



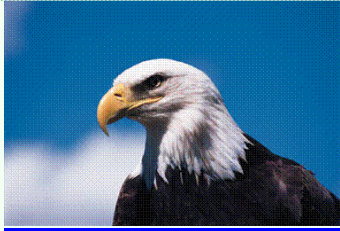
SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Spring 2010

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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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OPFMA - 2010 First Quarter Activities

From the Administrator's Desk

2010 is almost three months old and OPFMA is working non-stop on offering public facility maintenance employees diverse opportunities for training and professional development - as in today's extreme economic times - one can't have too much training or be overly educated!

This year OPFMA had already administered six BOC Level-1 Classes - three in Columbus and three in Solon. We've brought to graduation two BOC Level-1 certification series - both pictured in this newsletter.

Despite the economic times everyone faces, Ohio's public facilities made the decision to invest in advancement of their employees' education registering them for certification training and OPFMA had organized and started a new BOC Level-1 Certification Series on Mar 2nd in Columbus.

In support of maintenance employees' educational needs as well as to assist BOC certified employees maintaining their BOC certification, OPFMA had sponsored informative and educative seminars offered free of charge, as follows:

- **Building Envelope Symposium** on February 3rd organized and presented by StructureTec Corp. at Ohio State University in Columbus, Ohio.
- **Cincinnati Facilities Maintenance Expo** on Feb 4th - presenters, FSEI, WECC, BE&ST



OPFMA also sponsored the upcoming free seminar on:

- **LEED EB, SOLAR PV, and Potential ASHRAE 189.1 Implications** seminar - **April 20 in Milford, Ohio** - organized and presented by Four Seasons Environmental, Inc.

OPFMA is organizing another instructive and educative seminar on:

- **Low-Cost / No-Cost Energy Conservation Opportunities Which Facility Managers Can Implement Internally.**

The seminar will be held in Dayton. Hosted & presented by Energy Optimizers USA. Detailed logistics will be announced shortly.

Seminars and BOC Series are posted on our website - VISIT: WWW.OPFMA.ORG

Coming Soon in Dayton!

BOC Level-1 Certification Series

April 9th 2010

Registration - OPEN!

Reserve Your Seat Today!

Visit: www.opfma.org

Three easy steps to follow:

- Download the Registration Form
- Type in the requested data
- Fax it to: (440) 716-8519



OPFMA Board has held in first quarter of 2010 one board meeting in Columbus and one Executive Council phone conference. The Conference Committee held two phone conferences.

OPFMA Board is working closely with the administration on providing educative and instructive seminars and events while keeping cost low when anything else around goes up!

OPFMA 2010 Conference & Trade Show

Conference Committee is working intensely on completing the schedule for all workshops/seminars, selecting the right topics as well as speakers for each seminar.

The Conference Committee takes into consideration last year's input submitted from our attendees and combines it with the vital issues maintenance has to cope with this year!

This year tracks are as follows:

- Safety & Security
- Energy & Sustainability
- Facility Operations
- Innovative Technology
- Facility Operations & BOC Impact
- Professional Development
- Green Custodial

Exhibitors had already started registering for 2010 Trade Show!



OPFMA 2010 Conference

&
Trade Show
Oct 25th & Oct 26th

Mark Your Calendar!

Start Preparing for the Coming Event,
Conference Committee Designs it with
Your Professional Needs in Mind!

Visit often our website at: www.opfma.org

Energy Savings Opportunities & UNIQUE HB264, HB7 and HB300 Options

By Greg Smith, President, Energy Optimizers USA

Everyone is offering *Green*. Everyone is offering *Energy Conservation*. Everyone is offering *Energy Efficiency*. But as my father always said: "Before you jump to any conclusions or decision, review your options."

I would provide the same advice to any facility owner or operator - Check out your options!

There are many energy savings possibilities and project funding opportunities to reduce your energy and maintenance costs.

This article will review some of the best energy savings opportunities and funding vehicles available to Ohio school districts, colleges, universities and government agencies

The most common energy savings opportunities (there are many others not included here):

1) **Lighting Enhancements and Renovations:** Replace Metal Halide fixtures with fluorescent Hi-bay fixtures, install lighting controls such as occupancy sensors and lighting schedules, replace T-12 fixtures with T-8 or T-5 fixtures, re-lamp and/or de-lamp your existing 32-watt T-8 lamps with 25/28 watt T-8 lamps, retrofit the parking lot lights with LED technology.

2) **HVAC Enhancements and Renovations:** Typically, the best energy savings opportunity associated with your HVAC systems is directly related to your building automation system. Whether you have pneumatics or a DDC system there are almost always significant, 10-25%, savings to be realized by renovating or optimizing your control system. Other potential HVAC related energy savings opportunities include VFD applications, chiller/boiler replacements and enhancements, ice storage systems and air handler and filtration system retrofits.

3) **Renewable Energy Applications:** This is the "sexy" topic of today. If you are not careful, that is all you might get: a sexy exterior with no other benefits or attributes. **There are good applications for renewable energy in Ohio, but you must choose wisely.** By utilizing the state grants, negotiating the tax credits and depreciation opportunities with contractors or Power Purchase Agreement providers and selling the Renewable Energy Credits, you will find that renewable energy applications might just be a good option for you and your organization.

Now that we have briefly discussed what some of the opportunities may be, the tough question is: **"How do I implement these on the fixed, small budget we have?"** The answer is easy, but the process is more difficult and I suggest you work with an *independent* energy consultant or energy engineer to assist you in the process. **The key word is "assist" you, not take over!**

Remember: "Everyone is Green, Energy Efficient and Energy Conservation Solutions Providers". But, **who knows the building better than the Facility Manager? NO ONE!**

If you want to implement an energy conservation project utilizing one of the many state of Ohio funding programs - such as HB264 for K-12 schools, HB7 for colleges and universities or HB300 for government agencies and **STAY in CONTROL of your project**, you can do that!!!

Editor's Note:

For more information about energy savings opportunities or how to utilize these programs as a SELF-DIRECTED and CONTROLLED funding mechanism, call Greg Smith, Energy Optimizers USA - President at: (937) -620-8753 or e-mail him at: gsmith@energyoptimizersusa.com

OPFMA New Members - Welcomes Aboard!

Institutional I

Springfield City Schools - Michael G. Whitfield - Director,
Business Services

Northwestern Local School District - Christopher P. Howell
Maintenance Director

Individual Members

Mark Pack - Georgetown Exempted Village SD -
Custodial/Maintenance Supervisor

Scott Webb - Scioto County Career Technical Center -
Maintenance Supervisor

Corporate Members

Emerald Environmental Inc.- David McKeen - Sales Manager

CTL Engineering, Inc.- David Fransen - Manager Roof &
Building Envelope Services

Waibel Energy Systems - David Waibel - President

Dear New Members - Contact us with any questions - our staff will happily assist you!

Visit our web site: www.opfma.org get the latest info about OPFMA seminars, BOC certification classes and learn more about OPFMA Corporate Associate Members - Ohio companies with a variety of services and products offered to Ohioans!

Direct links from www.opfma.org takes you to their websites, making easier getting info if they could be of assistance to your facility's needs. Feel comfortable contacting them - as you - they are part of the OPFMA membership family!

◆ BOC Level-1 Graduates - Solon ◆

September 18, 2009 - March 5, 2010

OPFMA Board of Trustees and the Administration Congratulates the Graduates!

To the BOC students that have still to make up some of the BOC classes - We wish them success in their study efforts, and OPFMA continues to offer individual assistance as needed. Contact us if you need any assistance!

OPFMA also praises and recognizes facilities' efforts that, regardless of the unmatched stressful economic we are facing, made a priority of training and certifying their employees to keep pace with today's stringent standards!

Special appreciation to our Corporate Member - [Gardiner Trane](#) - that graciously hosted the BOC classes for seven months!



The BOC Graduates in alphabetical order and their facilities:

Craig Alderman (Windham Exempted Village SD), Alan Bacho (Sylvania Schools), Rich Boley (Southern Local School District), Darrell Boling (Fireland Regional Medical Ctr.), Blair Bosworth (Cuyahoga Community College), Joe Bowman (Ashland County West Holmes Career Center), Tom Burkey (Xunlight Corporation), Robin Clute (Akron-Summit County Public Library), Kevin Devine (Cuyahoga County Board of Dev. Disabilities), Michael Duffy (Orange City School District), John Dupay (Lakewood City Schools), Tim Fox (Waterloo Local Schools), Jeff Frantz (Fairview Park City School), Chris Hall (Geauga County Commissioners), Scott Hammond (Fireland Regional Medical Ctr.), Robert Henery (Wooster City School District), Keith Hoile (Lakewood City Schools), John Hughes (Akron-Summit County Public Library), Kenneth Kaczay (Village of Sheffield), Robert Kendeigh (Firelands Local School Distr.), David Kocivar (Wooster City School District), Thomas Kuhn (Lorain County Joint Vocational School), Robert Langenfelder (Ehove Career Center), Kevin M. Matowitz (Revere Local Schools), Jeff Miller (Lorain County Joint Vocational School), Brian Munger (Waterloo Local Schools), Jerry O'Connell (Xunlight Corporation), John Rohaley (GE Reuter Stokes), Carl Roxbury (Akron-Summit County Public Library), Charles Sefcek (Cuyahoga Community College), Robb Toft (Target) Robert Traut (Fireland Regional Medical Ctr.), Rik Wareham (Geauga County Commissioners), Jon Witting (Fairless Local School)

◆ BOC Level-1 Graduates - Columbus Series ◆

September 29, 2009 - March 9, 2010

OPFMA Board of Trustees and Administration Congratulate the Graduates and Wishes Them Success!



The BOC Graduates in alphabetical order and their Facilities:

Greg Adams (St. Mary City Schools), Clay Arbogast (Oak Hill Union Local School), Jesse Bennett (Licking Valley LSD), Sam Bolender (Manchester Local SD), Pat Browning (Gallia-Jackson-Vinton JVSD), Phil Burkett (Ohio Dept of Trans), Joseph Campbell (TCP World Academy), Cheryl Coffey (Columbus City School - Dept of B & G), Jim Collins (Gallia-Jackson-Vinton JVSD), Charles Dilbone (Granville Exempted Village SD), Howard Duarte (Ohio School for Deaf), Frank Fahner (Granville Exempted Village SD), Randy Fisher (Fredericktown Local School), Jim Grimes (Capital University), David Jackson (Columbus City School), Scott D. Kirk (Manchester Local SD), Mary Lager (Columbus City School - Dept of B & G), Clyde W. Lee (V.L. T. Academy), Steve A. Masters (Ohio Dept of Trans.), Penny Miller (Granville Exempted Village SD), Eric Moser (Ohio School Facilities Commission), Chris North (North Baltimore Local School), Adam Peterman (Capital University), Ned Ruffer (Bryan City School), Scott Schroer (New Knoxville School), Jack Shinn (Licking Valley LSD), Larry Snyder (North Baltimore Local School) Peter Spaziani (Washington County Career Ctr.), Jasper Wall (Capital University), Jack Weber (Columbus City School)

OPFMA recognizes the generosity of Commercial Parts & Services for hosting this BOC class for 7 months!

OPFMA Board of Trustees and Administration expresses sincere appreciation for all public facilities' efforts that, despite of the economic stressful times, made a priority of training and certifying their employees to promote leadership and higher productivity!

We are confident that your BOC certified employees will make you proud of your investment in their professional growth!

OPFMA will continue to assist those who still have to complete their exams or project – in order to receive their BOC Certificate.

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◆ ROI from VFDs: Cutting Costs with Variable Frequency Drives ◆

By Richard G. Lubinski

Variable frequency drives (VFDs) are an attractive energy management investment for your building's motors. While VFDs have been around for years, they have become a mature and effective way to reduce the cost of running motors with variable torque loads, such as those used in HVAC systems.

Motors represent about 20 percent of all energy used in the United States and 65 percent of electrical usage in our manufacturing plants. Over the life of a motor in a three-shift manufacturing environment, the purchase cost is only 5 percent of lifecycle costs. The other 95 percent is energy used and a small amount for maintenance and repairs.

A reduction in speed produces more than straight-line savings due to the affinity laws that describe energy use in motors. In fact, a 20-percent reduction in motor speed produces a 50-percent energy savings. When you consider that most motors are oversized for their application, you see how large the opportunity is for energy savings. The ROI of a VFD investment is even more attractive if your local utility or state energy office offers demand-side management (DSM) rebates for VFDs. In addition, VFDs offer more precise control over HVAC systems.

The disproportionate benefits of controlling motor speed should be of interest to all building owners and managers. In addition to the energy savings, VFDs provide longer equipment life because systems are not running at 100 percent all the time. How long would your automobile last if it were driven 24/7 at race track speeds?

How Do VFDs Work?

Since alternating current (AC) does not reduce like direct current (DC), how does a VFD control speed? In simple terms, the AC is turned into DC, and then turned back into AC, but with control over the power's frequency. Although AC power is typically produced at 60 hertz (cycle/second), a VFD control reduces the frequency of the power, and thereby the motor speed, to match load requirements. While simple in concept, most VFD projects require an expert application engineer to apply the technology to variable load motors.

Typical VFD applications in commercial buildings include:

- Air handling units
- Cooling tower fans
- Cooling tower pumps
- Circulation pumps for HVAC
- Chillers
- City-water booster pumps
- Compressed air systems

How Much Can You Save?

Calculators from the DOE and VFD manufacturers can help you estimate the kWh savings and ROI of specific VFD applications. The first step is to determine the operating characteristics and cost of existing HVAC components. In the example below, a 100-horsepower pump with 10-percent reduction in speed yields a 27-percent reduction in annual operating cost.

100 HP MOTOR	OPERATING COST/YEAR
100% SPEED	\$27,139
90% SPEED	\$19,811
UTILITY SAVINGS	\$7,328

With this kind of information, an engineer identifies the best ROI opportunities. But what are real-world ROIs? It depends on the building. As the real-world chart at the top of this article shows, VFDs provide an attractive ROI, but not all motors can justify them.

VFDs on Old Motors

Every motor and VFD drive salesman will recommend a new motor with premium efficiency for VFD applications. In general, this is a good idea due to better cooling and more copper in these motors. However, from a practical perspective, most VFD application engineers can extend the life of existing motors with proper VFD programming.

Most modern VFDs approach unity power factor (kW/kVA), so your building power factor should not be affected. Some electric utilities charge a small fee if your entire building's power factor is below 85 percent.

Most modern VFDs also come with *harmonic filtering* to prevent the VFD from affecting a building's power quality. Electronic equipment in buildings, such as personal computers and electronic lighting ballasts, should have a greater potential impact on power quality than VFDs. Additional benefits of VFDs are the elimination of across-the-line motor starters and longer life for V-belts and bearings.

An HVAC system running at 50-percent speed is also quieter, and varying the motor speed to match the space conditioning requirements improves energy savings and comfort better than the on/off cycling of old HVAC controls. In some older HVAC systems, energy usage actually went up when closing dampers in an attempt to throttle back motors.

Variable is good. ROI is great. Energy management is first and last an investment.

Editor's Note:

Richard G. Lubinski is president of Think Energy Management LLC (www.thinkenergy.net), an energy consulting firm. His national professional certifications include Certified Energy Manager, Certified Energy Auditor, Certified Demand Side Management Professional, Certified Sustainable Development Professional, Certified Energy Management Systems Contractor, Certified Business Energy Professional, and Certified U.S. Green Lights Survey Ally.



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CONTACT: David McKeen at dmckeen@emerald-environmental.com or 800-570-0690



800-570-0690
emerald-environmental.com



OPFMA Southern Chapter

OPFMA would like to introduce to our readers to the Southern OPFMA Chapter!

Chapter's president is Dan Colonel - long time OPFMA member. All Chapter members are listed below.

The chapter started with 2 and grew from there. The Chapter supports OPFMA's mission and promotes continuing education and support of public facilities maintenance employees.

Not all Chapter members are OPFMA members. The Chapter holds monthly meetings attended by 7-9 participants with some meetings attended by as few as 5 participants. Meetings are held at locations by rotation so that its members may tour buildings.

If you want more details about the Chapter - Contact - Dan Colonel, Chapter's president!

OPFMA Southern Chapter - President - Dan Colonel -

Buildings and Grounds Supervisor
Western Brown Local Schools
(937) 444-2044 Ext. 15019
maint@wb.k12.oh.us

Chris McKee
Facilities Director
Bethel-Tate Local Schools

Steve Wolfe
Facilities Manager
Adams County / Ohio Valley Schools

David Diesel
Custodial/Maintenance Supervisor
Felicity-Franklin Schools

Mark Pack
Maintenance and Custodial Supervisor
Georgetown Exempted Village Schools

John Cooper
Director of Maintenance
Clermont Northeastern Schools

John Beckemeyer
Operations Coordinator
Oak Hills Local School District

Dick Zurbuch
Facilities and Maintenance Supervisor
R.U.L.H. School District

David Reveal
Maintenance and Custodial Supervisor
Southern Hills Career and Technical Center

David Osborne
Maintenance Director
Eastern Local Schools

Bill Mullins
Project Supervisor
Eastern Local Schools

Managing Facilities

The Eleventh Minute

By Thomas J Hand CFM

It is a warm blustery March day and you are the new Director of Facilities of Hypothetical Situation One, Incorporated, located on a twenty five-acre campus of several connected office structures in a suburban area. One of your company associates calls the Facilities Department Office to warn of a fast approaching tornado. "My daughter just called and said that a tornado has been spotted ten miles southwest of here and it's coming straight towards us!" The panic in your associates' voice is only surpassed by your own shock and dread.

As you hang up the phone, you look out through the large plate glass window in your office and see darkening skies, wind blown objects tumbling about the greenspace, and a few associates scurrying to get to their cars to close their windows. Some may possibly be leaving in a desperate attempt to get home or to their children's school. The next call is from the CEO asking where the Tornado Shelter is located. The next ten minutes of your life are an indescribable combination of emotions, encounters and events lived in excruciatingly slow motion.

At the end of that harrowing ten minutes, you have experienced enough pain to write several books about emergency preparedness and Tornado Season. The tornado passed through several farms about a mile to the northwest and missed the HypoSitOne Campus, causing only minor damage. You breathe a sigh of relief, then realize that the fate that awaits you is what I call The Eleventh Minute.

The CEO is calling you on your cell phone and asking you to see him as soon as possible after you have done a quick post-event assessment of the effects of the near miss. You gather as much information as you can and head for the CEO offices, mentally rehearsing every answer to every question that may or may not be asked. However, your thought processes are clouded by the daunting question, "Am I about to get fired?"

No, you're not going to get the axe today. Remember that you are the "new" Director of Facilities. You just had great learning experience compliments of "THE NEAR MISS". Now it is time for the 'Eleventh Minute' with the CEO and you want everything you say or do to be on target. Most importantly, focus on listening to what the CEO has to say.

The first three status reports asked for will probably be People, Place and Productivity regarding any injuries, property damage or lost production time in that order. Next, expect observations and comments about what the CEO observed in terms of communication, preparedness and policy issues that need to be addressed. Finally the CEO will want to know what you think of how HypoSitOne was prepared for the approaching tornado, and what needs to be improved upon. This is the "Eleventh Minute".

This is what the new Director of Facilities should have noticed: There was a lack of attention paid to unstable weather conditions, which could have been monitored by an inexpensive weather radio or an Internet type service.

Campus security could have advised incoming drivers to secure their vehicles in preparation for severe weather. Or, policy should require all vehicles parked in company lots must be locked and secure at all times. The company Internet should have tornado shelter locations posted and assignments made for employees to take shelter in each area. Policy should discourage employees from leaving the facility during an approaching storm for any reason. Tornado shelter signs should be posted and emergency lighting and supplies checked for readiness. Most importantly, tornado drills should be conducted before Tornado season arrives.

In order to warn of a need to take shelter, the communication systems should be checked to make sure that all employees receive warnings. Public Address systems, office e-mail systems, and employees designated as Tornado Officers are some ways to get this job done. In a multi-building campus, each building should have a Tornado Warden to coordinate the activities of the Tornado Officers. Hard hats or reflective vests, flashlights and inexpensive walkie-talkies are the basic tools of the Tornado Officers.

The responsibilities of the Tornado Officers are to make sure that all employees are warned and escorted to safety, take a head count, and let everyone know when it is all clear to leave the shelter. There are so many variables that can influence the ratio of Tornado Officers to employees that each situation is different. In the case of HypoSitOne, they have an access control system that monitors the presence of each employee at work and the database knows who is in the facility at all times. This is one example of why access control systems are gaining rapid acceptance in the Facility Management sector.

Emergency preparedness is an important function of the Facility Manager. No emergency plan is going to prepare you for every possible disaster. But, having a plan creates an organized system by which to keep your focus in high stress situations. The result is that "Eleventh Minute" that can last just sixty seconds or an entire career.

Editor's Note:

Thomas J. Hand is a Certified Facility Manager and Consultant. He is a BOC instructor and also serves as site coordinator for south and western Ohio. He is retired from the Dayton Fire Department in 2001, where he managed maintenance operations.

He can be reached at: tjhandcfm@sbcglobal.net

2010 Board Meetings Schedule:

Feb 24th
 April 21st
 June 23rd
 Dec 1st

Board Meetings Host

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

•

Phone - Conferences

Conf Comm. - Jan 13th
 Board Session - Jan 27th
 Phone - Conf as needed

Conference Committee

Feb 24th
 April 21st
 July 28th
 Sept 1st
 Oct 24th

2010 Conference & Trade Show
Oct 25th & Oct 26th

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 visit our website!

www.opfma.org

2010 OPFMA Board Members and Contact Information

President: **Mark Wantage** - Ohio School Facilities Commission
Mark.Wantage@osfc.state.oh.us

Vice-President: **Ron Atkins** - Vandalia-Butler City Schools
Ron.Atkins@vandalia-butler.k12.oh.us

Secretary/Treasurer: **Randy Crossley** - Lima City Schools -
rcrossley@limacityschools.org

Immediate Past President: **John Beckemeyer** - Oak Hills Local School District
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Past President: **Constantin Draganoiu** - Cleveland Sate University
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Reed Tarkington	Four Seasons Environmental, Inc.	rtarkington@fseinc.net
Steve Wolfe	Adams County/Ohio Valley School District	steve.wolfe@ovsd.us

Note from the Editor:

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

Suggestions - Sharing Experiences - and Constructive Criticism! Your contribution could help by adding to the newsletter topics and ideas that are of special interest to you!

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

Publication and Submission Information

"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. The editor/publisher is Alexandra Schneider.

Deadline for articles and photos' submission is the 1st day of the month of publication.

All documents for submission must be submitted in Word format and sent as an email attachment.
 All photos must be in JPEG or TIFF format and sent as an email attachment.

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