



SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Spring 2018

Page 1 of 8

Ohio Public Facilities Maintenance Association

OPFMA is a nonprofit (501) (c) (3) independent educational trade organization



Inside Edition:

- ◆ OPFMA 2018 First Quarter 1
- ◆ New OPFMA Members, Welcome Aboard! 2
- ◆ OPFMA Chapters Activity 2
- ◆ Surprise! 5 Post-Disaster Gotchas You'll Want to Avoid 3
- ◆ Energy Conservation Measures 4
- ◆ Fine-Tuning: What is it and Why it Matters 5
- ◆ Importance of Seamless Flooring in Commercial Setting 6
- ◆ 2018 OPFMA Board of Trustees Composition & Contact Info 8
- ◆ 2018 Board Mtg Schedule 8
- ◆ Publishing Submission Info 8

Editor's Note:

Next Edition - Summer 2018

Publication Terms & Deadline

JUN 01, 2018 - Deadline submission of materials considered for the summer edition!

OPFMA 2018 First Quarter

By Alexandra Schneider, OPFMA Administrator /CEO

Warm greetings to all OPFMA members and OPFMA supporters, your interest & active interaction gives our mission true meaning!

OPFMA Board & Administration strives to meet your educational needs/expectations.

Summary Review as DEC 31, 2017 VS 2016:

- 2017 Conference Revenue grew by 8%
- 2017 Membership number grew by 11%
- 2017 Seminars Rev & QTY - grew by 65%
- Overall Total Revenue increased by 12 %
- Overall Total Expenses dropped by 2.5%

2017 was a positive year! Our efforts made possible for OPFMA 30th Anniversary to show that the organization is successful when we work as a team!

OPFMA Board met on Feb 23, 2018 to start preparations & develop an action plan for 2018 Conference & Trade Show!

Conference Committee Chair - C. James Johnson & his Committee is working on bringing new topics that each public facility needs! We are in process of selecting the workshops' topics & great speakers.

2018 Seminars- need Membership's support!
Lighting Fundamentals: May 10, Cleveland

Energy Auditing & Savings Strategies- on May 24 - Columbus

ALL Events' Registration Forms are Posted on WWW.OPFMA.ORG



Happy Easter & Healthy Spring to All!

OPFMA 2018 Conference & Annual Trade Show

Oct 22nd & Oct 23rd

Early Bird Attendee
Deadline - JUNE 30th

Attendee Registration - Open!

Registration Form - posted on
WWW.OPFMA.ORG



2018 Trade Show Registration

Started at the OPFMA 2017 Trade Show

65% of 2018 Exhibition Booths - SOLD!

Exhibitors, register early to get the opportunity of being selected to be a workshop presenter at 2018 Conference!



OPFMA 2018 Donor!

OPFMA Board of Trustees appreciates your support and trust in our organization's mission and educative training that we are offering since 1987.

Thank you!

In Search of Enthusiastic Employees

If there is one thing employers desire the most, it's having enthusiastic employees!

Some will hire employees with less experience just to get more enthusiasm. Enthusiasm is infectious in the same way a bad attitude can affect others, and it inspires a host of other positives, like engagement, cooperation, innovation, high productivity, and fun at work.

Demonstrate enthusiasm by doing what you are asked, doing it without delay, and doing it the way your boss wants it done. Pitch in to do things others avoid.

When your supervisor asks who would like to volunteer to straighten the staff kitchen, raise your hand. See problems as "opportunities" first, not roadblocks designed to make life miserable! Think a little bit like an entrepreneur when problems arise in order to discover solutions faster. And demonstrate loyalty.

Avoid gossip about your supervisor (or others), and steer conversations away from gossip.

Adopt these tips and your career may skyrocket along with your love of the job!

OPFMA New Members - Welcome Aboard!

Individual Member

Dustin Hamilton - Springfield Local Schools - Director of Facilities
 Kevin Will - Fort Recovery Local Schools - Maintenance Supervisor
 Emmett E. Conyers - Premier Health - Good Samaritan Hospital - Facilities Operations Manager
 Eric Beverly - City of Westerville - Facilities Maintenance Manager
 Steve Swanson - 121st Civil Engineering - OH Air National Guard - Adjutant General's Dept. Constr. Project Specialist

Retiree Member

Stephen A. Shergalis - Retired Member - Retired School Business Manager

Institutional Member

Northridge Local School - Chad Feller - Maintenance
 Akron-Summit County Public Library - Heather Raw - Maintenance
 C-TEC - Casey Woods & Ryan Miskell - Facilities Maintenance
 New Richmond EVS - Luke Cox - Maintenance Supervisor
 Mike Slade - Maintenance Department

Corporate Member

Interstate Restoration - Jana Busch - Account Manager

OPFMA Chapters Activities

Southern Ohio Chapter

Cincinnati Area

Chapter's 2018 first meeting was held on February 21st at the Hamilton Country Purchasing Co-op Product show in Sharonville.

Tremco Roofing made a presentation for the group discussing topics that included keeping refrigerant records, substitute custodial help and security after the Florida incident.

Southern Chapter's next meeting will be in May, 2018. The Chapter meets on the 2nd Tuesday of the month.

For more information regarding Chapter's activities & meetings, contact Chapter's Chairman - Dan Colonel:

Phone: (513) 612-3696

Email: colonel@greatoaks.com

Central Ohio Chapter

Columbus Area

Chapter's next meeting is on **April 26 2018 - at 8:00am.**
Topic: Preventative Maintenance and its effects on facilities, importance of the preventative maintenance program, the different types of programs, things to consider when designing a program, and what steps to take when starting or modifying a program, as well as the true cost of not having a sufficient maintenance program.

Meeting's location:

**Daikin Applied,
 192 Heatherdown Drive - Westerville, OH 43081**

Breakfast will be provided.

OPFMA Members & NON-Members are invited!

Please respond Chapter's Chair Penny Miller (614) 257-7403, or E-mail to: pbmiller@fcss.us

Surprise! 5 Post-Disaster Gotchas You'll Want to Avoid

By Brian Wooley, Interstate Restoration

"Life is full of surprises" is one of those phrases that are tough to hear when you're already having a bad day.

It can be especially frustrating after a disaster, when simply processing what just happened is more than enough to deal with. Yet the reality is that after a disaster, the surprises usually come fast and furious at a time when you'll want to get your business back up and running as quickly as possible. That's why we wanted to share a few things that frequently surprise people after disasters. Being prepared for these possibilities can put you on a much faster track to recovery.

1) Losing power

Regardless of the type of disaster, be it a flood, windstorm or thunderstorm, tornado, fire, hurricane, or even an unusually heavy winter storm, there's a good chance you will lose power. In some cases, it could be an issue with the power grid. In other cases, such as water incursion from a flood, it could be an issue with your electrical system (and potentially the grid as well).

How can you get prepared?

Remember that depending on the circumstances, restoring power can be dangerous. It's a good idea to have an established relationship with an electrician who can help ensure the power is restored safely. For example, if outlets or your electrical panel were exposed to water. If you think you might need to rely on an emergency generator, it's best to install a quick connect system into the feed panel because people can be seriously injured or killed trying to rig a connection.

2) Forgetting to ask, "What just happened?"

This one may seem obvious, but it's not as simple as it sounds. Some hazards or damage may not be clearly visible. The first surprise above is a perfect example. If an electrical panel or system was exposed to water, it needs to be properly inspected by an electrician before turning it back on. Otherwise you could face a fire, in addition to flooding damage. What's more, insurance contracts stipulate that you need to mitigate further damage after an event. So if there is a hole in the roof from a wind storm, once the event is over you need to properly protect the area around and under the hole. Otherwise, if it rained or snowed, the insurance company most likely would not cover the water damage.

How can you get prepared?

Make sure you designate someone to assess the entire building and property for damage after an event. Look for obvious damage, as well as issues that you may need to mitigate before they lead to further damage.

3) Forgetting to ask, "How can we continue operating?"

Depending on the business you are in, this can be a hugely important question. For example, we've seen manufacturers open a backup location and nursing homes move residents to apartments down the road.

How can you get prepared?

If you simply can't afford to be down for more than a day or two, or people's lives hang in the balance, then it's imperative to have a backup plan and location(s).

4) Forgetting that you can't rely on the community

In a communitywide disaster, this point should be number 1. That's because with events like widespread flooding, resources in the local market are depleted very quickly. You simply can't expect to rely on the same people that you would with an isolated incident because they will be hurting too.

How can you get prepared?

If you are in an area that is susceptible to natural disasters, consider establishing a relationship with a national restoration provider before an event, since local providers may not be able to help. A partnership with a restoration provider can pay big dividends in the event of an area-wide emergency when everyone will be scrambling to find help. Not only will you already be on your provider's list, but you'll know what to expect from a price and procedure standpoint.

5) Overlooking the importance of IT

While IT may generally only be a matter of life or death in healthcare environments on some level it's fundamental to the ongoing operations of almost every business today. What would happen if you lost some or all your computers and servers to water damage or a fire?

How can you get prepared?

If IT is mission critical, it's essential to have a complete contingency plan for your infrastructure. At the very least, it's important to consider if you need battery backups as well as backup systems on or off site. Establishing clear work from home policies is also a good idea, even if you don't allow some or all employees to work from home under normal circumstances. In a disaster situation, the option to work from home can not only help you keep some parts of your operation moving, it can help reduce stresses on employees.



Does your facility have a Legionella Water Management Plan?

We recommend that you implement a comprehensive and defensible Legionella water management plan (WMP) for the following reasons:

- To minimize the risk of Legionnaire's disease for your employees, guests, patients, and residents
- To comply with ANSI/ASHRAE Standard 188-2015 and CMS Standard for healthcare and long-term care facilities
- To protect your organization's image
- To minimize your legal risk

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Energy-Conservation Measures

By Richard G. Lubinski – Think Energy Management LLC

The goal of an energy audit is to identify cost-effective energy-conservation measures (ECMs).

Some ECMs are self-described as low-/no-cost ECMs. These are intended to reduce energy consumption by better use of existing automatic or manual controls. Smarter temperature control over boilers, chillers, and domestic water-heating systems can reduce energy costs with no capital investment. Smarter control over lighting by employees, cleaning crews, and security is a no-cost ECM, but it requires management oversight for long-term success. Traditional retrocommissioning studies are directed toward this end.

Unfortunately, some firms are offering retrocommissioning studies for \$20,000 that are actually a Level 1 energy audit.

These so-called retrocommissioning studies include a recommendation for a (real) retrocommissioning study for an additional \$60,000 or \$80,000.

The next tier of ECMs requires some capital investment, but offers an attractive ROI. This is the most common category for ECMs that can be supported by utility- or state-based DSM (Demand-side management) rebate programs. DSM rebates exist in straightforward energy-conservation measures with clearly defined rules commonly called “prescriptive” DSM rebates.

Examples of prescriptive ECMs for DSM rebate include proven energy-savings improvements, such as lighting and HVAC retrofits, CO₂-based outside air-ventilation control, and use of variable frequency drives for motors, high-efficiency motors, and other high-efficiency equipment.

The second DSM rebate category is called “custom.” As the name implies this permits the agency running the program to come up with creative or custom DSMs rebate for innovative ECMs. These custom DSM rebates are also based on actual energy savings and can be called “pay for performance.” The custom DSM rebate may pay \$0.10 per kWh saved based on a combination of utility records or metering associated the custom ECMs. Some of these custom DSM rebates require independent documentation of the energy savings by a certified energy manager (CEM) or registered professional engineer (PE). There are also special DSM rebates for non-profits, educational institutions, and some government buildings.

Where to Find DSM Rebates

To find out if your area has a DSM rebate program, visit the federal government Database of State Incentives for Renewables Energy (DSIRE). Some states and utility companies do not have DSM rebate programs; others say they have DSM programs and energy-efficiency programs, but what they actually have are little more than public-relations programs. And, some states' and utilities' so-called energy-efficiency programs are worse yet: ALL they offer people who are serious about energy conservation are a few generic brochures on energy topics. New York has one of the best DSM programs in the United States, which can be found at www.nyserda.com. California has so many DSM rebate programs that it takes 13 pages just to list them. While the names of the offices vary, every state has an agency in charge of energy and environmental topics.

Fine-Tuning: What is it and Why it Matters

By Todd Mace, CEO, Dynamix Energy Services

Fine tuning allows operators of new buildings to achieve optimum HVAC system results.

The process involves “living with the building” for a full year of operation, and is much more in depth than the standard post installation punch list. The fine tuning process requires all the interrelated components of the HVAC system to be observed in operation, and the control system logic to be modified. These observations and modifications must be performed “live” as changes occur both inside and outside the building, during the first year of operation. Changes include items such as: building occupancy, special events, space temperature requirements, seasonal weather patterns, and extreme temperature conditions.

Typically, HVAC systems are sized to meet the most extreme heating and cooling conditions that may occur in a building.

However, these extreme conditions are rare, and according to the National Institute of Building Sciences, the conditions only occur 1% to 2.5% of the time. Fine-tuning the system ensures the HVAC systems perform properly and efficiently the remaining 97.5% to 99% of the time. A new building with a properly fine-tuned HVAC system is comfortable, energy efficient with low utility costs, and has a user-friendly platform for operations.

Comparison case studies of new buildings, both with and without proper fine-tuning, have proved that a properly fine-tuned building will reduce utility expenses by 30-50%, significantly lower maintenance costs and enhance comfort versus a building that has not been fine-tuned.

The fine-tuning process takes 12 months to complete, yet the results are everlasting! The new fine-tuned HVAC system is controlled with logic that acts in an “automatic” manner, with programmed functionalities that allow the equipment to react appropriately to all the changes that occur inside and outside the building, while maintaining building comfort and low utility costs.

The tasks required to carry out the fine-tuning process are beyond the normal scope of installation and checkout

work that is typically performed during construction by the control system contractor.

Therefore, fine-tuning is often left to the building owner with little instruction or follow-up. Unfortunately, most building owners are not aware of the numerous independent and interrelated fine-tuning procedures required to optimize the functionality and efficiency of their HVAC system. As a result, owners either avoid having their systems fine-tuned, for a lack of perceived value or unawareness, or hire a vendor to complete the service long after the building has been in operation. In either case, additional expenses are incurred.

Simply put a single source design-build and fine-tuning approach achieves the best results. The same mechanical engineer who designs the HVAC system should also handle the control system design, programming, and fine-tuning. The advantage of including the programming and fine-tuning services with the design, is that it demands a sense of accountability and ownership that the system will work properly from the start. And if for any reason the system is not performing satisfactorily, the owner knows exactly who to turn to. The fine-tuning process is as much an art, as it is a science. The ongoing facility monitoring required throughout the implementation stage requires the necessary knowledge, skill, and keen approach to realize maximum efficiency. In addition, a proper preventative maintenance program should be in place to sustain the benefits of the fine-tuned system.

An HVAC control system is a complex and interrelated system, where adjustments of one element of the control system frequently interact with other portions of the system. Therefore, the methods employed in fine-tuning a system must be highly disciplined and done by trained, knowledgeable individuals, who understand the theory of HVAC and control systems. It is also critical that the individuals thoroughly understand the intent and functionality of the building HVAC system being fine-tuned and have the ability to make the proper modifications to make the system perform as intended.

Editor's Note:

Todd Mace is CEO of Dynamix Energy Services. Todd may be contacted at 614-443-1178 ext. 214 or E-mail to: tmace@dynamix-ltd.com.

The Value of One Minute

I have only just a minute.
 Only sixty seconds in it.
 Didn't seek it, didn't choose it.
 But it's up to me to use it.
 I must suffer if I lose it.
 Give account if I abuse it.
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Importance of Seamless Flooring in a Commercial Setting

By Jed Bettelon, Superior Hard Surface Solutions

Seamless flooring systems based on epoxy, polyurethane, MMA and/or polyaspartic polyurea are a great choice for commercial and industrial settings. Many different systems provide options for different applications and all provide versatility in color, customization and traction.

Not just any floor will do. Flooring that is common in residences or small office buildings simply doesn't work in the environment of a restaurant, medical office or warehouse. Vinyl flooring in the form of tiles and even large sheets has seams that are difficult to clean. That's where the flooring comes apart and can be a tripping hazard. Plus, heavy equipment must be rolled over the seams and this makes the seams more likely to come apart, even if they are sealed.

Hospitals have unique needs. They have on the one hand large public areas that are waiting rooms that must be comfortable as well as high performing, because they see so much use. On the other hand, is the large patient area where the floor must be sterile, easy to clean, stain resistant and resistant to contamination by pathogens or bacteria.

Seamless floor coatings provide superior resistance to chemicals, impact and abrasion—PERFECT for high traffic commercial floor areas. They also provide excellent clean ability, especially in bathrooms & break rooms by utilizing cove base. Slip resistant options and safety striping to mark walkways and hazard areas provide increased safety for employees.

What is the real lifetime cost of your floor? Seamless floors may be more expensive up front but save on labor of cleaning, less maintenance (no buffing or waxing) and last longer if maintained. It's affordable, especially when you consider the reduced need for maintenance. Cracks, chips, dents are practically non-existent. No matter how big your floor is, it can all be poured in one single step, so no seams to harbor bacteria or start to come apart. And epoxy, MMA or polyurethane resins can be "softened" with any color, pattern or design that you can imagine. From vibrant gem tones to soothing pastels and pearlescent colors, your seamless resin floor can be any color throughout your floor, even in different areas.

Editor's Note:

For more info, please contact Jed Bettelon at (937) 479-1535 or jed@superiorhss.com



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2018 Board Meetings**Schedule:**FEB 23rdAPR 12thJUN 13thSEP 13thDEC 6th

Board Meetings
are held
in Columbus, Ohio

2018 Conference & Trade Show**Oct 21st 5:00 pm**

Conf. Committee Meeting

Oct 22nd & Oct 23rd

Conference
&
Trade Show

For newsletters' archive
visit our website!
www.opfma.org

2018 OPFMA Board of Trustees Contact Information

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A Note from the Editor:

Dear reader, OPFMA publishes the "SpotLight on Maintenance" for your benefit; for serving better your interests - your feedback is of a paramount importance!

Suggestions – Sharing Experiences – and Constructive Criticism are welcomed by simply bringing in "SpotLight" topics and ideas of interest to you could be beneficial to many other readers.

Let Your Voice be Heard - Just drop a note at: editor@opfma.org or visit www.opfma.org and click on "Contact us" – I would be happy to bring your ideas and comments in The SpotLight!

Thank you,
Alexandra

Publication and Submission – Terms & Requirements

"Spotlight on Maintenance" is the official publication of the **Ohio Public Facilities Maintenance Association**, a 501(c) (3) nonprofit organization for educational and professional development of public facilities maintenance employees.

It is published quarterly and distributed in the second half of the month of **March, June, September** and **December**.

A special edition would be added as events dictate.

All materials published are copyrighted. SpotLight on Maintenance Editor/Publisher - Alexandra Schneider.

Deadline: Articles & Photos Submission is on the 1st Day of the Month of Publication.

All documents must be submitted in **Word format** and sent as an e-mail attachment to alex@opfma.org

All photos and Ads must be in **JPG format** and sent as an e-mail attachment - to alex@opfma.org

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