



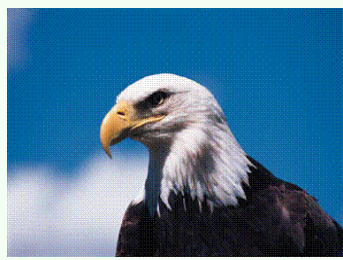
SpotLight on Maintenance

OPFMA Newsletter - Connecting Knowledge with Public Facilities' Needs!
Fall 2013

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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:

Contact us with suggestions or questions!

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or visit www.opfma.org

Next Edition - DEC 2013

Articles deadline - DEC 1st, 2013
Follow submission requirements &
terms on page 8

OPFMA – 2013 Third Quarter Activities

By Alexandra Schneider, OPFMA Administrator/CEO

OPFMA expresses great appreciation to OPFMA Members and friends for registering early and making it possible to have the 2013 Trade Show booths sold out before mid-August as well as having the **largest number ever** of Early Bird and total registrations!

The 3rd Quarter's main focus is on our Annual Conference and Trade show and we are proud to announce that 2013 registration volume is 30% higher than last year!

There are 25 workshops to select from in addition to the keynote address and a general session on the second day.

Experienced speakers were selected and ready to meet you in the classroom. Be prepared for the Q & A session at the end of presentations!

Exhibitors are packing the Ballroom and a few will be in the hallway - prepared to display the latest in their field and offer their assistance. Visit them all - ask questions and take back to your facility all the data offered by the largest Trade Show!

As always, we are preparing folders filled with important literature about each Workshop, Speaker; Trade Show & Table Talks to assist in your selection.

Table Talks is yet another 90 minutes of info and practical sessions to benefit from!

Raffles, networking and nourishments add fun to the daylong intensive training and exchange with experts.

First day ends with entertainment and nice dinner - bring your spouse, add beauty!

BOC is an important program that OPFMA puts constant effort in offering OPFMA Members and non-members alike the great opportunity to study and obtain a Building Operator Certificate.

BOC registration volume is 26% higher in 2013 than at the same time last year!

OPFMA Administration & the Board of Trustees express sincere appreciation for YOUR support - without YOU we wouldn't be here!

We'll see you at the Conference!

**OPFMA 2013 Conference
& Annual Trade Show
Oct 21ST & Oct 22ND**

**Final Deadline Registration
Oct 7th 2013**

Very few seats left - Register today!



Location: Columbus Crowne Plaza Hotel

**Hotel rooms at OPFMA
Conference rate are limited,
Call (614) 885-1885**

**Exhibitors,
Thank you for registering early!**

All Trade Show booths
Were sold out before mid-August!

**OPFMA Board & Administration
Recognizes and Appreciates
The 2013 Conference Sponsors!**

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The Brewer-Garrett Co.**

OPFMA New Members – Welcome Aboard!

New Members you are invited to be part of the team!



Check out OPFMA Events and OPFMA CHAPTERS in Your Area - Get Connected!

Visit www.OPFMA.ORG - contact Chapter's Chairman in your area.

If there is no OPFMA Chapter in your area, and you are an energetic person willing to start an OPFMA Chapter, contact OPFMA!

Individual Member

Jerry McCune - Lakewood Local Schools - Maintenance Supervisor
Jon Field - Lakewood Local Schools - Maintenance
Jay Radman - Crestview Local Schools - Maintenance Supervisor
Charles F. Morris - Northmor Local Schools - Maintenance
Frank Dietz - Mahoning County MRDD - Maintenance Coordinator
Phil Hacker III - Kettering City Schools - Supervisor of B&G
Brent Zeitlow - Toledo Area Regional Transit Authority - Facility Manager
Steve Watts - Dayton Metro Library - Custodian
Nathan L. Leasure - Delaware Area Career Center - Maintenance
Steve Browning - London City Schools - Bldg Maint Supervisor
Gregg Payne - London City Schools - Maintenance
Gary Underhill - London City Schools - Maintenance Worker
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Equipment Efficiency and Maintenance is the Key to Cost Savings

Dan Mitchell, Energy Consultant, The Brewer-Garrett Co.

Building owners and managers are continually looking for ways to save money as the cost of operating a facility can be overwhelming in the commercial market. They have to budget equipment maintenance, repairs, replacement, and the utilities needed to fuel their property. Furthermore, on-site staffing and their continuing education to properly care for the equipment that keeps the facility running is a daily expense.

Much of this burden can be lifted from operating budgets by increasing the efficiency and improving preventative maintenance on their building equipment. With the prognosis for electric rates to increase as a result of reduced capacity and the historic low natural gas prices, several strategies can be used to lower operational costs by specifically addressing facility needs.

Efficient Equipment

Consumer demand and rising energy costs consume a large portion of most operating budgets. Consider these options to reduce your facility's energy consumption:

- Add Variable Frequency Drives (VFD) to pumps,
- Integrate new controls and automation,
- Replace discontinued T-12 lighting to new T-8 and T-5 fluorescent lamps,
- Implement water conservation projects to reduce both energy and water costs,
- Replace old boilers/chillers with high efficiency boilers and chillers.

Maintenance Programs

Preventive maintenance is essential to reduce operating costs and equipment replacement. By scheduling regular maintenance, problems can be prevented and existing machinery will perform better.

On occasion, facilities may not have the staffing or equipment to properly maintain certain mechanical inventory. As a result, some facilities implement their own preventive maintenance program. Arranging a regular preventive maintenance plan ensures that equipment will continue to run more efficiently. This type of arrangement is customized with standard operating procedures that are documented in a protocol manual for each facility.

Develop a Strategy to Improve

Partner with a company who can make informed recommendations, maintain equipment, implement recommended energy conservation measures (ECM) to reduce your energy consumption and audit the results yearly by metering, measuring and verifying. Energy Services Company - also known as an ESCO, are companies who focus on energy efficiency with HVAC upgrades, lighting retrofits, boiler/chiller system replacement, building automation systems and other energy conservation measures.

Editor's Note: For more info or questions – Mr. Dan Mitchell can be reached at (440) 243-3535, or dmitchell@brewer-garrett.com



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www.brewer-garrett.com



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◆ BOC Level-1 Graduates – Columbus ◆

Dec 14, 2012 – Jun 20, 2013

OPFMA praises all facilities for investing in their employees' training and giving them the opportunity to obtain the BOC Certification!

OPFMA continues to offer assistance to the BOC graduates beyond the Graduation Day, as well as assisting those in need to make up some exam!

Contact our office if assistance is needed.

Graduates are also posted on www.opfma.org

OPFMA Board of Trustees and Administration Congratulates the Graduates!



Meet the BOC Graduates:

James Ball (Granville Exempted Village SD), Shaun E. Bennett (ODOT Dist 9), Paul Boggs (Mechanicsburg Ex. Village SD), Rhonda Bohannon (Three Rivers LSD), Dan Brock (Granville Ex. Village SD), David Brooks (Westerville Comm. College), Lee Campo (Mansfield Correctional Institute), Richard A. Crawford (Ohio Reformatory for Women), Mark Denoff (ODOT), Brian Fox (Columbus CS), David Grzechowiak (DAS Fac. Mgmt), Eric Hanna (DAS Fac. Mgmt), Joe Landrum (Pickaway Correctional Inst.), Daniel N. Lane (Ohio Dept of Public Safety), John Lipps (Kirtland LS), Robert Mash (ODOT), Pete Mason (Warren County Bd of DD), Max Earick (Bellefontaine CS), Nicholas L. McDonald (Adena LS), Charles F. Morris (Northmor L.S.), Mike A. Motz (ODOT), Brian Murdock (Southwest Licking LS), Karl Newman (ODOT), Tim Newton (ODOT), Mark Pruchnicki (Cuyahoga Valley Career Ctr), Richard A. Rogers (Licking Heights LS), Noel Rozelle (DAS Flty Mgmt), Todd Scott (Beavercreek CS), Sean Seckman (Licking Valley LS), Tim Slone (Mansfield Correctional Inst.), CJ Snyder (Perry County Board of DD), Daniel R. Spence (Columbus CS), Jason Stepp (ODOT), John E. Tokie (Perry County Board of DD), Jeff Vinci (Buckeye LS), Kent Ware (Licking Valley LS), and Amy Wilson (DAS Fac. Mgmt)

◆ BOC Level-1 Graduates – Columbus ◆

Feb 21, 2013 – Aug 8, 2013

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

OPFMA continues to offer assistance to those who need to make up some exams!

For assistance, E-mail:

BOCC@OPFMA.ORG

Or call (440) 756-5620

OPFMA Board of Trustees and Administration Congratulates the Graduates!



Meet the BOC Graduates:

John Allen (Constellation Schools LLC), Glenn R. Beyer (New Richmond Schools), Robert Booth (Mansfield City Schools), Mike Carpenter (Southwest Ohio Dev Center), Tom Corvin (Dawson-Bryant Schools), Richard A. Crawford (Ohio Reformatory for Women), Tim Dufner (Lancaster City Schools), David Eshbaligh (Valley View LS), Larry George (City of Dublin), Jeff Gifford (Franklin Medical Center), Joselito S. Hernandez (Aileron), Mike Hostetler (Orrville CS), Jeff Ike (Mount Vernon Dev Center), Daniel N. Lane (Ohio Dept of Public Safety), Jeremy Methner (Nationwide Insurance), Brian Orr (Orrville CS), Dennis Piehl (Perry LSD), Robert A. Pillsbury (ODOT - Dist 5), Brian Preseren (Constellation Schools LLC), Jay Radman (Crestview LSD), Bob Shrader (Montgomery Dev Center), Sean Shumaker (Greenville City SD), Charles B. Stewart (ODOT), Mark Tussing (Washington Court House CS), Michael J. VanSuch (Ohio Dept of Public Safety), and Garry D. Workman (ODOT)

Building Envelope Restoration

By Jim G. Hague, Pittsburgh Regional Manager, StructureTec

There is no doubt that roofs are the highest profile component of the building envelope. The Bureau of Labor Statistics recently reported that there were 136,700 contractors that work primarily on roofs. Obviously, roofs are big business. Still, roofs have been studied in depth, and it seems that the building envelope and its related systems have been left in the background in comparison.

The basic need for shelter is not a new one. Vertical wall systems are just as crucial as the roofs of a structure. It is fairly hard to build a shelter, or business for that matter, without walls. Otherwise, your employees would be working in an elaborate lean-to.

Some of the common wall types are Exterior Insulation and Finishing Systems (EIFS), curtain walls, masonry, and panelized wall systems. Today there are hundreds of different types of exterior wall systems in the market. These various wall systems and their components will be discussed in depth, but it is imperative to understand that these are just a sampling of what compromises the building envelope.

Common Wall Types

EIFS

One common wall system in today's marketplace is an Exterior Insulation and Finishing System (EIFS), which provides architectural design flexibility and a protective and weatherproof finish. One of the major deficiencies in early EIFS systems is that there was no drainage path. Leaks within these systems can take years to show themselves. During that time, mold and decay can be causing serious damage, requiring extensive restoration or even full replacement. New EIFS designs provide an internal drainage path and wall cavity.

Curtain Wall

A curtain wall is a term used to describe a building façade that does not carry any super-imposed vertical load other than its own dead load. A curtain wall is designed to resist air and water infiltration, wind forces acting on the building, seismic forces (usually only those imposed by the inertia of the curtain wall), and its own dead load forces. Curtain wall systems do not include a back-up waterproofing system, and must incorporate a system to capture and manage water intrusion. Modern curtain walls are typically designed with extruded aluminum members, although the first curtain walls were made of steel.

Masonry

The most common type of wall system in the marketplace is masonry. There are two types of masonry systems. The first is barrier walls, which typically contain multiple wythes of brick with no air cavity and are a single stage weatherproofing system. Second is veneers or cavity walls that include an exterior brick face, air cavity, and through-wall flashings. Masonry systems are comprised of three different material types.

They are brick, stone and concrete masonry units. Failed masonry is often easy to spot because of the large cracking and splitting on the exterior of a facility. The cause of these issues comes from a variety of conditions and general weathering of the wall system.

Panelized wall systems

Panelized walls systems can be made of various materials such as metal, stone, concrete, and masonry. Similar in construction

to a curtain wall system, they typically carry no superimposed load. A common panelized wall system is metal, which is often used in remedial situations due to its aesthetic appeal and relative low cost.

Components

Windows

Windows are a central component of the building envelope system and must be given special consideration. There are many facets within a window system that need to perform to ensure they are waterproof and energy efficient. Window perimeter framing may deteriorate because of leakage around the frame. Frame seals are also subject to deterioration as seals often debond from moisture, movement and UV exposure. Steel windows require a coating to be used to resist corrosion, which must be properly applied and reapplied after the recommended date. Window hardware can also fail due to misuse, improper installation, or time.

Glazing

Glazing, the system of glass and seals, is a part of your building envelope that will last the building's life cycle if treated with care. Of course, glass fracturing is the most common issue faced with glazing, but seal failure is another type of problem. It is usually caused by UV exposure and improper application. Also, laminated glass faces the problem of delamination when exposed to water for long periods.

Coatings and Sealants

Coatings and sealants are often made of polyurethane, polyether, silicone, latex or acrylic, and can be applied to a variety of wall types. When dealing with coatings and sealants, it is important to find the right material for your specific application. . If not properly selected, some may actually do more harm than good. Many sealants act as dams and plug holes in your building envelope. This may appear to be harmless, but it is imperative not to suffocate your building envelope, which can trap moisture or block drainage paths.

Joints

A building joint is a junction where building elements meet without applying a static load from one element to another. There are three main types of joints. First are expansion joints, which are used to accommodate brick expansion and building movement. Secondly, control joints are used with concrete to allow for shrinkage. Lastly, isolation joints are used when affixing two dissimilar materials.

Flashing

Flashings are used in most types of wall systems. Flashings take water that has entered your first weatherproofing barrier and provide a system to divert water out of the building envelope. Special attention must be placed on the transitions and end dams. If not properly installed, flashings are completely ineffective. Also, a high quality non-ferrous metal, rather than plastic or rubber, should be used. Rubber or plastic flashings will usually need to be replaced during the building's life - an extremely costly process. Conversely, a non-ferrous metal flashing can last the entire life of a structure.



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Building Envelope Restoration

Continued from page 5

Coping

Also known as the "roof" of the wall system, copings are what covers the top of the wall. Metal is the preferred material for copings, and can be used on most wall types. Metal can be custom fabricated to fit exact dimensions, providing a perfect fit. Furthermore, metal requires little maintenance and is very aesthetically appealing.

The Process

Awareness

In a broad sense, there are two main reasons why components fail. The first is a consequence of deferred maintenance. Components within the weatherproofing system are not permanent and thus requiring maintenance.

The second reason these components fail is because of deficiencies in original design and construction. This problem is becoming very prevalent as shortcuts are taken to meet budgets, building construction is fast-tracked to meet deadlines, and adequate quality assurance does not exist in most construction projects.

Evaluate

The first step in correcting problems is evaluating all of the components within the wall system and identifying their conditions. The evaluation process should be managed by a licensed Professional Engineer, and begins with a review of the plans, specifications, and other available information relative to the envelope construction.

A visual survey and condition evaluation with attention to detail is then performed for each exterior building elevation to identify obvious

bond breaker tape, joint size, and sealant adhesion. Masonry, concrete, glass, atriums, cladding, openings, flashings, and water protection systems are also evaluated to determine their condition. In order to determine the overall weatherproofing performance of the wall, water leakage testing may be performed with observations of the interior to identify locations of water infiltration. When these steps have been completed, the information is analyzed and a written report with observations, findings, and recommendations is prepared. If several restoration procedures are feasible, they will be listed, along with a primary restoration plan. Recommendations, as well as color photographs and schematics of the building, should also be included. These procedures will identify the majority of problems. Additional testing, however, may be required in a more in-depth evaluation. Wall openings and material testing are some of the options that might be included in this process.

Editor's Note: *The Building Envelope Restoration article will continue in the next edition*

OPFMA Chapters

OPFMA Chapters are developed per OPFMA Members request and under the leadership of OPFMA Membership & Marketing Committee Chairman, Constantin Draganoiu (c.draganoiu@csuohio.edu). Chapters' Chairmen become part of Membership & Marketing Committee and OPFMA Board. You can contact Chapters' Chairmen to be part of their chapter, or Constantin if no Chapter is in your area and there is potential to create one!

North East Ohio Chapter

Ted Roseberry - *Chairman* - ted.roseberry@pcls.net
Jim Byler - *Secretary* - jim.byler@cardinalschoools.org

East Central Ohio Chapter

John C. Wolf - *Chairman* - wolf@spii.net
Larry Stuckey - *Secretary* - Larry.Stuckey@WBWarriors.org

West Central Ohio Chapter

Steve Heitz - *Chairman* - heitst@wapak.org
Anthony Lotz - *Secretary* - tony.lotz@dot.state.oh.us

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I'd Like to See That

"Oh, boy! I'm glad you're here," the little boy said to his grandmother on his mother's side.

"Why?" she asked.

"Because now Daddy will do the trick he's been promising us."

"What trick?"

"Well, he told Mommy that if you came to visit, he would climb the walls."

Beauty

A little boy watched, fascinated, as his mother covered her face in cold cream.

"Why do you do that?" he asked.

"To make myself beautiful"

When she began to rub it off, the boy asked,

"Why are you doing that? Did you give up?"

Measurement and Verification – Getting the Most Out of a Performance Contract

By Brad Turnwald & Scott Ulrich, Energy Engineers, CCG Energy Solutions

There never seems to be enough money in the budget to address all of your facility needs. Performance contracting continues to be a great way to upgrade your existing buildings utilizing the future savings. Unfortunately, many owners shy away from performance-based contracts because of the fear of realizing the savings. Measurement & Verification (M&V) is easily understood if presented in the right format. Don't allow a great tool to go unused due to the fear of accounting for the future savings.

When implementing a performance contract, one of the most important and feared aspect of the project is arguably the measurement and verification (M&V) report. This report is generated once a year (although a good vendor will provide more frequent reports upon request) for the life of a performance contract, and details the savings the project has achieved to date. This is important because it gives you, as a building owner or operator, the ability to track your project and make sure you are meeting the savings you were promised. There are items that we believe are vital to creating a transparent report and allow everyone involved in the project to feel comfortable and satisfied with the results. It is important that you, as a building owner, understand these items and discuss them with your vendor prior to implementing facility upgrades.

One of the easiest ways to become comfortable with the M&V processes and your vendor is to ask for a history of their M&V Reconciliation Reports. Have them provide you historical samples detailing how they have done M&V for other customers. Then, have the vendor explain each step of the process and where each number came from. The information presented should be easily understood and make sense to you. It will also show you how the previous projects performed. While not required in a standard performance contract, the International Performance Measurement and Verification Protocol or IPMVP is one recommended method for measuring

and verifying savings in any energy or water conservation project. IPMVP outlines options for verifying savings and good M&V reports will not only explain these options but outline exactly what options were used in the project.

There are two types of adjustments that you must be aware of when looking at an M&V document; these are the standard and non-standard adjustments. "Standard" adjustments are changes that are made to a building's baseline energy use in almost every project. These adjustments consist of normalizing building energy use to account for the effects of various parameters including weather, occupancy, or scheduling. A good report will clearly explain how the parameters are accounted for and the vendor's process for determining adjustments. "Non-Standard" adjustments are modifications made to a building's baseline energy consumption when something unexpected occurs in the building that was not originally accounted for. Examples of this can range from an addition to a building to a major leak being discovered in the plumbing system. All too often these adjustments are mentioned in passing in an M&V report with no detail given about how much the baseline was changed. A good report will detail exactly what happened to require a non-standard adjustment and exactly how much the baseline is being changed with a calculation to support the adjustment.

Be sure to review the Measurement & Verification Contract and Savings Guarantee to see how adjustments are made, weather is normalized, and a shortfall is handled. A simple explanation of the M&V process should be included in the contract. If the contract is hard to understand it is safe to say that the report will also be confusing.

Don't let the fear of Measurement & Verification shy you away from performance contracting. It's a great tool if you simply do your homework before selecting a vendor.

2013 Board Meetings

Schedule:

Mar 14thJune 13thSept 12thDec 12th

Board Meetings are held
in Columbus!

Phone-Conference

2nd Friday of Month
when not holding
a Board Meeting

**2013 Conference &
Trade Show****Crowne Plaza Hotel:**Oct 20th 5:00pm**Conf. Committee
meeting****Oct 21st & Oct 22nd
Conference**

For newsletters' archive visit
our website!

www.opfma.org**2013 OPFMA Board of Trustees & Contact Information****Executive Committee**

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Tom Hand	Trainer & BOC Instructor, Dayton OPFMA Chapter - tjhandcfm@sbcglobal.net
Glen Vernick	Maint. Dir., Geauga County Commissioners - gvernick@co.geauga.oh.us

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.

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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