



SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
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Ohio Public Facilities Maintenance Association

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OPFMA - 2008 Conference and Trade Show

Oct 27th & Oct 28th

Registration Deadline - October 20th!

There's Still Time to Register - Reserve Your Seat Today!

More than ever before energy costs are the highest concern of every facility small or large and every household across Ohio and for sure today energy efficiency and proper maintenance procedures is everyone's focus.



For over 20 years OPFMA has been providing educational and informative workshops and seminars that meet the needs of employees responsible for operation and maintenance of public facilities in the State of Ohio.

There is no other group within a facility that has more impact on facility daily functions - than the maintenance department. OPFMA has designed a two day event packed with seminars and workshops and a vast array of exhibitors from all fields to meet your interests and needs.

As energy matters and searching for new solutions and real facts is maintenance sector's focus, OPFMA strived to reach Ohio's highest public office - Governor Ted Strickland's Office - specifically Governor's Energy Advisor - Dr. Mark Shanahan with the invitation to address you!

Valuing the high impact that maintenance employees of the public sector have on energy efficiency across Ohio - Dr. Shanahan enthusiastically accepted OPFMA invitation.

We are honored that Dr. Mark Shanahan, Governor's Energy Advisor, is the keynote speaker!

To Learn From the Source - Be There!

There Are 24 Seminars • Select the Ones You Need the Most • Need Assistance - Call us!
Good Meals • Raffles • Live Entertainment • Singer & Band • High-Class Comedy Magic!

Registration Forms are also posted on www.opfma.org

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Need accommodations? - Call (614) 885-1885 • Remember - Ask about the OPFMA Special Rate!



SAVE 35% on Hotel Rooms

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• **DEADLINE of OPFMA Discount Rate**

• **Sunday Oct 3rd 2008**

• **Limited Rooms at Discount Rate
First Come/First Serve Basis**

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OPFMA Supporters, THANK YOU!



State Library of Ohio
Hosted BOC
Columbus Apr 2008 Series



The Brewer - Garrett Co.
Hosting BOC
Cleveland May 2008 Series



*Summit Behavioral
Healthcare*
Hosting BOC
Cincinnati Sept 2008 Series



*DAS General Services
Division*
Hosting BOC
Columbus Sept 2008 Series



*Ohio Department of
Natural Resources*
Hosted
"Air Flow- The Unknown
Quantity" Seminar on
Sept 2008



OPFMA Welcomes the Newest Members!

On behalf of our long term – some for decades – loyal members and new alike, OPFMA is happy to extend a "Very Welcome Aboard to You All"!

Please feel right at home – you are among your peers – and visit our web site www.opfma.org Learn about OPFMA seminars, BOC classes and check out our Associate Members! There are direct links to their web sites - see how they could be of any assistance to your facility's needs.

OPFMA New Members:

Individual Members

Richard Faber - Berea City Schools - Berea, OH/ Supervisor of Buildings and Grounds
Allen Jackson - Erie County Commissioners - Sandusky, OH/ County Facilities Fleet Manage
Brian Hutton - Monroe Local Schools - Monroe, OH/ Maintenance
Robert F. Misbrenner - Kent State University - Kent, OH
Jim Byler - Cardinal Local School District - Middlefield, OH / Maintenance Assistant
David Rude - Stark County ESC - Canton, OH / Consultant Business Operation
Mike Rosenberger - Clinton Massie LSD - Clarksville, OH / Plant Operations Supervisor
Ron Weaks - Rossford Exempted Village Schools - Rossford, OH / Supervisor B&G

Institutional I

Gilmour Academy - Gates Mills, OH - Daniel J. Kohn - Director of Maintenance
Toledo Correctional Institution - Toledo, OH - Michael W. Carter- Telecomm. Tech II

Institutional II

Olmsted Falls High School - Olmsted Falls, OH - Ray Terry - Head Custodian

Associate Member

Country Fire Protection, Inc. - Tallmadge, OH - John Lubinski - President
Gardiner Trane - Solon, OH - Cory Kiewatt
Managemen, Inc. - Salk Lake City, UT - Ben Walker - Director of Communication
Lawn Greenkeeper, LLC - Marion, OH - Jeff Dine - Director of Business Operation
Tandus US, Inc. - Dalton, GA - Susan Rowland - Account Executive/ Sales Associate
Pier Associates - Akron, OH - Jim Pier -President
Graybar Electric - Pittsburgh, PA - John Zotis

New Members, you are now part of the OPFMA TEAM and the only way to serve you right is for you to contact us with your thoughts and needs. We are just a click away!

OPFMA Activities - 3rd Quarter 2008

This quarter OPFMA has focused on organizing speakers and exhibitors to create an event that matches today's public facilities stringent job requirements. To make the learning experience pleasant and interactive special attention was given to details as raffles, welcome to OPFMA gifts, menus were carefully selected, and the conference committee selected the entertainers that will add fun at the end of the day!

Today's energy crisis force many facilities look for ways to add to their employees' job efficiency. BOC - the Building Operator Certification program is a recognized program and supported by ODOD/OEE and well appreciated by the maintenance sector in Ohio.

OPFMA is the administrator of the BOC program in Ohio and organizes BOC series year round. This quarter we organized and started two BOC Level -1 series. One started on Sept 12th in Columbus and the other one in Cincinnati was rescheduled for Sept 18th and due to storm and power outage was postponed for Sept 29th.

OPFMA conducted a survey earlier this summer in which our membership selected topics of interest for seminars (other than BOC series) that OPFMA is in process of organizing across Ohio. OPFMA has offered the "Air Flow - The Unknown Quantity" seminar which was free of charge for OPFMA members. This seminar was held on Sept 26th. It was hosted by Ohio Department of natural Resources and it was presented by Mr. Richard Wirtz, Associate Director of Education at HARDI and a much appreciated BOC instructor.

Tips From Old Times!



Stroke's damage on brain...can be prevented or substantially reduced with a shot of alcohol and a coffee!

- *Prepare a drink of:*
 - 2 cups strong black coffee
 - 2 oz Irish whiskey*Stir well and drink it. (Irish coffee without sugar)*

- *Alcohol opens up blood vessels and caffeine increases the blood flow.*

Both exert their effects quickly and together appear to prevent stroke damage very effectively.

- *Caffeinol drug - a combination of alcohol and caffeine if given intravenously within two hours of a stroke - it reduces damage by up to 80%.*

Recovering Cost for Community Use - Helps Overcome Budget Shortfalls

By: Erin Tucker, Media and Public Relations, SchoolDude.com

In this time of continually tightening budgets, school officials are being challenged to identify alternate sources of income and more effective ways to cut operating costs. One cost factor that poses unique challenges is the increasing use of school facilities by the community. While providing a service to community groups, this practice creates high demand for a district's operations team and generates additional costs in the form of utilities, custodial overtime, and wear and tear on equipment and facilities.

A recent study of more than 1,000 school districts using an on-demand facility scheduling solution examined how educational professionals nationwide are coping with the increasing demand for community use of school facilities, measuring the success of their efforts to recover costs. The findings revealed that some districts are faring better than others when it comes to cost recovery for facility use.

According to the study, the average amount of cost recovery income for U.S. school districts is approximately \$17 per student. Those in the 90th percentile for cost recovery capture upwards of \$28 per student. Keys to this increased success include solid leadership, board policy, and implementation of efficient processes to manage the growing use of facilities.

The largest and most quantifiable costs from community event use stem from custodial labor charges. However, this presence is important. Having a custodian on-site during events reduces damage to property and equipment and protects the district. Most users understand this requirement after an explanation of the potential damage that could occur if facilities were left open and unsupervised.

While some districts may be steadily recovering costs associated with community use, many are still enduring a political battle. Most school officials agree that the public should be able to use a district's school buildings. However, the issue is whether community groups should be charged for usage. Some argue facility use should be free of charge for taxpayers since their dollars paid for the buildings being used. But many, including some government officials, realize this approach is doing more harm than good and are calling for a change.

For example, under California's Civic Center Act, districts are required to make their schools available to the public but also must recover costs for use of those buildings. Failure to do so puts a burden on a school district's top priority: educating students.

Siphoning money away from the classroom to make up for the costs associated with facility usage is a hindrance to the core mission of schools. And that's a price no one wants to pay.

For more information about this topic, visit: http://info.schooldude.com/Cost_Recovery.

Oct 27th 2008 Conference - Dinner & Live Entertainment



An Evening with Friends - Be There - Have Fun!

"By Request"

Diandria Mendenhall - Vocals

&

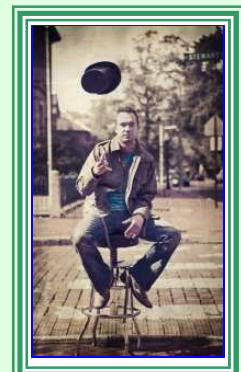
Band Members

Donald Lomax - Drums
 John Auker - Guitar
 Dwight Bailey - Bass Guitar
 Jonathan Baker - Piano
Smooth Jazz • Popular 70's-90's Music



Michael Kent

High-Class Comedy Magic



Arm Yourself for Auto Accidents

•
Keep a notebook & pen

•
Jot down details:
date - time - street -
city - weather - road
conditions and a
description of what
happened

•
Make sure to get:
~~the~~ names - license
plate numbers -
insurance info of the
other drivers involved

•
Keep a disposable
camera in your glove
compartment
to snap photos of the
accident scene and
damages to your car

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Radon Protocol for Schools (Jarod's Law)

Chad Reynolds ♦ (reynoldsc@allied-environmental.com)

Radon is a radioactive element formed by the natural decay of small amounts of uranium in subsurface soil and rocks. Radon can enter structures, typically through penetrations in the foundations, as a colorless and odorless gas. Decay of radon, which has a half-life of 3.8 days, results in daughter products polonium, bismuth, astatine and lead. If inhaled, these radioactive daughter products become trapped in the lungs, resulting in an increased risk of lung cancer. Radon is the second leading cause of lung cancer in the United States.

Because radon is a gas, it can migrate through rocks and soil and become dissolved in groundwater. Radon gas may enter structures through construction joints, foundation cracks and penetrations, sump pits, and even through the water supply. Due to dilution, radon gas expelled from the subsurface to the atmosphere typically creates no risk to human health. However, the concentration of radon within a building can quickly rise to a hazardous level. The U.S. EPA considers a radon concentration of greater than 4.0 picocuries per liter of air (pCi/L) to be excessive and a risk to human health. U.S. EPA estimates that 1 out of every 15 structures in the U.S. contains radon exceeding 4.0 pCi/L.

In 2006 the Ohio General Assembly passed Substitute House Bill 203, also known as "Jarod's Law". This bill requires sanitarians of local health departments to conduct annual inspections of the school buildings and associated grounds contained within their jurisdictions to identify health and safety concerns. This legislation included Section 3701-54-09 of the Ohio Administrative Code, which requires each school district to develop and implement a "radon rule or protocol" for school buildings within the district. Further, this legislation requires each school district to provide evidence that each school building was either designed and built to be radon resistant (radon-resistant new construction - RRNC), or has been tested for radon within the past five years.

Should radon testing be required, the testing protocol and associated sample collection must be implemented and conducted by a professional trained and licensed by Ohio Department of Health (per OAC 3701-69-02). The specialist may be a third-party consultant, or a trained employee of the school district. It is further recommended that protocol established by EPA Publication 402-R-92-014 "Radon Measurement in Schools" be followed. Should testing determine that mitigation is necessary the mitigation plan must, likewise, be developed and it must be implemented by a trained and certified specialist.

For more information regarding the specific requirements of Jarod's Law, and/or radon in general, please visit :

http://www.odh.ohio.gov/ppt/13Radon_files/frame.htm or <http://www.odh.ohio.gov/odhPrograms/eh/schooleh/tmpage.aspx>

BOC Level -1 April 2008 Series Graduates Congratulations!



We wish you all success in your carriers - and don't be strangers. Let us hear from you and your successes or if you need any assistance! Here are the Graduates in alphabetical order:

Brad Armstrong (Ohio Dept. of Natural Resources), **Jaime Barden** (AIMCO), **Angela Bowie** (Sprint), **Jeff Brown** (Arcanum-Butler Local School District), **Brian Burkhardt** (DAS/GSD Facility MGMT), **Matt Burton** (Elida Local Schools), **Jeremy Daniels** (Alexander Local Schools), **Roy Gillespie** (Apollo Career Center), **Thad Golombek** (Ohio Department Of Insurance), **David Grubb** (Dept. of Agriculture), **Ken Johnson** (State Fire Marshal), **Lloyd Kennedy** (Highland Co. Board of MR/DD), **Luke Keys** (Columbus Public Schools), **Steve Lanning** (Columbus Public Schools), **Gary Largent** (DAS/GSD Facility MGMT), **Bryan McCollum** (Alexander Local Schools), **Allen McConnell** (Ohio Building Authority), **Russell C. Money** (DAS/GSD Facility MGMT), **Dave Peck** (Highland Local Schools), **Frank Powalowski** (Northwest Ohio Dev. Ctr.), **Alan Rawlins** (DAS/GSD Facility MGMT), **Thomas Stewart** (DAS/GSD Facility MGMT), **Dennis Waler** (DAS/GSD Facility MGMT), **Michael Wilson** (ODJFS-EBS Facilities), and **Mark Young** (DAS/GSD Facility MGMT)

Why Proper Airflow?

By Bill Sammons CMS

Proper airflow is probably one of the most overlooked parts of any HVAC system. Some people don't realize the importance of air flow. They hear the fan running and make sure the filter's clean and think everything is OK.

The fact that air is moving does not mean it is proper. There are two important factors in proper air flow. Number one is to be sure that there is sufficient air moving. The second is that the air is moving at the proper speed. These are the two *important* factors that must be taken into consideration when checking airflow. Let's take a look at them both.

First of all we must have sufficient air moving through the system. Most textbooks tell us that we usually look for 400 Cubic Feet per Minute (CFM) per ton for comfort cooling. There are various ways to check for this. Each requires some instruments like a voltage meter, amp meter, thermometer, some mathematical formulas, and the ability to use them properly. On the heating side we usually look for Temperature Difference (TD) across the heat exchanger, depending on the type of equipment we are diagnosing.

Second - we need to confirm that the air is moving at the

proper speed. This helps insure the conditioned air reaches the conditioned space without producing drafts, noise, or not even getting there. When air is moving too fast, a couple of things can happen. One is that the air delivery system will be noisy. The other is that the air will leave the registers or terminal outlets too fast and cause a draft effect on the occupants of the space. If the air is moving too slow it might not reach the conditioned space as it should.

What happens in the system that might cause these conditions? One is poor design; another could be poor maintenance or lack thereof. One of the easiest things to do is to change the filters, and sometimes that is all we do. Shame on us! The whole system needs to be kept clean and maintained. Blowers wheel can collect dirt very easily (1/16 of an inch of dirt on a blower wheel can cause an airflow loss of 20%). Belts need to be kept aligned and tight. Some motors need to be lubricated.

Designers and maintenance people alike need to realize that we are in the heat exchange business, sometimes heating the air and sometimes we need to cool the air.

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Why Proper Airflow?

(Continued from Page 5)

We need to keep evaporator coils and condenser coils clean to get the proper heat exchange and make sure all fans are turning proper speed and the proper direction. When these components are not kept clean it will cause some expensive damage to the other components in the system. Dirty evaporators coils can cause compressor slugging. Dirty condenser coils can cause compressor overheating.

The other important item in proper maintenance is the *money* that can be saved when equipment is running properly and can do its job efficiently. Also we cannot forget IAQ issues which are important to all of us.

Bill Sammons CMS is a member of the Board of Directors of RSES ,a member of the Educational & Examining Board of RSES, and a BOC Instructor. He can be reached at 513-703-8275 or hvactrn@fuse.net.

Assuring Your Facility Project Actually Gets to Green

Paul Jablonski, P.E. • Critical Environments MidCentral District • Siemens Building Technologies

As individuals and institutions come to recognize the need to shift to a sustainable society, interest in *Green* buildings has surged. Owners, operators and users of all kinds of facilities want to minimize their own environmental impact. They know that running an efficient building makes a big difference.

Designing and installing energy use reduction initiatives represents the first steps to an efficient building. Design is crucial, but until it's executed it accomplishes nothing. This article addresses two processes that are critical to a successful energy use reduction project. These are commissioning and measurement and verification.

Commissioning is the process that turns the promise of a Green design into the reality of a Green building. Commissioning is so central to success that fundamental commissioning is prerequisite (EA P1) to a LEED-NC rating. ASHRAE's proposed standard (S189P) also calls for commissioning.

The LEED prerequisite emphasizes installation and acceptance tests to verify that the systems operate as intended. They stress that the test requirements be communicated in the contract documents. This is the only practical way to incorporate them into the construction process.

Experienced ventilation contractors are familiar with the

tests likely to be applied, and are equipped to estimate and execute them, report the results and follow up with any necessary corrective action. The mechanical, Building Automation System and TAB contractors need to coordinate activities with the commissioning agent for effective commissioning. At a minimum, this is communicated in the contract documents. These contractors should contribute to commissioning plans during design. They can offer practical input on test protocols and work flow arrangements.

If the building operation staff also participates in the acceptance test program, it gives them a tangible feel for how the systems are supposed to perform. They draw on this experience when they need to analyze, troubleshoot and maintain the building in years to come.

A well-constructed building only performs if it's operated and maintained properly. Proper maintenance requires information. You can't manage what you don't measure. The LEED-NC rating system awards a separate point for measurement and verification. Your Siemens Building Technologies building automation system readily integrates different data sources (power meters, flows, temperatures, etc.) and flexible reporting software giving the facility managers a powerful tool to accomplish measurement and verification goals. Managers in Green facilities need a unified set of tools to pull disparate information together and evaluate sustainability.

Light Emitting Diodes - Things to Watch for!

Jason Brown, PE, CEM, LC • Lighting Sales Inc. Cleveland, OH

In these times of ever increasing energy costs, many of you will seek out that quickest return on investment solution to meet your company's needs. Lighting is a very quick and easy retrofit opportunity. We all know the typical retrofits through distributors and BOC104 class: lamps and ballast retrofits, high-bay fluorescents to replace HID, CFLs or at least tungsten halogen to replace incandescent lamps, but what about light emitting diodes (LEDs)?

PAY ATTENTION - Do not jump into using LEDs without some serious research into the luminaire and application it is being placed in. Many facilities managers are installing LEDs

and finding them to fail within the first year of operation, in fact some within a month! Aren't LEDs the future though?

Yes, undoubtedly. More research dollars are put into LED technology than any other lighting source. The numbers show that where the efficacy (lumens/watt) of fluorescent sources is about 80-100, HID is towards 120-140; LEDs have the reachable potential of 250 lumens/watt! Today they have just advanced to 100 lumens/watt. So why should you be wary? The following are three things to think about when selecting an LED luminaire for your application:

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Light Emitting Diodes - Things to Watch for!

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1. Know your source

Remember that in the 80's, scores of electronic ballast manufacturers were created to take advantage of this new technology and break into the workplace. How many are there today? Three main manufacturers remain, and the others have fallen off into obscurity. There are literally hundreds of LED manufacturers out there selling their lamps. The source is where lighting selection begins, you better know whose it is!

Have you ever heard of Nichia, Lumileds, and Cree? Well these are some of the top manufacturers of LEDs today. Why is this important? Do you know what manufacturer's fluorescent tubes you buy for your facility? Many of you will say, GE, Osram or Philips. These are the tried and true manufacturers of lamps we've come to know. Now, you have no idea whose lamp they are using in that LED luminaire without asking. Make sure to ask.

2. Size Matters

You should also be observing the heat sink of the fixture. Any manufacturer telling you to use their LED downlight indoors without a MASSIVE heatsink or a fan should be turned away, unless you have a double plenum ceiling. This would mean the LEDs are in -55 degree air, which would be great, but I doubt any of you have that in your facility. Most of you might try an LED PAR lamp in some downlight, and even if you select a quality LED, if the heat isn't taken away from the LED, it will fail.

The problem is that incandescent downlights with a screw base weren't really designed to ventilate the heat that well. In fact the incandescent source operates more efficiently in higher temperatures. The housings aren't designed for the LED source. Retrofitting with LEDs in any fixture is generally a bad idea because they weren't designed for that source. LEDs are more electronics than anything; you wouldn't exactly put your nice plasma television into the sauna now would you? LEDs are very, very small, but make sure your heatsink is very, very big, and ventilated if possible.

3. Modular, Replaceable, Flexible and Warranty

Since LEDs are evolving, make sure that the system you look into is flexible going forward. Look for the LEDs to be modular and replaceable. When LEDs do hit 250 lumens/watt, you'll have an easy switch to a newer even more efficient LED. Many products are designed as a single unit, so when something fails, you need to replace the entire luminaire. Try to use a system that has some more sustainability and system life. Also look for at least a three-year warranty on product. Five-year warranties are also available. LEDs are currently best in those hardest to maintain applications for decreased operational costs.

Energy savings and LONG LONG LIFE!!

OK now the good news. If you find you've got a quality LED, and a massive heatsink, and you also install them in a ventilated location you are in for some phenomenal savings. While using the 80 lumen/watt LED in some site luminaires (great application since ventilation is free) you can save about 50% electricity, and make the life of your system about 12 years left on 24/7! LEDs will actually last much longer than that in the right conditions. Research shows that in Cleveland, OH, based on average nighttime temperatures (when a site lighting fixture would be activated) the LEDs will last 250,000 hours. LEDs don't really fail either. Like Mercury Vapor, LEDs slowly dim over time. Only, where Mercury was a dramatic drop off, LEDs keep better lumen depreciation very high over their lifetimes compared to mercury vapor.

LEDs in LEED

Many of the LED installations we're installing today will outlive all of us! Utilizing LED luminaires would still be considered Innovative by LEED standards. This means you can get an additional point towards LEED Silver, for example by using LED for parking lot lighting. Watch out for indoors though, too many products don't have enough heatsink and will fail prematurely. Utilizing LEDs where applicable can even assist dropping your building watts/square foot below ASHRAE 90.1 to gain even more points toward LEED Silver.

LED's will also help you when trying to meet LEED for Existing Buildings, LEED EB, a great way to make your company stand out in the green community. Operationally, imagine your parking deck or lot and never having to do any maintenance for years and years, if not decades! This makes LED a great retrofit for certain applications. Today, exterior is the best application, the ability to retrofit indoor product is way off, if ever. Instead of Retrofit, we'll need to think Redesign.

Make sure to include professionals when selecting products for lighting design, the following professional certifications might be recommended:

- Certified Lighting Efficiency Professionals - CLEP
- Lighting Certified (Required for Government work) - LC
- International Association of Lighting Designers - IALD

To seek out certified professionals in your area visit:

www.aeecenter.org

www.ncqlp.org

www.iald.org

Contact Jason Brown at Jbrown.la180@lighting.net

Did You Know?!

- Molds, and harmful bacteria stay dormant in old diseased growth of the last year and pop up again in the spring. They are not active or laying eggs but they need a place to hide until spring!
Refuse giving them shelter over winter - CLEAN UP your garden in the fall to have a HEALTHY garden next year!
- Give a Cider Vinegar bath to your rusty tools! Soak them overnight in a bath of cider vinegar. The next day wipe away the residue with a cloth and coat them with petroleum jelly.
- Place a piece of thick colorful chalk into your tool box over winter - it absorbs moisture - keeps your tools rust free!

2008 OPFMA Board Members and Contact Information

2008 Board Meetings Schedule:

March
June
October
December

Board Meetings Host

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

Dublin Office Business
Center
5650 Blazer Parkway
Dublin, OH 43017

Conference Committee Meetings Schedule:

March
April
May
June
August
September
October

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Executive Board

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Note from the Editor -

Dear reader, OPFMA publishes the "SpotLight on Maintenance" for your benefit, but in order to serve your interests better I would like to have a "two way" communication with you! **Suggestions - Sharing Experiences - and Constructive Criticism**, all of these would be very helpful and much appreciated.

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

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Deadline for submissions of articles and photos is the first day of the month of publication.
All documents for submission must be submitted in Word Format and sent as an attachment to email.
All photos must be in JPEG or TIFF format and sent as an attachment to an email.

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