluate policies and procedures for maintaining temperature settings								
Flush water heating system with hot water including storage tanks and pipes. Sediments reduce heat transfer efficiency								
Inspect piping insulation annually, as it tends to degrade over time, especially if exposed to sunlight								
Training		Fill in implementation Date						
Train O&M personnel: - Setting water temperature - Identifying aging insulation - Identifying leaks								
Train facilities staff to conduct water heating energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (fuel consumption). Prepare the notes when the information is fresh								

Action Plan Template • WATER HEATING—Page 2

Action	Roles & Responsibilities	Implementation Dates						Notes
Communications		Fill in implementation Date						
Communicate to facilities staff the importance of keeping detailed notes on equipment service records and energy use, when the information is fresh								
Communicate to facilities staff the importance of conducting school energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Communicate water heating consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions		Fill in implementation Date						

Action Plan Template • BUILDING ENVELOPE—Page 1

Action	Roles & Responsibilities	Implementation Dates						Notes
Monthly		Fill in implementation Date						
Ensure all doors and windows are closed when the air-conditioning or heating system is operating								
Ensure all freight or overhead doors are closed when they are not in use								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare building envelope energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Check for and repair building leaks in the following areas: - Doors (caulking and weather-stripping) - Windows (caulking and weather-stripping) - Foundation (caulking and weather-stripping) - Walls (caulking and weather-stripping) - Roofs (caulking, weather-stripping, clean roof drain screens)								
Bi-Annually		Fill in implementation Date						
Annually		Fill in implementation Date						
Inspect all attic spaces to monitor and maintain proper attic space ventilation (unless the space was specifically designed as non-vented space). Note, exhaust system should not exhaust into the attic space, especially if it contains moisture. Exhaust diminishes insulation effectiveness								
Training		Fill in implementation Date						
Train facilities staff to conduct building envelope energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Train facilities staff, teachers, students, and staff not to open doors and windows when the air-conditioning or heating system is operating								
Train facilities staff to close all freight or overhead doors when not in use								
Train facilities staff how to check for and repair building leaks in the following areas: - Doors (caulking and weather-stripping) - Windows (caulking and weather-stripping) - Foundation (caulking and weather-stripping) - Walls (caulking and weather-stripping) - Roofs (caulking and weather-stripping)								

Action Plan Template • BUILDING ENVELOPE—Page 2

Action	Roles & Responsibilities	Implementation Dates						Notes
		Fill in implementation Date						
Communications								
Communicate to facilities staff, teachers, students, and staff the importance of not opening doors and windows when the air-conditioning or heating system is operating								
Communicate to facilities staff the importance of closing all freight or overhead doors when not in use								
Communicate to facilities staff the importance of checking for and repairing building leaks to save energy								
Communicate the importance of conducting building envelope energy consumption comparisons with similar schools and season-to-season comparison								
Communicate the importance of maintaining notes on service records and electricity consumption for the building envelope								
Communicate building envelope energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions	Fill in implementation Date							

Action Plan Template • TRANSFORMER

Action	Roles & Responsibilities	Implementation Dates						Notes
Once		Fill in implementation Date						
Prior to renovations, sample test building distribution transformers to determine the loading profile. Right-size the distribution transformers based on the loading profile and use the most efficient distribution transformer allowable by Code.								
Monthly		Fill in implementation Date						
Clean transformer rooms. Inspect transformer rooms to ensure transformers are not blocked by storage material. Remove any storage material to avoid excess heat build-up.								
Quarterly		Fill in implementation Date						
Bi-Annually		Fill in implementation Date						
Annually		Fill in implementation Date						
Training		Fill in implementation Date						
Communications		Fill in implementation Date						
Other Actions		Fill in implementation Date						

Action Plan Template • PLUG LOADS—Page 1

Action	Roles & Responsibilities	Implementation Dates						Notes
Once		Fill in implementation Date						
Install computer hibernation settings on network								
Install power strips to help students and teachers turn off appliances and equipment together when not in use. Note: Do not overload the power strip and/or building circuit								
Conduct a survey of all the plug-in appliances - Determine their loads - Identify the appliances that may be turned off during after-school hours - Identify the appliances with phantom loads and implement an unplug plan								
Daily		Fill in implementation Date						
Check and unplug any equipment or appliances that are not in use (turning off may not be enough; some appliances draw phantom loads, even when off). Students and teachers are the best group to conduct this check: - Computers - Televisions - DVD players - VCRs - Projectors - Radios - CD players - Printers, scanners, fax machines, copiers - Desktop and floor lamps - Coffee makers - Personal electric heaters - Toaster ovens - Etc.								
Monthly		Fill in implementation Date						
Set computer hibernation settings to shortest tolerable time (recommended 30 minutes)								
Recognize students and staff for good computer energy efficiency habits								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare plug load energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Bi-Annually		Fill in implementation Date						
Set timer on vending machines								
Turn off vending machine lights								

Action Plan Template • PLUG LOADS—Page 2

Action	Roles & Responsibilities	Implementation Dates						Notes
Annually		Fill in implementation Date						
Request vending machine companies to perform annual coil cleaning and maintenance on their vending machines								
Training		Fill in implementation Date						
Train staff and faculty on installing computer hibernation settings on network								
Train facilities staff to conduct plug load energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Train facilities staff to unplug plug loads during vacations and other shut down periods								
Communications		Fill in implementation Date						
Develop a student and faculty computer usage and roles program promoting energy efficiency								
Communicate the importance of conducting plug load consumption comparisons with similar schools and season-to-season comparisons								
Communicate the importance of maintaining notes on service records and electricity consumption for plug loads								
Communicate plug load energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions		Fill in implementation Date						

Action Plan Template • KITCHEN EQUIPMENT

Action	Roles & Responsibilities	Implementation Dates						Notes
Monthly		Fill in implementation Date						
Routinely clean coils and vents - Refrigerators - Ovens - Fryers - Ice makers - Dishwashers								
Reduce preheating and non-use times for appliances								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare kitchen equipment energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Bi-Annually		Fill in implementation Date						
Annually		Fill in implementation Date						
Ensure adequate amounts of make-up air for kitchen exhaust systems, to avoid exhausting conditioned air								
Training		Fill in implementation Date						
Train facilities staff to conduct kitchen energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Train staff on importance of reducing preheating and non-use times for appliances								
Communications		Fill in implementation Date						
Communicate importance of reducing preheating and non-use times for appliances								
Communicate the importance of conducting kitchen energy and water consumption comparisons with similar schools and season-to-season comparison								
Communicate the importance of maintaining notes on service records and electricity consumption for kitchens								
Communicate kitchen equipment energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions		Fill in implementation Date						

Action Plan Template • SWIMMING POOL

Action	Roles & Responsibilities	Implementation Dates						Notes
Monthly		Fill in implementation Date						
Ensure that the swimming pool is covered when unused								
Maintain the pool for the following settings: - Correct water temperature control - Nighttime setback - Proper filter cleaning								
Maintain notes on service records and electricity consumption. Prepare the notes when the information is fresh								
Compare swimming pool energy and water consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly		Fill in implementation Date						
Bi-Annually		Fill in implementation Date						
Annually		Fill in implementation Date						
Training		Fill in implementation Date						
Train facilities staff to conduct swimming pool energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Train pool maintenance staff, students, teachers, and staff to maintain the pool for energy efficiency and to operate the pool cover								
Communications		Fill in implementation Date						
Communicate the importance of conducting pool energy and water consumption comparisons with similar schools and season-to-season comparison								
Communicate the importance of maintaining notes on service records and electricity consumption for pools								
Communicate swimming pool energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions		Fill in implementation Date						

Action Plan Template • BUILDING AUTOMATION SYSTEMS

Action	Roles & Responsibilities	Implementation Dates						Notes
Once								
Upon the initial installation of the control system, request the system installer to check the program and building and ensure proper system operation. Note: Setting the control system parameter to the mechanical engineering specifications without confirming the settings with actual building operation may not be energy-efficient								
Monthly	Fill in implementation Date							
Check and calibrate BAS settings for accuracy and adherence to the building operations manual								
If BAS has data trending and downloading function, analyze BAS data for areas of potential energy savings. Cross-reference BAS data with benchmarking and baselines								
Compare school energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly	Fill in implementation Date							
Bi-Annually	Fill in implementation Date							
Annually	Fill in implementation Date							
Training	Fill in implementation Date							
Train facilities staff how to use all of the functionalities of the BAS								
Train facilities staff on the importance of the BAS for energy management								
Train facilities staff to conduct school building energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Communications	Fill in implementation Date							
Communicate the importance of the BAS for energy management and all the BAS's capabilities to monitor the building								
Communicate energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions	Fill in implementation Date							

Action Plan Template • OTHER

Action	Roles & Responsibilities	Implementation Dates						Notes
Monthly	Fill in implementation Date							
Check portable classroom programmable thermostat settings								
Reduce non-use times for heavy appliances								
Maintain notes on service records and electricity consumption for portable classrooms. Prepare the notes when the information is fresh								
Compare portable classroom energy consumption with similar school buildings seasonally, normalized for heating degree days								
Quarterly	Fill in implementation Date							
Check portable classroom insulation for air leaks								
Bi-Annually	Fill in implementation Date							
Annually	Fill in implementation Date							
Training	Fill in implementation Date							
Train facilities staff to conduct portable classroom energy consumption comparisons with similar school buildings and season-to-season comparison, normalized for heating degree days								
Train facilities staff to maintain detailed notes on the equipment service records and energy use (electricity consumption). Prepare the notes when the information is fresh								
Communications	Fill in implementation Date							
Limit use of heavy specialty appliances to non-peak hours								
Communicate to staff and faculty the portable classroom programmable thermostat temperature policy								
Communicate the importance of conducting portable classroom consumption comparisons with similar schools and season-to-season comparison								
Communicate the importance of maintaining notes on service records and electricity consumption for portable classrooms								
Communicate portable classroom energy consumption comparison results to school and district administrators to demonstrate the benefits of energy management								
Maintain adequate communications between central staff and building operators								
Other Actions	Fill in implementation Date							