SpotLight on Maintenance

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

Ohio Public Facilities Maintenance Association

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

Inside Edition:

Editor's Note:

Next Edition – September 2014

Deadline to your articles September 1st, 2014

Follow the Publication Terms on page 8 .

OPFMA 2014 Second Quarter

By Alexandra Schneider, OPFMA Administrator/CEO

OPFMA Board & Administration appreciates **OPFMA Membership's** loyal support as well as the increased registration of new OPFMA members – resulting in YTD membership increased by almost 24%!

OPFMA organized & provided new seminars in Cleveland, Columbus & Dayton; more seminars being scheduled starting early September. OPFMA is expanding the array of topics offered – e.g., the NFPA 70E Arc Flash Hazard Training Seminar!

2014 OPFMA Conference was the focus of our efforts this spring and we are pleased to announce that YTD conference registration volume grew more than 9% over 2013! The 27 Conference seminars are finalized, and the final stage of printing started. This month attendee brochures will be mailed and brochure's soft copy will be posted on: www.opfma.org

OPFMA Chapters – another sector of interest to OPFMA Membership and other individuals & business at local level! To connect with the OPFMA Chapter in your area visit our website or contact the OPFMA office at: office@opfma.org

We are happy to announce the formation of the OPFMA Central Ohio Chapter! Chapter's foundation meeting took place on Jun 3rd 2014 and it was hosted by TRANE. OPFMA Chapter's By-Laws were presented and Chapter's Chair & Secretary elected.

OPFMA Central Ohio Chapter - Chairwoman, Penny B. Miller, Franklin County Children Services and Secretary, Maureen Finken, DawnChem, Inc.
Penny B. Miller is OPFMA's first Chapter Chairwoman!
Join us in congratulating the newest OPFMA Chapter – Central Ohio Chapter and its Chairwoman!

To contact Chapter's leadership visit: http://www.opfma.org/OPFMACentralOhioChapter.php

OPFMA 2014 Conference & Annual Trade Show

Oct 20th & Oct 21st

Attendee Registration Started!

Early Bird Registration deadline
Aug 29th 2014

Location: Columbus Crowne Plaza Hotel

OPFMA 2014 Trade Show

94% of Booths Already Sold!

Still time to register

Booth distribution on a "first-come first-served" basis!

OPFMA 2014 Conference Sponsors

Johnson Controls Inc.
Allied Environmental Services, Inc.
Gardiner
Lifetime Learning LLC

Ohio Central Chapter - Foundation Day
Jun 3, 2014 Columbus

OPFMA New Members – Welcome Aboard!

Individual Member

Carl C. Bennett III – Cleveland Metroparks – Manager, Building Trades Division

Institutional I Member

Lorain County JVS – Jerry Pavlik - Deputy Superintendent
City of Vandalia Parks & Recreation - Rudy Wells – Facilities Superintendent

Institutional II Member

ODOT Central - Statewide Facilities Operations -
Steve Masters, Tom Vanek, Anthony Lots, Thomas Richcreek, Richard Feldkamp, Tom Wathen Nathan Crozier, Paul Weiber, Bob Roahrig, Karl Newman, Chad Haning, John Burnie, Shawn Bennett, Rich Oster, Steve Limbacher, Robert Pillsbury, Mike Adams, Mark Nichols, Dell Saunders, Vernon Olney, Brian McIntire, Jamie Newland, Jon Dreshbach, Shane Martin and Brad Payne

Corporate Associate Member

Custom LED Supply - Martin Orwick - President
Hercules & Hercules - Jim Toth Jr. - Vice President Sales/Operations
Maintenance Inc. - Scott McManamon - Director of Operations
Vasco Asphalt Co. - Don Capobianco - Account Executive
Lifetime Learning LLC - James Poole - MBA, CPP, President
GE Lighting - Benjamin Stewart - Fixture Area Manager

Is a Boiler Operators License or Certificate of Training Necessary?

By: Daniel Schenek, Lifetime Learning LLC

Administrators, Supervisors and Managers are deluged with the responsibilities of meeting mandated training for their staff. Adding to this difficulty is that everything from proper use of safe cleaning liquids to insuring creature comforts of the facility must be considered.

One area of employee training that can be problematic is whether staff members need to obtain a boiler operator's license. Because an operating steam boiler can be dangerous, Ohio law requires that a boiler of a certain size be tended by a licensed operator. Some insurance companies require licensed operators to operate any sized steam boiler on your premises and offer lower premiums as an incentive.

So, boiler training can be intimidating if not confusing. This brief article will attempt to demystify the who, what, where, when and whys of this professional training.

Do I need a licensed operator for our boilers?

- First, check the paperwork for your boiler.
- If the boiler is **less than 360 square feet** of heating surface, you do **not** need an employee to constantly tend to the boiler.
- Don't worry if you don't know what "square feet of heating surface is". You won't need to.

What type of training do I need for my boiler?

- Most low pressure boiler training courses cover the same curriculum with a few differences.
- All courses should satisfy your boiler training needs

Certification Programs

- National or state organizations provide certificate or license programs that are usually accepted by insurance companies as proper qualification for employees that deal with boilers.
- Sometimes these licenses are recognized on federal properties or in other states as the required boiler.

Ohio Low Pressure License

- This is a license issued from the State of Ohio that allows the holder to operate any low pressure boiler in the State of Ohio that requires a licensed boiler operator.
- This license is generally accepted as a top tier license by insurance companies. A potential student must prove experience with steam boilers before he/she can take the Ohio Low Pressure License Exam.

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Is a Boiler Operators License or Certificate of Training Necessary?

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Frequently Asked Questions

How long do these boiler courses last?

- A low pressure boiler course can typically last between 50 to 60 hours.
- Ohio requires 60 hours of instruction for its low pressure license.

Where can I obtain boiler training in my area?

- Check the internet or newspapers for local providers.
- Call the State of Ohio at 1-614-644-2223. Ask for the boiler division.

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How much does a boiler course cost?

- Typically, these courses cost from $700 to $1,000 per student.
- Discounts may be available for large groups.
- Some boiler schools will come to you for on-site instruction.

Editor's Note:

For more information or questions contact Daniel Schenek at: (216) 258-4941, (440) 843-6116 or e-mail: danschenek@cox.net

♦ Building Operation Certification Level-1 Graduates – Columbus ♦

December 2013 – June 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 Columbus Dec 2013 – Jun 2014 Series Graduates:

Michael Adams (ODOT - District 5), Zach Bess (Adams County Ohio Valley Schools), Brian G. Buchanan (Muskingum Co. Job & Family Serv.), Tyler Dennis (London Correctional Institution), Mike Dolan (Centerville City Schools), Jon Dresbach (Ohio Dept. of Transportation Dist. 9), Larry A. Estell (Pickaway Correctional Institution), Kendall Evans (Paint Valley Local Schools), Eric Gillispie (Westfall Local Schools), David Givens (Ohio Dept. of Transportation Dist. 6), Angie Harwood (Vermilion Local School District), Sean Havalotti (Wayne County Schools Career Center), Keith Heck (Keystone Local School District), Craig Hopkins (Sidney City Schools), Larry Howell (Ohio Dept. of Transportation Dist. 6), Ted Howse (Wyoming City Schools), Rodney Johnston (Vermilion Local School District), Steve Malone (Union-Scioto School District), Shane Martin (Ohio Dept. of Transportation Dist. 9), Jamie Newland (Ohio Dept. of Transportation Dist. 9), Mark Nichols (ODOT - District 5), Vernon B. Olney (ODOT - District 5), Doug Patterson (Ridgewood Local Schools), Brad Payne (Ohio Dept. of Transportation Dist. 9), Mark Reed (East Liverpool City Schools District), Dell Saunders (ODOT - District 5), Timothy A Septer (Buckeye Career Center), Rick Shaffer (Mount Vernon City Schools), Michael Smith (Keystone Local School District), Lonnie D. Swartzentruber (ODOT District 11), Wes Taylor (Adams County Ohio Valley Schools), James Williamson (Vermilion Local School District), and Tom Wright (Deer Park Community 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 percent 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 percent 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 percent 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 can begin to look at ways to save. When doing so, it is important to remember that we should first start with "end-use" options as well as the "low hanging fruit" to make the most of any money that is spent. With this thought in mind, we will first look at no-cost enhancements, then move on to some low-cost and capital-cost improvements.

To begin with, there are many things that can be implemented with zero investment to help reduce utility consumption. One option would be to reduce temperature set-points throughout a building during the heating season, and then 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 67-68 ° F during the heating season and 73-74 °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 percent reduction. Advanced programming measures such as CO_2 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.

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

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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.

Editor's Note: For questions or more info call **Josh Foor: (937) 877-1919** or visit: **www.energyoptimizersusa.com**

Facilities Are Reducing Chemical Costs and Increasing Sustainability with Electrolyzed Water Technology

By: Eddie Bosse, Business Development Director, PathoSans

While still an unknown technology to many in the facilities cleaning industry, Electrolyzed Water (or Electro-Chemically Activated Water), is rapidly increasing its presence due to many distinct advantages over traditional chemicals.

What is Electrolyzed Water Technology?

By utilizing only salt and electricity, water is converted into two separate chemicals on-site and on-demand thru an electrolysis process…a sodium hydroxide cleaner / degreaser and an FDA approved hypochlorous acid sanitizer / disinfectant. The two solutions produced thru this process can replace a majority of traditional chemicals in schools, universities, athletic venues, restaurants, hotels, etc.

What can Electrolyzed Water Solutions replace?

Electrolyzed Water solutions can replace a majority of traditional cleaning, degreasing, sanitizing and disinfecting chemicals.
Carpets, tile floors, wax floors (including top scrubbing), terrazzo flooring, windows, classrooms, restrooms, cafeterias, dining areas, kitchens, athletic venues and locker rooms can all be handled by exclusively using Electrolyzed Water in place of traditional chemicals.

What are the benefits from utilizing Electrolyzed Water?

There are four major benefits typically seen by utilizing Electrolyzed Water technology:

Cost Savings – Solutions are generated on-site and on-demand for pennies per gallon

Sustainability – Eliminate traditional toxic chemicals from your venue, disposal of chemical product packaging and pollution from chemical shipments. Electrolyzed Water solutions are safe down drains.

Simplicity – The two solutions generated on-site and on-demand replace a majority of traditional chemicals. No diluting or mixing is required, and eliminates ordering, tracking inventory and storage.

Safety – As opposed to many traditional chemicals, Electrolyzed Water solutions are non-allergenic and safe for employees and students; safe on clothes and skin.

Electrolyzed Water is being utilized to help organizations meet budget demands while fulfilling increasing demand of sustainable practices in facility cleaning.

Editor's Note: For questions or more info contact **Eddie Bosse** at **(513) 617-9372** or e-mail: **Ed.Bosse@PathoSans.com.**

PathoSans, a division of Spraying Systems Co. has received approvals within the State of Ohio with both the Department of Health and the Department of Agriculture for PathoSans effectiveness on various bacteria

How Do I Make LED Implementation a Reality in a Challenging Economy?

By: Martin Orwick, President, Custom LED Supply

Everyone is explaining WHY converting to LED makes sense, so the next logical question to ask is HOW you can implement LED into your business to realize all of the savings and performance benefits without going broke in the process. The reality is, quality LED solutions are not inexpensive compared to traditional lighting. That's why it shouldn't be compared with traditional lighting at all. The differences between buying and replacing light bulbs and investing in a solid state LED lighting system are plentiful, but there are a few that are most important to understand:

1 - The reason it is harder to comprehend the value of implementing LED lighting systems is because it has been so long since there has been a major advance in technology.

None of us were alive the last time there was a major advance in lighting technology. Sure, we have made adjustments here and there to improve on the ancient technology of traditional lighting; but, the introduction of LED is the first true, ground breaking change that we have been offered in the lighting realm. This is not the case with most everything else we use in our lives.

It wasn't that long ago that your car phone was actually ATTACHED TO YOUR CAR, your mobile phone was the size of a brick, and computer systems took up an entire wall. Now all of those same technologies are able to be fit into your pocket. It's called a smart phone. It costs comparably more than the good old flip phones, but that doesn't even factor in the decision anymore because of how incredibly efficient and complete it is as a business tool. Most every business person has one, and would not dream of being without it.

2 - You are replacing a disposable and repetitively maintained technology with an intelligent system that lights your building(s) maintenance free for a very long period of time.

When you do renovations and updates to your facilities, you would never dream of putting in the "same old stuff" that was in there before; otherwise, what would be the point of spending the money in the first place? You want to get the best quality product you can get for the best value you can find it for. You would never replace the original windows in a building built in 1940 with the same standard windows.

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How Do I Make Led Implementation a Reality in a Challenging Economy?

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That just doesn't make any sense, right? You would obviously spend the money to purchase new, energy efficient, better performing windows that keep the outside noise and weather outside where they belong, as the long term return is WELL worth the investment. This same opportunity now exists with the right LED lighting.

The U.S. Department of Energy has released a report both validating and recommending that businesses invest in the change to LED for their businesses.
You can find the report on this link:
http://www.opfma.org/led_adoption_report_2013.pdf

3 - Leverage your current IN-efficiencies to pay for your conversion.

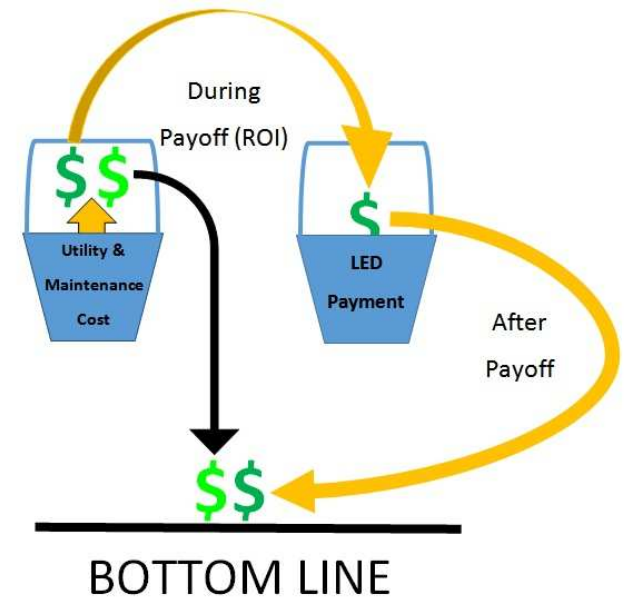
Here's where most people lose the connection and find the value to investing in LED for their businesses. The savings makes sense. The reduction in maintenance makes sense. Coming up with the COST is where it gets difficult.

Here's the easy explanation: YOU ARE ALREADY PAYING FOR IT. It is a given that you will turn your lights on when you open your business each day. It is also a given that there is a cost associated with that decision.

By switching to a solid state LED lighting system, you will be using 60-80% LESS ENERGY to light your building(s). That means you will also STOP PAYING for that 60-80% of excess energy you are using now. That difference in energy usage and maintenance upkeep cost offsets the monthly cost of the LED lighting system when financed.

Some LED companies actually offer unique financing options. The advantage some LED companies carry over traditional lending is the ability to delay the first payment up to 3 months to allow rebates, incentives, and savings to come in before first payment is required.
Because the lifetime of LED is so long, it pays itself off, and starts paying YOU those same savings.

Here's how it breaks down in a visual form:



The process of buying LED, of done correctly with the right provider who can offer turnkey solutions, actually introduces the opportunity to:

a) Upgrade your lighting to the best lighting option available for the next 25 years,

b) Get your people or yourself down off the ladders all the time and back to doing things that actually make your business profitable, and

c) Actually go cash positive and MAKE money DURING the payback process.

If you look at LED implementation as a business investment instead of a lighting purchase, you will find that it is the safest business investment you can make in today's economic environment.

Editor's Note:

For more information or questions contact: Marty at (937) 424-7651 or Andy at (330) 760 -6364
or e-mail: CustomerCare@CustomLEDSupply.com

Leadership 101

- A leader is one who knows the way, goes the way, and shows the way. (John Maxwell)
- The best executive is the one who has sense enough to pick good people to do what he wants done, and self-restraint enough to keep from meddling with them while they do it. (Theodore Roosevelt)
- My great concern is not whether you have failed, but whether you are content with your failure. (Abraham Lincoln)
- Failure to prepare is preparing to fail. (Mike Murdock)
- You can't build a reputation on what you're going to do. (Henry Ford)

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 19 th 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

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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.
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.
 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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