



SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Fall 2017

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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 2017**
Publication Terms & Deadline
Deadline for Materials Submission
to be Published - **DEC 01, 2017**

OPFMA 2017 Third Quarter

By Alexandra Schneider, OPFMA Administrator / CEO

OPFMA Conference Committee along with the Administration focused our energy during the third quarter on planning OPFMA 2017 Conference & Trade Show.

Based on 2016 Attendees' feedback we developed 24 seminars/workshops doing our best to meet attendees' educational needs!

Speakers were secured, topics agreement achieved, conference literature developed.

As attendees can't physically attend all the 24 seminars, our staff put together concise workshops & speakers literature & prepare folders for attendees to assist them make informed decisions which seminars will fit better their needs!

The more up to date is ones knowledge, the more valuable they are for their facility!

A Note for the New Attendees!

Oct 23rd - 7:15 a.m. - Registration, Foyer #1

Come to the Registration Table to:

- Sign-In & receive
- Attendee's folder,
- Meals tickets, and
- Pick up OPFMA Conference gift

OPFMA Trade Show is organized to expand attendees' education & exposure to the newest ideas, services & equipment. Visit all exhibitors, asking questions & taking literature back to your facility adds to your usefulness to your employee! Participating in Exhibitor Raffle offered to OPFMA Attendees adds fun to the day!

OPFMA Board & the Administration values your presence at OPFMA Conference & Celebrating with us OPFMA 30th Anniversary!

OPFMA 2017 Conference & Annual Trade Show

Oct 23rd & Oct 24th

Attendee Registration Deadline

Friday, October 6th 2017



Location: Columbus Crowne Plaza Hotel
Reserve your sleeping room (614) 885-1885

OPFMA 2017 Trade Show

Grand Ballroom - Sold Out!

Hallway booth still available

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



Break Sponsor

OPFMA seminars scheduled after the 2017 Conference:

Energy Conservation Fundamentals - 11/28/2017 - Dayton
NFPA 70E Arc Flash Hazard Training - 12/12/2017 - Columbus

Visit www.opfma.org for more details

Inside a Sloan Manual Flushometer

By Joe Eberle, Equiparts

When a Sloan Manual Flushometer isn't working properly, there are signs that can indicate exactly what is wrong with the valve. This article will identify those signs, and explain how a flushometer works so that you can be better prepared when making repairs in the field.

Diaphragm Assembly

The heart of the flushometer is called the Diaphragm Assembly. It regulates the pressure inside the valve. When a user pulls the handle to flush, a plunger inside the handle assembly pushes against the relief valve stem. This pushes the diaphragm up and releases the pressure from the upper chamber. As a result, the water flows down into the valve and then into the toilet or urinal. A small bypass hole (or holes, depending on the assembly) in the diaphragm allows incoming water to flow back into the upper chamber. As the water pressure in the upper

chamber builds, it gradually pushes the diaphragm back down onto the valve seat. This seals the upper chamber, and shuts off the water flow from the stop.

Troubleshooting the Diaphragm Assembly

If your flushometer won't shut off, it could be because there is dirt or debris blocking the bypass hole. You can fix this by removing the diaphragm assembly, and rinsing the diaphragm under water to clear the blockage.

Inside Cover

The hard plastic Inside Cover helps to seal the upper chamber of the valve and control the pressure.

Troubleshooting the Inside Cover

If a crack develops in the cover, it breaks the seal and disrupts the pressure, and so it will result in non-stop flushing, or water leaking around the outside cover. Replace your damaged Inside Cover with a new one to fix this problem.

Control Stop

The Control Stop is where water flows into the valve from the supply line. Use it to turn the water on and off.

Troubleshooting the Control Stop

If water is leaking around this area, you probably need a Control Stop Repair Kit. There are many types of control stops and stop repair kits available, so make sure you get the one that is right for your valve.

Handle Assembly

When the handle is pulled, the plunger inside the assembly is pushed into the relief valve, which raises the diaphragm and releases the water from the valve.

Troubleshooting the Handle Assembly

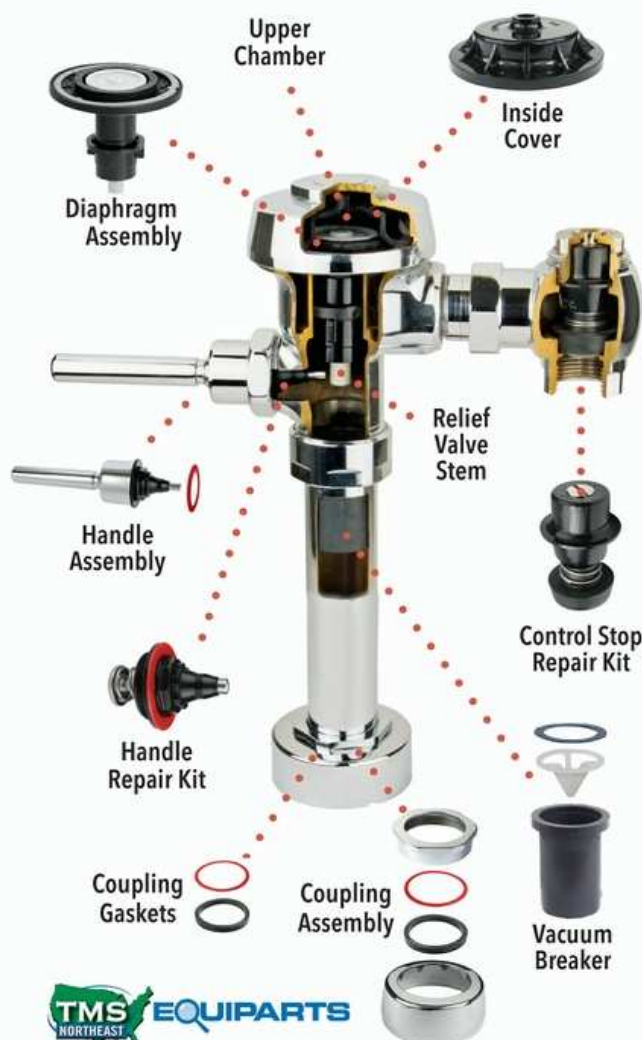
If you begin to see leaks around the handle, or if the handle is sagging, you probably need a handle repair kit.

Vacuum Breaker

The job of the Vacuum Breaker is to make sure all of the water is eliminated from the tube during a flush, and to prevent backflow. Vent holes at the top of the tube allow air to flow into the tube, preventing water from staying in the tube.

Troubleshooting the Vacuum Breaker

Over time, the rubber part of the vacuum breaker will deteriorate, and you will notice water leaking out of the tube from the vent holes under the nut. When this happens, it's time to get a Vacuum Breaker Repair Kit.



TMS
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Inside a Sloan Manual Flushometer

Continued from page 2

Coupling Assembly

The Coupling Assembly connects the flushometer to the spud in the closet or urinal.

Troubleshooting the Coupling Assembly

If you notice water leaking in this area, then it's time replace the coupling gaskets. If the chrome on your coupling is also worn, you can order a complete Coupling Assembly. All of these parts are available in sizes 3/4", 1-1/4", and 1-1/2."

For more information, or to find out about our Sloan Master Repair Parts kits:

- Call one of our Equiparts sales reps at [412-632-1111](tel:412-632-1111), or email us at opfma@equiparts.net.
- Read the full version of our Sloan Maintenance Article on blog.equiparts.net

OPFMA New Members – Welcome Aboard!

Individual Member

Chris Johnson - Miami County Board of Commissioners - Director of Operations and Facilities
Jeff Kilby - Hamilton City Schools - Director of Building & Grounds
Gave Coil - Auglaize Board of DD - Maintenance
James T Spyker Sr. - Shawnee Local School District - Grounds, Maintenance Custodial Supervisor
Jordan Kandel - Knox County Career Center - Facility Operations Supervisor
Randy Jermer - Williamsburg Local Schools - Director of Facilities and Operations
Brian A Collins - Newcomerstown Exempted Village Schools - Building and Grounds Supervisor
Ryan Fought - City of Delaware - Facility Maintenance Supervisor
Jeff Conant - City of Delaware - Maintenance
Barry E. Nuss - Lakota Local Schools - Maintenance
Wayne Young - Cory-Rawson Local Schools - Building & Grounds Supervisor
Robert Zuercher - Cory-Rawson Local Schools - Building Maintenance
Eva Vasher - Otsego Local Schools - Director of Transportation & Custodial Services
William Vance - Norwayne Local Schools - Maintenance

Institutional Member

Ohio Department of Transportation:

Kyle Schmidt, David Givens, Larry Howell, Louis Dague, Danny Dalton, Edward Cox

Hudson City Schools: Mark Cash, Joe Gary and Bill Rickenbacker- Facility Services

Greetings New OPFMA Members, **If interested in being part of an OPFMA Chapter – check on www.opfma.org if there is an active OPFMA Chapter in your**, or you can start a Chapter with OPFMA assistance! OPFMA Board is working on reactivating Dayton and Cleveland Chapters.

We are welcoming any suggestions, support or volunteering to work with OPFMA to expand our outreach across Ohio! Feel free to contact OPFMA or the Board of Trustees with any questions – the simplest way, via www.opfma.org



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or visit us at Trane.com/Cleveland.

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Physical Security and Electronic Access Control

By Dan Ivan -Director Access Control, Fire Safety & Security Systems Dept -CSU

In today’s climate of uncertainty, the importance of Physical Security of property and personnel becomes more and more significant to your stakeholders including; Faculty, Staff, Students, Parents of students, Administrators, Board Members, and yes even the Insurance providers.

Now more than ever it is critical that you have the knowledge to address the needs of those stakeholders when speaking with them or to Security Systems Designers, Contractors, and Sales teams.

Access Control is defined as controlling **WHO** goes **WHERE**. Electronic Access Control adds the **WHEN** to ‘Who goes Where’ It also adds the ability of having an audit trail capable of being sorted by persons or doors.

Do you know what Access Control you currently have in place? Even if it is just sets of physical keys; how many sets of keys are “out there”? Who can open your door(s) at any time of the day or night? Who issues the keys? Who would issue Electronic Access Control credentials? Do you have a strong understanding of Access Control terminology, POWER SUPPLY, REX, Mag Stripe, PROX?

Are you knowledgeable in the basics as far as equipment solutions and applications? Network or Cloud based? Power supply at the door or at the panel?

What is a strike and what is a maglock? Why would I want either? Do I need a Visitor Management solution?

Who do you trust to discuss and research the latest proposal or request? Who can you rely on to help you determine if the “latest” trend is worth investing your time *on* and your facilities money *in*? Who determines if the current process is adequate and code compliant? How about if that person is YOU!

Knowing the basics of Access Control is now as important as knowing the basics of Fire Alarm systems, if not more so. Know what the required interfacing of the Fire Alarm system is by OBC and how it will affect the Electronic Access Control system.

Know the difference between Security and Convenience. The topic that continues to trigger knee jerk panic reaction is Active Shooter Lockdown Devices when there is no Electronic Access Control in place. Most “secondary locking devices” designed for classroom usage that is on the market today are marketed and sold as “Protection from an Active Shooter”. Surprisingly many of these devices violate the fire and building codes that have been successful in saving lives for many years.

For deeper discussion and information on this topic please check out my workshop at the October OPFMA Conference. “School Door Locking; Security & Safety” session will provide an overview of Electronic Access Control Systems and discuss the Ohio Board of Building Standards Classroom Barricade Report, NFPA 731, and the approved security options available to us.



Editor’s note:

Dan Ivan - Director of the Access Control, Fire Safety, and Security Systems Department at Cleveland State University.

He manages and develops the operation of the University’s security systems including video, duress, intrusion and burg systems, access control, both electronic and physical, life safety systems including the Fire Alarm network with Voice Emergency Notification capabilities, and the University’s Emergency Mass Notification System.

Dan Ivan draws on his experiences in his 35-year career in the Fire Protection Industry and the Electronic Access Control Industry.

Dan is the author of the Cleveland State University Policy on CCTV and the author of the CSU Policy on Access Regulations.

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From Custodial Leaders' Notes

C. James Johnson, Building Services Superintendent, CSU

As Custodial Leaders, we are often called upon to go outside of our scope. We don't just clean the campus; we keep it environmentally healthy, as well.

We have developed a Training Manual for every custodial employee (both new and seasoned). With this Manual, we are on the same page as to technique; not just standard. This became an issue with grandfathered methods of cleaning vs. new(er) methods. There was also the issue of those coming from other institutions with standards of operations that did not match the vision for Cleveland State University.

We knew that we needed to set a standard for cleaning throughout our campus, so we had Business Partners come in to instruct the Team on care and safety of the equipment, best practices for chemicals and training with upgraded equipment and/or chemicals. This step, along with the Training Manual has proven effective in improving our cleaning methods.

Every employee, from the newest to the most seasoned, is required to participate in all demonstrations and training. The employee must then sign off in acknowledgement of the training in bathroom cleaning, windows and carpet care.

We recently adapted monthly office cleaning, trash pick-up from outside the office door, modified window cleaning and a more defined chargeable cleaning structure and 5-year finish to all main corridors on campus (due to budget adjustments and staffing). We have moved to more innovative cleaning (i.e. flat mop and microfiber cleaning vs. mop and bucket to save time and budget dollars).

Despite internal challenges, aging infrastructure and higher expectations, we are able to maintain the 4.5 million square feet of our campus.



Additionally, we have a new Engineering building (**The Washkewicz College of Engineering**) coming online in December.

We have enhanced our ability to address customer concerns by creating the FAST Coordination Center, which is dedicated to improving communication between the customers and FAST professionals. We have also implemented a zone response team approach for proactively addressing each college and department needs twice a year. We conduct meetings with Deans and town hall meetings to receive feedback from our customers.

All feedback from surveys, phone calls and one on one department visits are used to re-evaluate our service level and processes. We then analyze the information and each team develops and publishes an action plan to address the feedback received from our customers.

The Team has succeeded based on the results of our most recent survey which clearly indicated that 95% of the campus community is satisfied with our custodial service.

We also know the importance of appreciating our Custodial Staff, even in the midst of budget cuts - which many of us have had to face this year.

We must all be sure to let our Staff know how valuable and valued they are

Editor's note regarding future custodial training:

OPFMA Board of Trustees is searching for possibilities to offer OPFMA membership custodial training seminars in 2018!

We are looking for suggestions, possible ways of developing specific custodial training, or team up with professional custodial trainers to design specific custodial training to meet facilities' needs.

We will consider all suggestions, feel free to contact us via www.opfma.org "Contact us" or e-mail at office@opfma.org



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2017 Board Meetings**Schedule:**FEB 9thAPR 13thJUN 22ndSEP 14thDEC 7th

Board Meetings
are held
in Columbus

2017 Conference & Trade Show**Crowne Plaza Hotel:****Oct 22nd 5:00 pm****Conf. Committee Meeting**

**Oct 23rd & Oct 24th
Conference
&
Trade Show**

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

2017 OPFMA Board of Trustees Contact Information

President Carl Roxbury - Akron-Summit Cty Public Lib. -	croxbury@akronlibrary.org
Vice President - C. James Johnson - Cleveland State University -	c.j.johnson87@csuohio.edu
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Constantin Draganoiu - Trustee at large rep. membership-	c.draganoiu@csuohio.edu
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Steve A. Masters - Ohio Department of Transportation -	Stephen.Masters@dot.ohio.gov
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Liza Schultz - DES. Rep. OPFMA Central Ohio Chapter-	lschultz@dynamix-ltd.com

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) 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 - 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.

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

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