



SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Spring 2014

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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 - **June 2014**
 Deadline to your articles
June 1st, 2014.
 Follow the Publication Terms
 on page 8 .

OPFMA 2014 First Quarter

By Alexandra Schneider, OPFMA Administrator/CEO

After a very long and snowy winter that started two weeks before Thanksgiving and lasted until the Palm Sunday - it's time for spring to get in the driver's seat!

OPFMA left behind the cold season and is preparing the ground for the new harvest!

OPFMA's mission is steady - assisting public facilities maintenance employees' ongoing educational need. OPFMA adjusted the ways of providing the needed education based on the 2014 Ohio training market environment.

Since December, OPFMA brought another BOC Series to graduation and continued the training for the last BOC Series that started in Dec 2013 which ends in June 2014.

Conference and Trade Show - is OPFMA's largest yearly educational event!
Workshops selection must be completed by MAY 31st - There is STILL TIME to submit your workshop topic for consideration!

Exhibitor's Trade Show registration follows the past trend - over 33% booths sold!

Attendee 2014 Registration Opened - visit: www.opfma.org

OPFMA Board - has couple of open seats - is considering active and dedicated OPFMA Members willing to contribute to OPFMA's mission, give support & promote OPFMA!

Submit your "resume" - name, facility and position, experience or skills that could be useful to OPFMA Board's & organization.
Submit your request to office@opfma.org

OPFMA offers in 2014 NEW Seminars on the most popular topics per OPFMA surveys.

OPFMA seminars coming soon:

Preventive Maintenance - Cause and Effect on May 20, 2014 in Cleveland/Solon hosted by Gardiner.

Reducing Utility Consumption in Public Fclty On May 21, 2014 in Columbus, hosted by DAS

OPFMA 2014 Conference & Annual Trade Show Oct 20th & Oct 21st

Attendees' Registration Started!

Early Bird Registration deadline
Aug 29th 2014



Location: Columbus Crowne Plaza Hotel

Exhibitors,
Register before July 1st and save \$\$!

33% of OPFMA 2014 Trade Show Booths Already Sold!

Register early - Booth distribution is done on a "first-come first-served" basis!

You may still have a chance to be a speaker!

First Time OPFMA Exhibitor in 2013

On average I attend 8 to 12 shows per year promoting our company 911Cellular and its products. Without reservations, OPFMA was the best show we attended in any year!

The show not only provided our company exposure, but it offered a great deal of educational seminars which were to the point and applicable in the real world.

The organizers created an environment where not only the attendees gained knowledge but the vendors became part of the fabric of attendees' need for betterment of their schools and facilities.

I strongly recommend OPFMA to every vendor considering attending with one exception - Our competitors!

Chad Salahshour, ECO/President
911cellular.com

Facility Electrical Safe Work and Safe Work Practices: May 29, 2014 in Cleveland/Solon hosted by Gardiner.

Airflow - the Unknown Quantity: June 3, 2014 at the City of Westerville near Columbus.

OPFMA organized seminars offered for the first time in March 2014 as follows:

Facility Electrical Safe Work & Safe Work Practices - held at DAS, Columbus, offered on Mar 6, 2014.

Preventive Maintenance - Cause and Effect: seminar on Mar 18, 2014, hosted by TRANE, Columbus.

Both classes were very well attended!

For new seminars scheduled throughout Ohio - check often WWW.OPFMA.ORG or contact our office.

Facility Electrical Safe Work Practices 1st OPFMA Seminar in 2014 – held at DAS on Mar 6th



OPFMA New Members – Welcome Aboard!

Individual Member

Nicolas L. McDonald – Adena Local Schools – B & G Supervisor

Rick Varner – Paulding Exempted Village Schools – Maintenance Supervisor

Nick Michel – Paulding Exempted Village Schools – Maintenance Technician

Sean Havalotti - Wayne County Schools Career Center - Maintenance Manager

Stephen Shergalis – Cleveland Hts. – University Hts. City Schools District – Director of Business Services

Matt C. Hart - Fort Recovery Local Schools - Maintenance

Institutional I Member

Vandalia-Butler City Schools – Mark Barhorst – Director of HR and Operations

Auburn Career Center – Joe Atwell – Maintenance Director

Pickaway Ross Career & Tech. Ctr. – Marty Lambert – Facilities Manager

Keep Buildings and Occupants Safe

Tiny dust particles can cause huge hazards

By Alan Sutton, President, Service-Tech Corporation



It's easy to underestimate the potential danger of dust. But the fact is that fine dust particulates of a number of different materials can wreak havoc. They accumulate on walls, pipes, ductwork, ceilings, and into exhaust systems, which creates a hazardous condition, called combustible dust.

Many common substances can form combustible dust including metals, wood, grains, chemicals, coal, plastics, sugar, paper, and certain textiles. The build-up of particulates of such materials can trigger hazardous conditions when compounded with other elements, possibly leading to a fire.

How does this happen exactly?

Keep Buildings and Occupants Safe

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As with fire, the condition occurs when there is a combination of oxygen, heat and fuel (in this case dust). The dispersion of dust particles in sufficient quantity and concentration can cause rapid combustion, known as deflagration. If this condition is confined or enclosed in a building, room or equipment, the resulting pressure can cause an explosion.

The combustion process, or deflagration (a fireball), can occur when the dust becomes suspended in air in sufficient concentration, along with an igniter or anything that can cause a spark. This can happen from simply dragging a piece of metal across a concrete floor.

Dangerous amounts of wood particulates in the pipes and dust collectors in the wood shops of several schools. Wood shops are vulnerable to combustible dust because saw dust gets sucked down the pipes onto the dust collectors and inside the ductwork. In one school's wood shop, we gathered 12, 55-gallon drums of dust and debris! A fire started in another school's dust collector system and in the underground duct system of yet another.

Fires and explosions triggered by combustible dusts have been so frequent that the U.S. Occupational Safety and

Health Administration (OSHA) initiated its Combustible Dust National Emphasis Program (NEP) in 2007. The NEP is charged with inspecting facilities that generate or handle potentially hazardous combustible dusts.

It is critically important for facility managers, maintenance, engineering and housekeeping staffs to schedule periodic cleaning of the different exhaust systems (wood and metal shops, lab fume hoods, paint booth, kitchen and laundry) and the surrounding areas where dust can collect and go unnoticed. Be sure to have your building/facility cleaned thoroughly and properly, according to OSHA regulations with specialized, explosion-proof equipment.

Cleaning and removal of grease and particulate build-up should be performed by certified and trained technicians using H.E.P.A. vacuuming and or mechanical Wet Wiping. This type of cleaning should be performed under containment to prevent any cross-contamination of other areas and equipment.

Ask vendors to provide a picture of before & after cleaning, as well as a certificate of cleaning which is required

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◆ Building Operation Certification Level-1 Graduates – Dayton ◆

September 2013 – Mar 2014

OPFMA commends all facilities for investing in their employees' training and giving them the opportunity to obtain the Building Operation Certification!



Building Operation Certification Dayton Series Graduates:

Michael L. Abbott (Warren Correctional Institution), Mark Barhorst (Sidney City Schools), Todd Bowling (Northwest Local School District), Steve Browning (London City Schools), Don Burley (Graham Local School District), David C. Cochran (ODOT District 8), William D. Fyffe (Knox County Career Center), Matt Hart (Fort Recovery Local Schools), Kevin Hartings (Marion Local Schools), Harold Hitchcock (Edison Community College), John Johnson (Waverly City School District), Duane Krummrey (Upper Scioto Valley Schools), Nathan L. Leasure (Delaware Area Career Center), Ed Morris (Edison Community College), David L. Murphy (London Correctional Institute), Barry Nuss (Lakota Local Schools), Tony Rauch (Three Rivers LSD), Jim Reffitt (Butler Tech and Career Dev. Schools), John Ringwald (Vantage Career Center), Scott Rubemeyer (Butler Tech and Career Dev. Schools), Gerald Russell (City of Beavercreek), Sean Shumaker (Greenville City Schools), Jeffery L. Smith (Otsego Local Schools), Rick Smith (Otsego Local Schools), and Gary Underhill (London City Schools)

Reducing Operation Costs: No-cost, Low-cost, and Capital Improvements

By Josh Foor, Director of Project Development, Energy Optimizers, USA

As public facilities are squeezed for funds because of cuts in funding for a variety of reasons, operators and administrators are constantly looking for ways to reduce operational and maintenance costs. One large cost is often the utilities, including electricity, gas or propane, and water that are required to run the buildings. These utilities are a great place to start when looking to cut operational costs.

To understand how to reduce the costs associated with utilities, it is important to first understand how each is used. In most commercial buildings, heating and cooling make up a large portion of total utility use. When looking at heating fuels, a staggering 85% to 95 % of total heating fuel is used to heat the building with the remaining usage coming from domestic hot water or other small needs. For electricity, anywhere from 20 to 35 % of total usage is consumed by the building's HVAC system, including pumps, fans, and cooling equipment. Another significant electrical user is the lighting throughout a facility which can use anywhere from 40 to 65 % of all the electricity in the building. The remaining electrical loads come from things like printers, computers, refrigerators, and other plugged devices.

With the knowledge of how we use utilities, we start looking at ways to save. It's important to start with "end-use" options as well as the "low hanging fruit" to make the most of any money that is spent.

Start with no-cost enhancements, and then move on to some low-cost and capital-cost improvements.

One of these options to reduce utility consumption with zero investment is to reduce temperature set-points throughout a building during the heating season, and to raise them during cooling season. Rules of thumb say that for every degree changed, utilities for heating and cooling can be decreased by up to 3%. A good guideline for occupied set-points would be 73-74 ° F during the heating season and 67-68 ° F during the cooling season.

Another no-cost item would be to more accurately schedule building occupancy. Allowing the building to shift to an "unoccupied mode" as often as possible can have a significant effect on total utility consumption. Scheduling the building so that nights, weekends, holidays, and other breaks are all known and programmed into the building automation system will allow for as little run time as possible with many of the largest energy users. Finally, lowering the domestic hot water temperature and scheduling domestic hot water pumps similar to how the HVAC systems are scheduled are two quick and easy changes that can add up to significant dollar savings. Once the no-cost options have been exhausted, it is time to look at some of the low-cost options that are available in most facilities. To start with, preventative maintenance is one of the biggest areas of need in many facilities. Similarly to operating any automobile, basic preventative maintenance is the key to efficiently operating a building for the long term.

For relatively minimal cost, the life span of most major equipment can be extended many years if the equipment is properly serviced and cared for, saving large amounts of money in terms of replacement costs.

Next, lighting enhancements can result in significant reduction in what is often the largest user of electricity in the facility. Upgrading from T12 or T8-32 Watt lamps to low wattage T8 lamps can be an easy replacement as lights are being replaced for virtually no cost difference. Additional lighting enhancements include installing occupancy sensors, replacing interior high intensity discharge (HID) fixtures with fluorescent fixtures that operate with nearly half the energy use, or replacing exterior HID fixtures with LED technologies that can result in more than 50% reduction. Advanced programming measures such as CO₂ demand ventilation or optimum start stop for boilers and chillers are easy to add to existing building automation systems and can also provide a huge return in energy savings for a fairly low-cost investment.

Next, there are great ways to save water, including low flow faucets, removing fill and dump urinal systems, repairing leaky sinks or toilets, and retrofitting/replacing failed steam traps, which can all add up to significant water savings over time. Finally, building envelope enhancements including caulking, weather stripping, duct/vent sealing and insulation are all great ways to save some money and improve comfort in any facility.

Once all other options have been exhausted, the final step is to look into the wide variety of capital improvements that can improve efficiency and reduce utility and maintenance costs in a facility. These options generally take much longer to pay back, and are often built-in with a long term plan so that money can be appropriately allocated well in advance to make these projects feasible.

Some of the bigger capital efficiency improvements include boiler or chiller upgrades, variable frequency drives, building automation systems (especially upgrades from pneumatic to digital), door and window replacements, roof repairs/replacements, and many of the renewable energy options like solar thermal, solar PV, and wind.

In the end, it all comes down to the financial appetite of the facility owners and the severity of each situation to determine which upgrades can or cannot be performed. Remembering to start at the "no-cost" items and work up from there is often a good method to show a building owner the benefits of energy efficiency measures, and to encourage them to do more moving forward. Performance contracting is always another option, which allows a variety of energy conservation measures to be bundled together with the savings paying for the project over a period of time. Whatever the specific situation, there are always improvements to make and, with enough knowledge and creativity, ways to get them done.



When Disaster Strikes, Every Second Counts

By: Alfredo Lopez, eziQC Account Manager
The Gordian Group

In an emergency situation such as fire, flood, blizzard or tornado, every second matters!

No matter how much you prepare your facility for a natural disaster or emergency—by writing up emergency plans, installing warning systems, practicing drills—the hours and days after the emergency can feel chaotic and vulnerable. When an emergency or natural disaster arises, Facility Managers have a need for an immediate response, which can be provided by using Job Order Contracting (JOC) to procure repair and remediation projects.

With JOC, contracts have already been competitively-bid and awarded, which allows Facility Managers to access their contractors the moment the disaster strikes and before conditions get worse.

State Health Laboratory Water Mitigation and Repair

In May 2012, a JOC contractor received an emergency call from Arizona Department of Administration's State Health Laboratory building after a failed water line resulted in damage of 16 rooms on three stories. The building was in need of water mitigation and water damage repair, and one room in particular, dubbed the "Rabies Room," requires proper vaccinations to enter, due to sensitive testing that takes place in the room. The contractor was able to dry the Rabies Room using special techniques and equipment without entering the room.

Once the room was decontaminated by the State, the contractor was able to enter the room to repair the drywall and paint. The decontamination took a total of three days to complete. Had the response not been so quick, a serious mold situation could have developed. The contractor completed all three floors of remediation quickly and efficiently, just twelve days after receiving the emergency call from the Arizona Department of Administration.

Joplin, MO, Tornado Repairs

In the aftermath of a devastating, multiple-vortex tornado in the City of Joplin, MO, in 2011, a USPS office, "Station A", suffered extensive water and wind damage, and the office needed critical mechanical and electrical repairs. In addition to the destruction of neighborhoods and businesses, the city's electronic infrastructure was wiped out, so residents needed the postal service to communicate with loved ones and insurance companies. The "Station A" repairs included assisting the building maintenance staff with cleanup from the wind and water damage, as well as replacement of:

- Exterior electrical connections
- Interior wiring
- Lighting
- Damaged HVAC equipment and gas piping
- Damaged roof flashing and gutters

The USPS turned to their JOC process for its immediate response and cost control benefits. The JOC contractor was contacted on Monday, the day after the tornado, and began work that very same day. By Friday of that same week, Station A was ready to open and available to residents as their communication link to concerned family and friends.

When it comes to emergencies, speed is critical!

The JOC construction procurement process takes care of the legwork up front, so recovery can begin even sooner.

Editor's Note: To check out other Blogs from The Gordian Group go to: <http://gordiangroup.info/blog/>

Lower Energy Consumption and Costs with Building Audits

By: Dan Steiner PE, President, D.L. Steiner, Inc.

According to the U.S. Department of Energy, America's residential and commercial buildings consume roughly 40% of all energy used in the United States.

Nearly a decade ago (2005), this represented a cost of more than \$369 billion – a figure likely much higher today, given the world's ever-increasing appetite for energy. Further, a report by the U.S. Energy Information Administration predicts world energy consumption will expand by 56% between 2010 and 2040, with natural gas consumption increasing by 64% and electricity generation growing by 93%.

So what does this mean for the average commercial/public building manager or owner?

With the perfect storm of increased demand, rising exploration and development costs, and more-stringent environmental regulations, don't expect energy prices to be coming down anytime soon. If you want to minimize the impact of energy costs on your operating budget, you're going to have to look elsewhere.

Basically, holding the line on building energy costs involves increasing energy efficiency – and for this, there are two main approaches.

First is the one most people traditionally think of: installing new energy-efficient equipment and systems (LED lighting, high-efficiency boilers, etc.). But many of these solutions are expensive to implement, with longer-than-acceptable payback periods. And if not carefully integrated with supporting and surrounding building systems, they may not deliver the efficiency results expected.

The second approach to energy efficiency is to conduct a comprehensive *building audit* (a.k.a., building review, building survey, etc.) comparing how the building presently operates with how it was originally designed and *should* be operating. Surprisingly, many well-designed and otherwise-maintained buildings today operate at subpar levels – and energy efficiency suffers in the process.

This is not to criticize the O&M people. Over time, a building's construction and control documents tend to disappear. Personnel leave, and a lot of knowledge leaves with them. Soon, the building is run by staffers with neither the training nor the documents needed to operate the building as intended. As a result, you'll see scenarios such as entire unoccupied floors experiencing 80° temperatures just so other floors can "be comfortable" or the VAV static pressure being hiked to twice its recommended setting in

order to "get some air" to a location. The building operates successfully – but it doesn't operate efficiently.

In general, a building audit involves:

1. Collecting as much building information as possible: design and construction documents (drawings, specifications, etc.); documents related to building changes and add-ons; system settings and O&M practices.
2. Comparing this information with the building's present configuration, systems settings, schedules, and usage/occupancy patterns.
3. Adjusting or correcting the building accordingly.

If done correctly, the building audit will produce a range of energy conservation measures (ECMs) with significant energy savings potential that can be implemented at minimal cost. More importantly, it will provide a clear path to a "tuned" building: one that is operating as intended, energy efficient, and ready for present operations, as well as future changes and add-ons.

Building audits come in several varieties.

An informal building audit is typically conducted by a building's management and O&M personnel, and catches the low-hanging fruit: ECMs that don't take a lot of analysis or financial commitment. Examples of these include training security personnel to switch off lights when they make their rounds or enforcing a regular work day (e.g., 8:00 A.M.–5:00 P.M.) vs. letting the building operate for an extended period (e.g., 6:00 A.M.–10:00 P.M.) for just a handful of people.

Often, one of the most beneficial results to come out of an informal audit is a complete (or nearly so) compilation of all documents related to the building and its operations. Going forward, this is a major asset for maintenance personnel, as well as for consultants conducting more advanced building audits.

A basic building audit looks much like an ASHRAE Level 2 Energy Audit, which the DOE's Office of Energy Efficiency & Renewable Energy says includes (1) detailed analysis of a building's characteristics, energy use, and energy costs and (2) identification of energy-saving opportunities that are within the building's operating budget.

Usually conducted by a professional engineer or a certified energy manager (CEM) with significant field experience, the basic building audit uncovers many cost-effective ECMs that

Lower Energy Consumption and Costs with Building Audits

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are somewhere above the low-hanging fruit of the informal audit. Examples include changes in equipment sequence of operations and the addition of reset capability to building hot- and cold-water systems.

For buildings with known problems, the building audit frequently takes the form of *retrocommissioning*. Briefly, retrocommissioning returns a building to its original intended operating condition (at least on paper) and then formally steps through each phase of the commissioning process used for new construction in order to pinpoint where the building went wrong.

The process is led by a retrocommissioning team headed by a professional retrocommissioning consultant or agent.

Laurie Gilmer, a PE writing for facilitiesnet.com, says retrocommissioning serves a dual purpose:

First and foremost, it isolates the sources of a building's subpar operations.

Second, it identifies the building's various opportunities for increasing its energy efficiency.

If retrocommissioning is successful, building systems will

perform according to operational need, most occupants complaints will be eliminated, *and* overall building energy use will be reduced.

In terms of percentages, what's the potential energy savings a building audit might yield?

Naturally, this varies, but it is generally believed that in a random sampling of commercial/public buildings, regardless of their use, at least half could realize reductions of 15%–20% in overall energy consumption simply by implementing ECMs discovered during the auditing process.

Most of these ECMs have payback periods of 2 years or less, with many as little as 6 months!

In today's economy – and for the foreseeable future – commercial/public building managers who look to lower energy prices to help them stay profitable are bound to be disappointed.

Reduced consumption, not reduced unit costs, is the key to keeping a lid on energy spending.

Building audits offer a cost-effective pathway to energy efficiency that will help these managers make sure this lid stays where it belongs.

Keep Buildings and Occupants Safe

Tiny dust particles can cause huge hazards

By Alan Sutton, President, Service-Tech Corporation

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for insurance policies, as well as inspections by OSHA, the FDA and fire safety agencies.

Proper cleaning and removal of combustible dust not only reduces risks but improves the quality of indoor air. Combustible dust affects the health of a building's employees and other occupants. Statistics from injury and illness reports filed with OSHA show that **workplaces and buildings that establish safety and health management systems reduce their injury and illness costs by 20 to 40 percent.**

Preventative measures

In addition to properly cleaning your buildings and exhaust systems, there are other recommendations to prevent combustible dust:

- Direct vents away from work areas
- Store combustible scrap, debris and waste materials (oily rags, etc.) in covered metal receptacles and remove them from the worksite as soon as possible.

- Use approved containers and tanks for storing and handling flammable and combustible liquids and keep in closed containers when not in use.
- Install explosion-proof lights and mechanical or gravity ventilation in storage rooms for flammable and combustible liquids
- Vacuum instead of blowing or sweeping combustible dust, using vacuum cleaners approved for dust collection.
- Separate heated surfaces and heating systems from dusts.
- Use proper fire extinguishers: (Class A for ordinary combustible dust materials; Class B for flammable liquid, gas or grease fires; Class C for energized - electrical equipment fires). Make sure fire extinguishers are free from obstruction and mounted within 75 feet (outside) and 10 feet (inside) of areas containing flammable liquids.

Regular cleaning & maintenance avoid the accumulation of combustible dust. This keeps your buildings and occupants safe!
[More information on combustible dust and preventative measures can be found on www.osha.gov.](http://www.osha.gov)

2014 Board Meetings

Schedule:

Mar 27th**June 19th****Sept 18th****Dec 11th**

Board Meetings are held
in Columbus!

Phone-Conference

2nd Friday of Month
not holding
a Board Meeting

**2014 Conference &
Trade Show****Crowne Plaza Hotel:****Oct 19th 5:00 pm****Conf. Committee meeting**

Oct 20th & Oct 21st
Conference
&
Trade Show

For newsletters' archive visit
our website!

www.opfma.org**2014 OPFMA Board of Trustees & Contact Information****Board of Trustees**

Secretary/Treasurer: **Wayne C. King** - Retirees Representative - wcking@netzero.net

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A Note from the Editor:

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

Suggestions – Sharing Experiences – and Constructive Criticism are welcomed! Your contribution could help other readers simply by bringing in "SpotLight" 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 www.opfma.org and click on "Contact us" – I would be happy to bring your ideas and comments in The SpotLight!

Thank you,
Alex

Publication and Submission – Terms & Info

"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.

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A special edition would be added as events dictate.

All materials published are copyrighted. SpotLight on Maintenance Editor/publisher is Alexandra Schneider.

Deadline for articles & photos submission is 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 JPEG format and sent as an e-mail attachment.

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