



SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Spring 2008

Page 1 of 8

Ohio Public Facilities Maintenance Association

Inside Edition:

- 2008 OPFMA New President - Board and Committees 1
- BOC Activity Report 2
- Ohio BOC Graduate Unique Success Story 3
- Finance and Start an Energy Conservation Project 4
- Integrating Existing Buildings - Professional Help 5
- Where is your Commercial Kitchen Equipment Log 6
- Energy Savings - looking for solutions? 7
- How to nail your stress? 7
- New OPFMA Board Members - 2008 Activity Calendar 8
- Publishing and Submission Information 8

Individual Highlights:

- Basic Tips for Life 2
- Leadership Insights 3
- Be Savvy about Security 4
- Household Wise Nuggets 4
- Inspirational Nuggets 7

On the fun side:

- From the Classroom 7

2008 OPFMA New President - Board and Committees



OPFMA Administration would like to congratulate and introduce to you the new OPFMA President - Mr. John Beckemeyer - Operations Coordinator of Oak Hills Local School District from Cincinnati, Ohio.

John has been with Ohio Public Facilities Maintenance Association for about sixteen years and he was part of the Executive Board for a few years! We appreciate very much the tireless support offered by John as well as the Oak Hills School District over all these years.

Congratulations John - be confident that you have all of our support to successfully reach the organization's goals!
Here is the President's word:

Hi I am John Beckemeyer, Operations Coordinator for Oak Hills Local School District in Cincinnati, Ohio. I am the new President of O.P.F.M.A.

Constantin, OPFMA President for the last two terms is a hard act to follow and one I'm not going to try. A lot of things happened under his leadership and he is still very active as Past President. Thanks Constantin for all your hard work and dedication to OPFMA. Our B.O.C. is in full swing with -- classes scheduled for this year are in process of being finalized and it will be published once they are decided. Last year's OPFMA Conference was fantastic and this year's will be better yet. Good progress has been made in planning of 2008 Conference and Trade Show as the new team is very energized by past successes. Organization's calendar for 2008 have been revisited and adjusted to fit our ambitious agenda. OPFMA is growing - we have new members on our committees and are looking for more volunteers. We are looking for you!

For those of you working for schools - Jarod's Law is here! As of this writing my district has had five inspections in the last two weeks. I believe this is a great asset for school districts, yes I do see a half glass of water as half full.

Everyone in our district was involved, from the superintendent, assistant superintendent, supervisors, principals, assistant principals, teachers, and custodians.

My thanks go out to all, and yes we have some work to do. But I believe Jarod's Law and our health departments are going to be an asset to my job as Operations Coordinator. Jarod's Law will be one of the topics at the OPFMA Conference. You will not want to miss it.

Until next time,

John Beckemeyer

2008 Board Activity and Committees Composition

Executive Committee

John Beckemeyer	President
Norm Sorge	Vice-President
Mark Wantage	Secretary
Wayne King	EC Advisor
Constantin Draganoiu	Last President

Marketing and Membership Committee

Randy Crossley	Co-Chairman
Ron Atkins	Co-Chairman
Tom Dodds	
Jim Duckworth	

Education and Publications Committee

Reed Tarkington	Chairman
Ted Howell	
Angelia Cleveland	

OPFMA- BOC Advisory Committee

Constantin Draganoiu	Chairman
Wayne King	
Mark Wantage	

Basic tips for life

Remember the three R's:
*Respect for self,
 Respect for others,
 Responsibility for
 all of our actions.*

*Never betray a
 confidence.*

**Remember that everyone
 is influenced by
 kindness.**

**Give people more
 than they expect and
 do it cheerfully.**

**Think twice before
 accepting the lowest bid.**

**Remember that
 ignorance
 is very expensive.**

2008 Board Activity and Committees Composition

(Continued from page 1)

And last but not the least committee:

The Conference Committee

Norm Sorge Chairman
 Mark Herbert
 John Sommers
 Kathy Lowery
 John Beckemeyer
 Wayne King
 Reed Tarkington

Mark Wantage
 Ron Atkins
 Tom Dodds
 Constantin Draganoiu
 Steve Wolfe -Georgetown Exempted
 Village School District
 Keith Maynard - Medina C.D. Library

Beside the constant preparation for OPFMA 2008 Conference and Trade Show - OPFMA is a co-sponsor of BASA conference scheduled on May 15th and 16th 2008.

There will be an OPFMA booth - where our board members will provide visitors with literature and info about OPFMA activities and seminars to come.

Our members will be soon receiving detailed information about BASA conference - so do check it out and take advantage of the workshops provided that could add to your expertise!

OPFMA is the only educational organization in Ohio that is teaching the BOC certification program. Visit often our web site for new classes.

From the very first day - the day OPFMA was founded - ODOT/OEE was there to support us! We would like express our deep gratitude to the Ohio Department of Development - Ohio Energy Efficiency Office for the yearly and constant support, sustaining our efforts to grow and expand our educative programs for the workforce in the public maintenance field.

BOC Activities Report First Quarter 2008

Cornel Pod, BOC Program Coordinator

OPFMA concluded 2007 by successfully training 160 BOC graduates - nearly matching the total number of 173 graduates in all previous years combined.

The BOC Level 1 series currently held at the ODOT Office of Aviation in Columbus will graduate in May. We thank Ms. Robin Chambers-Dersoon (ODOT) for her help with training facilities.

For 2008 we are projecting a number of BOC series throughout Ohio. We are in the process of finalizing the logistics required to run a class and will post each series as soon as the agreements are in place. Check our web site www.opfma.org periodically for new BOC series.

As you know our registration process is on a first come/ first served basis - so act now to reserve your seat for the BOC Level 1 Series starting on April 18th in Columbus at the State Library of Ohio.

We thank Mr. Howard Tibbs (ODOD/OEE) for his assistance in securing the training host facility.

Very important and good news - OPFMA has allocated a Grant-Stipend for the state facilities' employees who are registering for the BOC Level 1 training certification. These stipends are available on a first come/first serve basis and it is dictated by the date our office receives the registration form. Only employees of state owned or state operated facilities may receive the stipends.

Please join us in welcoming the newest BOC Instructors - Mr. Jason Brown and Mr. Frank Mauro! Mr. Brown is LC certified by NCQLP and teaches BOC 104. Mr. Mauro has nearly 40 years experience in automatic temp control, design and commissioning. He teaches BOC 103.

OPFMA will notify its members and interested parties of new classes as they become available - for assistance call the BOC Program Coordinator direct line: (440) 756-5620 or e-mail at: bocc@opfma.org

Timeless Leadership Quotes



Leaders never lose their focus.

He who never walks except where he sees other men's tracks -will make no discoveries.

Nothing great was ever achieved without enthusiasm!

The quickest and shortest way to crush whatever laurels you have won is for you to rest on them.

It's what you learn after you know it all that counts!

Leadership is developed, not discovered.

You can't build a reputation on what you're going to do.

BOC Graduate - Ohio's School Story of Excellence

Steve Wolfe, Maintenance Director
Georgetown Exempted Village School District

The Georgetown Exempted Village School District in Georgetown, Ohio completed an OSFC construction project in August 2006. This project remodeled and added rooms to our existing Junior / Senior High School Building and constructed a new Elementary Building that is about twice the size of the previous one.

At the completion of the construction project, there was much excitement about our new facilities. There was also a certain amount of nervousness concerning the utility cost of operating the new buildings. The remodeled J/S High building added new classrooms creating additional floor space. The previous J/S High facility had very limited air conditioning; however, during remodeling, air conditioning was expanded to the entire facility. The new Elementary building was over twice the size of the previous one. Both buildings had huge upgrades in the electrical service and technology systems. All these improvements were projected to more than double the previous utility costs. Additionally, the new modern buildings would require a lot more technical expertise to maintain all of the systems that operate the facilities. For this reason, I made the decision to enroll in the Building Operator's Certification course offered through the Ohio Public Facilities Maintenance Association.

The BOC course was appealing to me because it covered such a wide array of topics useful to maintenance personnel. Everything from electrical troubleshooting and controls optimization to Indoor Air Quality and environmental safety were covered within the course as well as many other items. The information was so practical and made such an immediate impact on my maintenance department that I immediately signed up for the Level II course after my completion of Level I.

By applying the lessons learned in my BOC courses, our school district has benefited immensely. It was through the BOC coursework that I learned to track our district utility spending through the EnergyStar® program.

The EnergyStar® program is a joint venture of the United States Department of Energy and the United States Environmental Protection Agency that promotes energy efficiency in buildings across the nation.

Recently, both our elementary and junior/senior high facilities became only the 4th and 5th school buildings in Ohio to be EnergyStar® rated.

We also became the **ONLY** school district in the state of Ohio to receive the EnergyStar® LEADERS Top Performer Award by managing our facilities with superb energy efficiency.

Our utility bills did NOT double as had been previously forecasted prior to our building project. Instead we have become one of the top energy performing schools in the nation and saved over \$100,000 dollars over our projected utility spending.

This was accomplished in large part by using the knowledge gained through the BOC classes in operating and maintaining our mechanical, electrical and control systems that operate our facilities.

I would recommend the BOC course to any facility management or maintenance personnel looking to improve their skills and to make a positive impact on the facilities in which they work.

Steve Wolfe

OPFMA Administration

Special Congratulation to Mr. Steve Wolfe and Georgetown Exempted Village Scholl District - for making history - the first to receive the ENERGYSTAR LEADERS Top Performer Award in Ohio!

Mr. Wolfe likes action - two months after graduating from BOC Level 1, registered for BOC Level 2. Upon receiving both of his BOC certificates, Steve didn't frame them and rested on his laurels! He took action to apply things learned in the BOC program.

Georgetown Exempted Village School District was open and eager to give the ideas a try.

They contacted an OPFMA Associate Member and BOC instructor, Mr. Reed Tarkington of Four Seasons Environmental, Inc.

Reed/FSEI became part of this result-oriented team and made the theory a reality for Georgetown Exempt Village School District.

The great teamwork effort was marked in Ohio's school districts history.

The excellent success obtained by Georgetown school district could be attained by any public facility following their example!

Be Savvy About Security

Risks have increased in today's world. Businesses are more vulnerable - extra caution is required.

Reassess and update security programs at regular intervals, along the lines below:

Identify your assets - Ask the question: "What would bring my company to its knees?"

Review and enhance your current security policies and alarm system.

Identify & categorize potential threats to your business. Consider everything - criminal, natural, accidental or operational dangers. Rank the potential dangers from least to most important.

Select security measures.

Both natural disasters and physical sabotage could be threats to your computer system.

Have the latest anti-virus protection, limit access to your computer system - keep regular back ups of data off-site.

Test the system. Set up a time table for regular testing.

How to Finance and Start an Energy Conservation Project in Your District

Greg Smith - Waibel Energy Systems

Energy Conservation, Saving Money and "Going Green" are hot topics for schools and government today. Finding ways to conserve energy and reduce energy costs is a top priority for many schools and government agencies. Energy Conservation projects are a good way to not only reduce your operational costs, but to also have a positive impact on your environment and create a goodwill within your community (showing the public taxpayers that you are doing everything possible to reduce costs and be good stewards of the taxpayers money). Knowing where to begin and how to fund an energy conservation project can be overwhelming.

School and government funding is in a critical state right now. There are energy conservation programs that will allow Ohio schools and government agencies to realize a POSITIVE annual cash flow while improving their existing buildings by using the savings to pay for the project implementation - HB264. There are several other state funding programs and grants available to schools who are interested in developing an energy conservation project.

The West Carrollton School, district with the help of Waibel Energy Systems, was able to utilize two state programs, Ohio's Low-Loan Program and House Bill 264, to make significant improvements to their facility without taking money from the operating budget or asking the tax payers for additional money. Not only did this project reduce the natural gas, electricity and water costs by nearly \$325,000 per year, their on-going maintenance costs have been reduced by more than \$50,000 per year. This is a **TOTAL SAVINGS of \$375,000 per year**. These funds can then be placed back into the general fund for educational purposes.

State of Ohio Energy Conservation Funding Programs

Ohio's Low Loan Program: The Ohio Department of Development will facilitate reduced interest costs for Ohio businesses and institutions that secure bank loans to implement projects that reduce energy costs.

Ohio's Renewable Energy Grants: These grant opportunities have been implemented to allow Ohio residents, businesses and institutions a vehicle to reduce the initial costs associated with "renewable energy" projects. These grants include: Wind generator projects, Photovoltaic Solar generated projects, Thermal Solar generated projects and Distributed renewable energy projects.

Ohio's House Bill 264, HB300 & HB7 Programs: These programs allow K-12 school districts, counties and city entities and Universities to implement and finance energy conservation projects and utilize the savings associated with the project to pay for the cost of the project over a 15-year period.

Ohio's State Term Schedule Purchasing Program: The State Term Schedule is a purchasing vehicle for State of Ohio agencies to purchase products and services deemed necessary to operate their facilities and daily operations of business. The Ohio Department of Administrative Services pre-negotiates all pricing of goods and services in order to offer a more streamlined, simple and efficient purchasing model without having to competitively bid the products and services.

To learn more or get started, you can call Greg Smith at Waibel Energy Systems (937)-264-4343 or e-mail him at: gsmith@trane.com for a **free budgetary energy conservation audit** for your school district, county, city or University. This free audit includes: Utility Bill Analysis, Benchmarking, Facilities Walkthrough, Suggested Scope of Work with Budgetary Costs and Savings. Please visit our webpage at www.waibelenergysystems.com

Household wise nuggets:

Sharpen a dull pair of scissors quickly by simply cutting through a folded piece of fine grade sandpaper several times. Make sure the rough side is on the outside of the fold.

Natural weed warfare: pour generous amounts of boiled water directly on weeds. Another earth-friendly method: pour vinegar and salt directly over weeds.

Integrating Existing Buildings Requires Professional Help

Al Tibbs, LEED AP, CIEC - President of C.L.I. Group, LLC

The rising cost of energy has brought about a change in what is considered important when renovating existing buildings. Gone are the days when the bulk of the construction budget was spent to beautify building facades and interiors. Today, energy costs are typically at the top of the list. Understanding your building when making financial decisions requires professional help. In the past, owners spent many thousands of dollars putting band-aids on building systems in the hope of buying a little more time. Today, those old systems are performing poorly and the result is high energy costs.

The U.S. Green Building Councils LEED™ Program has brought about a change in the way building owners are thinking. Today, we hear the terms, green building, sustainable, global warming and integrated design almost daily and many owners are listening. So what does integrated design mean?

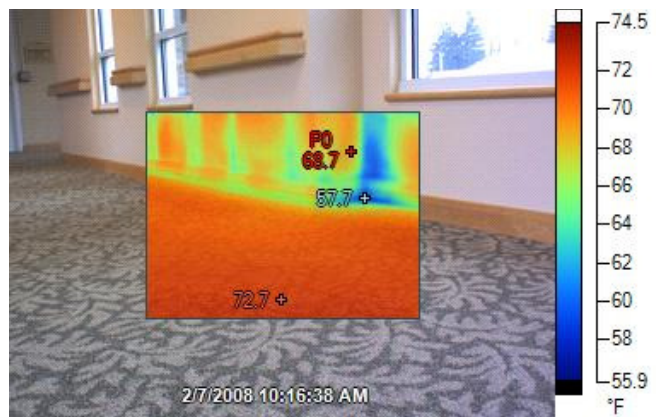
When integrated building design is implemented, a “smart” building will result, meaning reduced energy use, better comfort, and less of an impact on the environment. In addition, the life cycle performance of systems can be realized, reducing operations and maintenance costs and building degradation. From an investigative perspective, many of the problems we encounter in buildings are a result of the old segmented approach to buildings and maintenance. Many building owners receive comfort complaints and automatically assume the problem is HVAC system related. They continue on the same course with unsatisfactory results.

In the typical building comfort complaint, there is little, if any attention paid to other issues which are likely to be major players in the problems being encountered. The most often overlooked system is the building enclosure (envelope). The building envelope is the source of air leakage, moisture, premature system wear, system over-sizing, etc. It is in evaluating the building using a “holistic” approach that these issues begin to become apparent. The building envelope can receive some much needed attention, which in turn reduces the loads on the HVAC systems and allows for being more accurate when sizing replacement systems. This results in a system that is more economical to install and performs better than the much larger original system.

Another issue which has become a problem over the last decade is steel framing in buildings and “thermal bridges”. A thermal bridge is an area of a wall, roof, etc. where a more conductive material (steel studs) penetrates the insulation layer. This allows for heat to travel across this less resistive bridge. This not only creates comfort problems, it has created numerous moisture problems inside of wall cavities, hidden from view. This moisture in the interstitial wall space can account for musty odors, mold and structural degradation in the building. This condition has little to do with the HVAC systems. However, the HVAC contractor is the person most often called to correct the symptoms. This expensive venture can go on for years with little or no success.



The image above shows what thermal bridging looks like using infrared camera on the exterior of the building. The heat loss at each steel stud can be plainly spotted. This is also true where the wall and foundation meet. This is a new building and the thermal bridging was so bad that the heat pump systems used to heat the building could not possible correct this problem.



The second image was taken from the inside of same building. The thermal bridging again is plainly visible using infrared technology. Notice that there is an 11 Degrees difference from the area where insulation is compared to where the steel stud is.

Integrating Existing Buildings Requires Professional Help

(Continued from Page 5)

The owners of the building were using numerous space heaters to keep the building warm and had suffered from frozen sprinkler system piping which split. The owners were calling the HVAC contractor to complain about comfort issues, poor temperature control and frozen pipes. The problem was not the HVAC systems, but was the building enclosure.

Understanding how the integrated systems of a building function together is the basis of green building. This integrated systems approach allows for a more realistic approach to building performance. Each system must perform its intended function in order to achieve expected performance. This overall process adds little, if any cost to construction. In reality, it actually reduces long term maintenance and equipment replacement costs. There are also the additional benefits of improved comfort and improved indoor air quality

About the author:

Al Tibbs, LEED AP, CIEC is the President and Founder of C.L.I. Group, LLC in Cleveland, OH. Since 1992 C.L.I. Group, LLC has provided expert building science services to building and homeowners throughout Ohio. In addition to building science, C.L.I. Group, LLC provides indoor air quality, construction oversight, test and balance and building commissioning service. The company is involved in the USGBC LEED™ program and also provides consulting and commissioning on projects seeking certification.

If you are interested to learn more or need assistance - visit www.opfma.org click on Associate Members for contact info and direct link to C.L.I. Group, LLC.

Where is Your Commercial Kitchen Equipment Log?

Dan Farmer - Commercial Parts & Service - Marketing Manager, CFP & CWS

One of the largest financial investments in a facility that offers foodservice is the commercial kitchen. What is remarkable is how many of these facilities have no resource to turn to when a commercial kitchen equipment need arises. With new personnel moving in and out of kitchen positions or on to other opportunities, having a place to turn when an equipment issue arises can save time and money.

To address this for your facility, consider creating a Commercial Kitchen Equipment Log. With a small investment of time and money, you can put together a resource that can prove to have lasting value for your kitchen and your employees. Here are some items to consider adding to this log:

Equipment Listing - This should be front and center in your Commercial Kitchen Equipment Log. A good Equipment List will have the description of the equipment followed by the manufacturer, model and serial number. This can be referenced any time someone on your staff needs to make a service call.

Equipment Manuals - If the equipment manuals weren't saved when the kitchen was installed, contact the manufacturer or the Authorized Service Agent for that manufacturer in your area. Between the two, you should be able to secure a copy of the service manual.

Service History - Depending on who gets copies of the service calls or invoices, this can be difficult, however having a service history at your disposal can provide valuable information as to the life cycle of your equipment, cost of use and, depending on the amount of facilities you have contact with, can be a fantastic reference to measure its performance against similar pieces of equipment at other locations.

The Food Service Director of your facility or your Maintenance Shop should maintain this log, depending on who is responsible for making service calls. If your maintenance shop does most repairs, then it would be in their interest to maintain this log, as they could log their repairs to the units and also catalog invoices from when outside service companies perform the work.

There are other benefits to having a Commercial Kitchen Equipment Log, like being able to compare costs of parts and labor between companies, as well as how long it takes to fix a piece of equipment. It can be used when considering the purchase of new equipment or the layout of a new facility.

However you decide to use your Commercial Kitchen Equipment Log, your facility will instantly benefit from it. Once you create the log, train your staff on its purpose and how to use it. Keep important phone numbers in it for quick service. Once your team gets used to having the log, they will reference it any time an equipment issue comes up.

If you need help getting your Commercial Kitchen Equipment Log started, contact Dan Farmer at Commercial Parts & Service. Mr. Farmer is their Marketing & Sales Manager and is also a Certified Foodservice Professional as well as a Certified Water Specialist. Commercial Parts & Service has 45 technicians throughout the State of Ohio and is the leading OEM parts distribution warehouse in the State. He can be reached at 800-837-8327 or by e-mail at dfarmer@cpsohio.com.

Inspirational Nuggets

Some people stay so far in the past that the future is gone before they get there.

Example is not the main thing in influencing others- it's the only thing!

Criticizing another's garden doesn't keep the weeds out of your own.



From the Classroom ...



"Franklin died in 1790 and is still dead."

"A horse divided against itself cannot stand."

"Actually Homer was not written by Homer but by another man of that name."

"The climate of [Sarah](#) desert is such that the inhabitants have to live elsewhere."

"Bach wrote great music. He was half German, half Italian and half English. He was very large composer."

Thinking about energy savings?



Four Seasons Environmental may be able to help your district achieve significant energy savings using our proven energy management strategies. Quite simply, your district saves money or we do not get paid.

FSE Services Include:

- Commissioning
- Shared Energy Savings
- House Bill 264
- Maintenance Plan Advising
- LEED for Schools
- Energy Star Certification

FSE Four Seasons Environmental, Inc.



Call P.J. at 513-539-2978 or e-mail pjweidner@fseinc.net for more information.

How to Nail Stress?

Most people report stress as being their number one problem at work, but there is a method of categorizing pressure which helps employees deal with stressful situations!

Put simply: it has to do with the ability of the person experiencing a stress problem to keep the stress in perspective!

So when pressure builds he/she needs to step back and consider where the stress ranks against real-life threatening experiences. Sounds easy, but how is this kind of mind-game carried out in the workplace?

Life is of course full of very stressful situations. But broadly speaking they can be categorized into various levels of severity. For example: there is a clear distinction which is easy to grasp, between a life-threatening crisis - like a serious car crash or illness on one hand, and a job threatening situation - like failing to do something on time for your boss, on the other.

Now measured against the stress categories above, most work related pressure is really quite minor. A deadline missed, a meeting attended late or an incomplete project, just can't measure up against real-life threatening problems. And yet the stress levels experienced by some can be almost identical ...

So nailing stress is all about keeping it in perspective!

As you feel the pressure grow, step back for a moment and in your mind rate the likely outcome of failing to meet the deadline or attend that meeting. Sure, you might upset some around you; it might reflect badly in the short-term on your career progression; ultimately it might even lead to your losing your job. But in the process of categorizing those things that really matter; you'll quickly see that none of the above are life threatening propositions!

Once you have this one simple fact in perspective - instantly the stressful situation will seem far easier to handle, the heavy pressure on your chest much lighter... and you will remember to breathing again!!!
Indeed you've just nailed your stress!

2007 OPFMA Board Members and Contact Information

2008 Board Meetings Schedule:

March
June
October
December

Board Meetings Host

M.E. Companies
635 Brookside Blvd.
Westerville, OH 43081

Conference Committee Meetings Schedule:

March
April
May
June
August
September
October

BOC Advisory Committee -
Mar 2008

Executive Board

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Note from the Editor -

Dear reader, OPFMA publishes the "SpotLight on Maintenance" for your benefit, but in order to serve your interests and needs better I would like to have a "two way" communication with you! **Suggestions - Sharing Experiences - and Constructive Criticism**, all of these would be very helpful and much appreciated.

Let your voice be heard - Just drop a note at: editor@opfma.org or visit our web site and click on "TELL ME MORE" - I would be happy to bring your ideas in The SpotLight!

Thank you,
Alex

For newsletters' archive
visit our on the Website!

www.opfma.com

Publication and Submission Information

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Deadline for submissions of articles and photos is the first day of the month of publication.
All documents for submission must be submitted in Word Format and sent as an attachment to email.
All photos must be in JPEG or TIFF format and sent as an attachment to an email.

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