

CHPS Operations and Maintenance Credits During SARS-CoV-2

Alternate Compliance Options for All 2014-2016 Editions

Dated 8/11/2020

Each school/district may be experiencing different circumstances during this difficult time. Some may be holding all classes on-line, some may have students and staff attending, some may have hybrid plans for part on-line and part in person. Facility staff may be returning to manage the facility, and some may have facility staff furloughed during this time. Our responses below are attempting to take the different circumstances into account.

The following is based on US-CHPS criteria numbering.

OM 1.0 - Facility Staff and Occupant Training

Implementation and Documentation Requirements:

Facility Staff Training - Operations and Maintenance training may be in-person or on-line. The training will be recorded and made available to all. Staff do not have to sign-in and attendance may be taken by a designated individual; other approaches are allowed with approval. Staff not in attendance will review the recorded training and the Operations & Maintenance Manuals when they return to the school/campus. The manual should provide detailed O&M information for all equipment and products installed. It should be specifically written for maintenance and facility staff. The construction contractor typically furnishes the O&M manuals and the commissioning agent reviews the completed O&M Manual for completeness and clarity.

Teacher and Administrative Staff Training - Create a brief and concise classroom "User's Guide" for teachers and administrative staff explaining how to operate their room lighting, audio visual controls and HVAC systems. A User's Guide should be posted in every room of the school. Submit a letter of commitment from the school/district to conduct Operations and Maintenance training for all teachers and staff when the school/building is open for occupancy.

OM 2.1 - Post-Occupancy Transition

Implementation and Documentation Requirements:

Submit a letter of commitment from the school/district to conduct a Post Occupancy Survey and Post-Occupancy Transition meeting approximately 3 months after the school/building is open and occupied by staff and students.

OM 3.0 - Performance Benchmarking

No changes to implementation and documentation requirements. If you are unable to comply due to furloughed staff, or some other reason, please let us know.

OM 4.1 - High Performance Operations

Implementation and Documentation Requirements:

4.1.1 – Follow the 2019 Addendum at https://chps.net/sites/default/files/file_attach/CHPS_Addendum_2019-OM-01_High_Performance_Operations_c2.pdf.

4.1.2 – Provide a letter of commitment from the school/district that a designated, permanent energy and water manager(s) will be hired/appointed when the building is occupied.

4.1.3 – Provide a letter of commitment from the school/district that a school-based advocate will be hired or volunteered when the building is occupied.

Submit a program outline or plan for your behavior-based energy conservation program or a copy of the MOU with Alliance to Save Energy or similar established program. The District Facilities staff 'Active Energy Management Implementation Plan' demonstrating implementation of at least 3 of the activities and a short narrative on deemed savings anticipated from these actions is not required. If you are unable to comply due to furloughed staff, or some other reason, please let us know.