

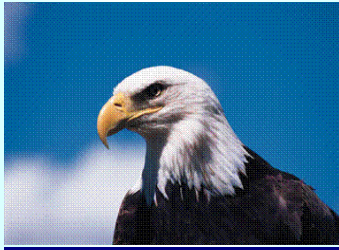


# SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!  
Fall 2016

## Ohio Public Facilities Maintenance Association

OPFMA is a not for profit (501) (c) (3) independent educational trade organization



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### Editor's Note:

Next Edition - **DEC 2016**  
 Publication Terms & Deadline  
 Deadline for Materials Submission  
 to be Published - **DEC 01, 2016**

## OPFMA 2016 Third Quarter

By Alexandra Schneider, OPFMA Administrator /CEO

Yearly OPFMA's 3<sup>rd</sup> Quarter main focus is on our largest educational event – The Conference and Trade Show!

Attendee registration is still ongoing – check your registration status and make sure you are registered – Deadline is Friday, Oct 7<sup>th</sup> 2016! We are working hard to meet your expectations, and deliver another great OPFMA Conference and Trade Show.

**We appreciate ALL our Attendees, ALL Exhibitors and SPECIAL Appreciation to our Sponsor Exhibitors: SealMaster & DAIKIN!**

OPFMA Board and the Administration are also working on brining new seminars in the 4<sup>th</sup> quarter as well as creating a survey on Security & Safety Seminar Series that we are considering to offer starting in 2017.

OPFMA Attendees will have an opportunity to participate in our survey at the Conference!

We are also in process of organizing a Seminar Series on Electrical Basics.

The Board, the Education Chair & Marketing Chair will review and analyze training specialists' proposal, adjustments to be made & agreements are to be reached.

We plan on starting 2017 with an array of new seminars to meet our Membership needs and interests!

A NFPA 70E Arc Flash Training Seminar is now organized for Sept 28, 2016 in Columbus at DAS.

A New HVAC Seminar is in preparation stage and projected for Dec 8<sup>th</sup>, 2016 in Columbus – details on registration TBA upon completion!

OPFMA Board under Interim – President Carl Roxbury held two Board Meetings over the summer: on July 21<sup>st</sup> and Sept 15<sup>th</sup> 2016.

**The Board & the Administration meets again on OCT 23<sup>rd</sup> preparing the GRAND OPENING - WE'LL SEE YOU at the CONFERENCE!**

### OPFMA 2016 Conference & Annual Trade Show

**Oct 24<sup>th</sup> & Oct 25<sup>th</sup>**

**Attendee Registration!**

**October 7<sup>th</sup> – Registration Deadline**



Location: Columbus Crowne Plaza Hotel

### OPFMA 2016 Trade Show

**Grand Ballroom - Sold Out!**

**Hallway booth still available**

Booths are secured on a "first-come/ first-served" basis based on payment!



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## OPFMA New Members – Welcome Aboard!

### Individual Member

**Mark Lau** - Tuslaw Local School District -  
Property Service Supervisor

**Jeff Smith** - Otsego Local Schools - Maintenance

**Bill Davis** - Otsego Local Schools - Maintenance

**Thomas Smith** - Wayne County Schools Career Center -  
Custodial/Maintenance

### Institutional Member

**Hamilton County Dept of Facilities** - **Bert Watts** -  
Facility Project Manager

### New Exhibitors

**Comfort Systems USA Ohio, Inc.** - **Wes Dearth**, VP Clev Serv

**Evans Energy** - **Jeff Evans** - President

**Energy Focus** - **Mike Somers** - Bus. Development Manager

**Daikin Applied** - **Robert M Ambrose** - Regional Bus. Manager

## Why we Need a Mental Thermostat to Control our Feelings

1. **Feelings change** – affected by many factors that have nothing to do with wisdom, truth and reality
2. **Feelings can be deceptive** – i.e. romantic attraction or depression makes us less objective of reality
3. **Feelings do NOT consider Consequences** – i.e. unpermitted pleasures, addiction totally ignores the outcome
4. **Feelings possess NO Wisdom** – emotions, moods don't help us to analyze a situation, as facts & principles are excluded when feelings is what we base our decisions on

### **We should not allow our feelings to set the “room temperature” for our decisions!**

Feelings often change - even a song can do it! Feelings can deceive us – usually we see reality when feelings cool off. Feelings do not consider consequences and feelings do NOT make us wise!

People basing their life & decision making on feelings lose their ability to reason. This became the new trend for the younger generation. The question remains how to reach a generation that listens with its eyes and thinks with its feelings?

### **Can you return to a society based on reasoning viewpoints based on Facts, Principles and Evidence?**

A Fact, Principles and Evidence based society is stable and fair – as facts, principles and evidence are independent of any of humans' physical characteristics like color, age, race, sex or ethnicity.

## Why Energy Benchmarking Is For You

*By Eli Auerbach - Executive VP of Business Development*

Energy benchmarking is an extremely valuable tool in today's energy marketplace. However, many who manage energy portfolios today are not taking advantage of the resources available to benchmark their facility. Anecdotally, I have found, this is due in large part to the fact many do not know or understand what benchmarking is.

When you benchmark your facility, you are tracking the total electricity, natural gas, steam, water and other utility that your building consumes. In many circles, this is also known as your building performance. Once you have collected the requisite data, you can compare your building performance to facilities that are similar in size and operation to your own.

I recently took time to meet with a colleague, Justin Kale of Energility, to better understand the value proposition of energy benchmarking. Justin is a specialist in this field and shared the following thought.

“Benchmarking is similar to the use of a compass when navigating a path. It is a great way to establish where you're at and monitor your position over time. This enables you to see how far you have come over a period of time with respect to building energy performance.”

Benchmarking provides the busy CEO, CFO or facility management team, baseline information to be able to compare the energy portfolio of their building to other buildings in their peer group. Once you identify areas for improvement, you can begin to craft an energy plan. Benchmarking gives those same professionals the opportunity to prioritize the deployment of capital

resources or achieve recognition for past project implementation.

There are a number of great resources that are accessible in the marketplace to help facility managers to benchmark their performance. One of the more prominent tools is the Energy Star Portfolio Manager. It was created by the EPA to be an “online tool you can use to measure and track energy and water consumption, as well as greenhouse gas emissions”.

Benchmarking will enable facilities to make informed decisions on where investments should be made regarding their capital projects. Ultimately, knowing how your building operates and where weaknesses exist will allow you to reduce consumption, costs, and operational expenses. Furthermore, benchmarking is a process that many can do on their own by leveraging the tools in the marketplace. Whether through the EPA and its Energy Star programs or the Lawrence Berkley National Laboratory, the resources exist to manage this process on your own.

The final thought I will leave you with is benchmarking can aid you in staying in ahead of impending energy mandates and legislation. Whether federal or local, the energy landscape is rapidly changing. It will prove far less costly to become energy efficient on your timetable rather than someone else's.

As always, if you have questions or concerns about energy benchmarking, consult an energy adviser to help you make the best and most informed decision.



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### The Sign Posted on an Employee Bulletin Board

The six most important words in English language are: “I admit I made a mistake.”

The five most important words: “You did a great job.”

The four most important words: “What is your opinion?”

The three most important words: “If you please.”

The two most important words: “Thank you.”

The single most important word: “We”

The least important word: “I”

## Into the Gymnasium - Nothing but Net: Quick Tips for Backstop Safety

By Rocky Baker, Farnham Equipment Company

*No tools, no labor, no more missing or improperly positioned rails*



*Introducing Hussey Seating Company's Auto-Rotating Center Aisle Rails.*



[www.farnhamequipment.com/blog](http://www.farnhamequipment.com/blog) keyword: auto-rotate

School may have just started, but it won't be long and we'll be moving from the football field to the basketball court.

Below are a few tips to help you stay ahead of the game when it comes to your basketball backstops based on manufacturers' recommendations and best practices.

1. Periodically inspect your backboard and goal for indications of wear, tear, rough or sharp edges, torn edge padding, etc., they should be addressed/repared immediately along with worn and/or frayed nets. Authorized personnel should determine if the equipment is stable and safe to play on.
2. Periodically inspect the structure. A qualified individual should inspect the entire system (hoist, limit switches, cables, pulleys, fittings and attachments, braces, accessories) at least once a year minimum, unless the equipment experiences heavy, frequent or abnormal usage, then it should be inspected more often.

3. Make sure all hardware is secured, nuts and bolts fastened tightly, frames aren't bent, and backboard and goal are securely attached.
4. If your backstop is a rear-braced forward folding model, the slide rods should be cleaned and lubricated by a qualified individual. A dry silicon lubricant is recommended.
5. Manual and electric adjust-a-goals should have the slide rods cleaned and lubricated to ensure smooth operation. A dry silicon lubricant is recommended.
6. Wall mounted stationary backstops should be inspected by a qualified individual at the beginning and end of every season to make sure the wall anchoring system is secure.

It's also important that you NEVER:

- Never jump, hang, swing from or pull on the backstop structure, this will cause structural damage and/or personal injury.
- Never place foreign objects on or around the backstop.
- Never Use the backstop for anything other than its intended purpose.

Words you see over and over here are "qualified person" and the question often comes up, what is a qualified person? What makes them qualified? There currently isn't a code requirement that defines qualified person when it comes to athletic equipment as there is with bleachers.

For the sake of safety and manufacturer's intentions of use, we recommend going with the International Code

*Continued on page 5 of 8*

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Council's definition of a qualified person as, "A professional trained in the proper and safe use, operation and repair of bleachers, folding and telescopic seating and grandstands and is knowledgeable in the requirements of this standard." If we apply this definition to athletic equipment, in its plainest form, it means you want someone trained in the equipment's proper and safe use, operation and repair, and is knowledgeable about the requirements surrounding the equipment based on the manufacturer's intent.

We recommend having an outside source that is factory trained and certified in installing such equipment as well as servicing it inspect and service your equipment at least once a year. This not only ensures proper operation and safety, it decreases liability and risk.

**Editor's Note:** *The above tips as referenced in Performance Sports Systems Basketball Backstop Operation and Maintenance Manual. Farnham Equipment Company is a Performance Sports Systems exclusive dealer for the state of Ohio.*

## Cultivating an Efficiency Culture

Reproduced with permission from AEP Ohio's Efficiency Today™ magazine



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Energy efficiency isn't a fad, and frankly, it's more than a trend. It has become a way of life here in Ohio.

Energy efficiency in 2016 has evolved from what once was considered a sacrifice in comfort in exchange for an economic and environmental benefit, to a modern day energy management capability that delivers broad value without compromise.

But we've also witnessed businesses embracing a new perspective regarding energy usage, thinking of it as an investment to improve productivity and brand reputation.

For more and more Ohio businesses and institutions, efficiency has become part of their culture from the boardroom to the break room. They're doing more than installing equipment—they're influencing employee attitudes and exceeding customer expectations for corporate responsibility.

Continental Schools and Dublin Schools have made great strides in reducing their energy usage in their schools.

It was amazing for Dublin City Schools when they realized that their power bills were lower in 2016 than they were 20 years ago. In spite of the fact, that several new building had been built and that new technologies have increased the demand for electricity.

Or, take the City of Canton who reduced energy use by installing new LED traffic signals and retrofitted LEDs into 85 backlit street signs and 1405 decorative street lamps. The City of Canton not only saved energy but received a bonus of increased safety for motorist and pedestrians. Not to mention the safety for employees not having to change lights on a weekly basis.

All of these energy-use changes were funded in part by AEP Ohio's business efficiency incentive programs. In fact, one program, Continuous Energy Improvement (CEI), specifically focuses on cultivating an efficiency culture. Ohio is on an economic roll and business cultures that encourage energy efficiency add to the positive momentum not to mention improvements to their bottom line.

## Beyond the Flanges

*By: Robert M. Ambrose- Regional Business Manager for Daikin Applied.*

While **the chiller** is the heart of a chilled water system, its support system of components and controls are equally critical to maintain and manage to ensure the highest system efficiency levels are attained.

Emphasis is often placed on the chiller since it is the most visible and typically the highest energy element of a chilled water system.

Yet, if you ***look beyond the flanges***, there's an opportunity to improve delivery of chilled water to the full system or process loads and maximize system efficiency.

The full system means that we need to look beyond the chiller itself to other key components such as chilled and condenser water pumps, cooling towers, heat exchangers, and hydronic specialties, air separators, and controls.

Maintenance issues for the larger chilled water system, including those at the component level, may indeed originate at the chiller. Yet, real detective work may be necessary to identify the root cause since trouble may start somewhere in the ancillary components of the chilled water system.

**Water Pumps** - Pumps not sequencing properly or low flow conditions may fault a chiller and not be understood until operation is restored. Service considerations are pump and motor bearing lubrication and water seal cooling on larger pumps. Motor-pump shaft alignment is important and should be checked periodically as heavy piping and supports may shift over time. Providing positive suction pressure is important to prevent cavitation and air erosion. Pressure regulator stations maintain water loop pressure and air separators remove unwanted air from the chilled water.

**Cooling towers** -Condenser water transfers the unwanted heat load removed by the chiller to the Towers, service requirements across all types of cooling towers are consistent. Fan motors, gear or belt drives, and water make-up float assemblies all

require routine maintenance and inspection.

Tower basins as well as fill and distribution pans all need periodic cleaning.

**Controls** -New digital-based controls are fairly low maintenance versus its predecessor, pneumatic systems. Dampers and water control valves also should be checked for operation, controlling the chiller plant pump sequence, air handler scheduling and exhaust fan operation can all impact chiller operation and performance.

Chilled water temperature pull down rates need to be slow and steady. Fast temperature and/or flow changes can cause erratic and inefficient chiller operation.

On variable flow systems, minimum flow and rates need to be confirmed.

**Summary-** The complexity of service tasks and frequency varies for all equipment and components; the manufacturers' operation and maintenance manuals should be consulted for specific guidance.

To sustain efficient and reliable operation, a building operator/owner who relies on a chilled water system would benefit from a professional service technician's advice and eye. Developing and executing a service schedule plan will help minimize unscheduled and costly shutdowns, while safeguarding the investment in equipment.

The extensive support system can often impact the chiller's operation and are not always immediately apparent without digging deeper. The first steps to operating a highly efficient chilled water system is understanding what's installed, how it operates, and what the right service plan approach is to optimize performance over the full life of the equipment. Proper commissioning, re-commissioning and establishing an energy baseline can also help in noting any service trends that require attention.

### **Editor's Note:**

DAIKIN was named one of the world's **most innovative companies** by Thomson Reuter and one of the **100 most sustainable corporations** for three years in row by Corporate Knights, Inc.

**For professional service or advice contact Robert Ambrose:** [Robert.ambrose@daikinapplied.com](mailto:Robert.ambrose@daikinapplied.com) or call (440) 773 - 3081



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**2016 Board Meetings****Schedule:**

Feb 11<sup>th</sup>  
 Mar 10<sup>th</sup>  
 June 9<sup>th</sup>  
 July 21<sup>st</sup>  
 Sept 15<sup>th</sup>  
 Dec 6<sup>th</sup>

Board Meetings  
 are held  
 in Columbus

**2016 Conference & Trade Show****Crowne Plaza Hotel:****Oct 23<sup>th</sup> 5:00 pm****Conf. Committee meeting**

**Oct 24<sup>th</sup> & Oct 25<sup>th</sup>  
 Conference  
 &  
 Trade Show**

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**2016 OPFMA Board of Trustees Contact Information**

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Tom Hand - Thomas J. Hand CFM - [tjhandcfm@sbcglobal.net](mailto:tjhandcfm@sbcglobal.net)

***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](mailto:editor@opfma.org) or visit [www.opfma.org](http://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) not for profit 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 is Alexandra Schneider.

**Deadline: Articles & Photos Submission is on the 1<sup>st</sup> Day of the Month of Publication.**

All documents must be submitted in **Word format** and sent as an e-mail attachment.

All photos and Ads must be in **JPEG format** and sent as an e-mail attachment.

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