

Ohio Public Facilities Management Association

“Soaring to New Expectations”



2022 Annual State Conference

Marriott-OSU

Columbus, Ohio

“Alone we can do so little; together we can do so much.”
– Helen Keller, Activist & Teacher

PRESIDENTS WELCOME:

I would like to extend a heartfelt welcome to all our returning and new members to Ohio Public Facilities Management Association. As you might note we have changed the name slightly to better reflect our goals of providing not just the technical skills but all the skills needed to properly operate your public facilities in the best interests of your supporters.

Over the last two years we have had a bit of a rocky road getting back to our current point in time. Obviously in 2020 the state did not allow gatherings such as our annual conference due to covid restrictions. Our organization depends a great deal on that conference for our operating revenue. We also suffered the loss of one of our most dedicated and active board members Constatine Draganoiu. Constatine was always the staunchest supporter of the goals of OPFMA. The personal and professional loss to the organization was significant.

When the board again began to hold electronic meetings in late 2020 we were really at a crossroads of the organizations future. We had not communicated the status of the OPFMA well to the members, We did not have sufficient funds to hold a conference in 2021, so it was one of two paths that the future held. Disband the organization or attempt a full rebuild. At the same time the one constant, our executive director, Alexandra Schneider, expressed her desire to retire from OPFMA. That added considerably to the uphill road the organization faced.

It was the desire of all the existing board members that we move forward with resurrecting the organization as all of us felt that we were an important organization to our members. As we struggled to get an exact path defined up stepped our savior. Through her contacts with organizations in Kentucky Belinda Kenley knew of a group that acted as the director for organizations very similar to ours in that state. We opened discussions with Steve Griebel and his organization to provide an executive director assistance in the rebuilding of our organization. Steve had resources well beyond what we had experienced in OPFMA before. Since bringing Steve on board, we have been moving steadily forward in rebuilding the membership base and setting up the annual conference for November.

As part of the work done this past year in getting to this point, I have to thank board member Belinda Kenley. Belinda been the most dynamic individual in getting us allied with Steve and Scott Rowland and moving OPFMA forward. I cannot thank her enough for all the work she has put in to make us as successful as possible

John Beckemeyer one of the existing board members and Belinda have done huge amounts of work in contacting as many previous members as possible, holding local meetings to reintroduce OPFMA to prospective and existing members, and in general providing the most positive attitude and motivation.

I would also like to call out Steve Griebel and Scott Rowland for their guidance and significant contributions and resources in bringing OPFMA into the 21st century and getting us on track to again host a state conference for OPFMA.

The conference being held on November 1,2, 2022, will be the first showcase of the new cooperative effort from Steve and his organization and the board of OPFMA. I think all of you will be impressed at the new procedures and the new venue we have for the annual state conference. It is my hope that those of you attending the conference will communicate with your counterparts that we are back in business and operating better than ever before...

Carl Roxbury
President of the Board of Trustees
OPFMA

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MEMBERSHIP

Join the OPFMA for as little as \$75.00 per year
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Membership includes:

- Bi-Monthly Newsletters
- Discounts
- Training & Education
- Conferences
- Workshops
- Chapter Meetings
- Access to Working Advantage
- Member Social Activities
 - SXS/ATV Fun Rides
 - Golf Scrambles
 - Trap Shoots





2022 Annual State Conference

"OPFMA: Soaring to New Expectations"



CONFERENCE AGENDA

Tuesday November 1st, 2022

- 7:00AM** Registration Desk Opens
Vendor Hall Opens
Breakfast with the Vendors

- 8:30AM** **Opening Ceremony's**
Scioto A National Anthem
Welcome- Carl Roxbury- President
Recognition of State Chapters
Recognition of Executive/President/Diamond Sponsors
Opening Session- Stephen Griebe, Executive Director
"The New OPFMA and the Vision of the Future"

Special Thanks to our Executive Level Sponsor



10:00AM Breakout Sessions Group 1
(Pick One)

1-1 Taming Moisture

Scioto A

How to Prevent, Survive and Solve Flooring Failures Due to Moisture.

We will discuss the following:

- *Why these problems are increasing.*
- *The effect of excessive moisture on flooring.*
- *Where the moisture comes from*
- *How Moisture behaves in concrete*
- *How to test for moisture*
- *How to prevent, survive and solve these problems*

Presenter: Bret Mears, Shaw Contract

ShawContract®

1-2 What is the value in doing a Design-Build project?

Ohio A

The pros and cons of implementing a Design Build project in school facilities will be shared, along with case studies of Ohio school projects. The various ways to procure such a project will be explained, along with the benefits of each.

Presenter: John Beckemeyer, Energy Optimizers



Interested in Becoming a Board Member?

The OPFMA has Board Positions open, ask a current Board Member for more information or stop by the Registration Desk.

HOW WE CAN HELP

With specialized expertise the Air Force One team delivers innovative, tailored solutions that allow commercial buildings to perform at optimal levels, and keep them there over time. As your partner, we identify current behaviors, define strategic goals, and achieve essential performance objectives. Optimizing building performance through:

- TOTAL FACILITY AUTOMATION: A complete system designed to monitor and control the mechanical, utility, lighting, and site-access systems within your building.
- MECHANICAL SERVICES: The knowledge and technology to minimize your downtime and maintain employee productivity.
- PROACTIVE MAINTENANCE: Skilled technicians continually assess the performance of your building to increase and improve operating efficiency.
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Established in 1984, Air Force One is a family-owned, commercial HVAC, mechanical contracting and facilities services provider headquartered in Dublin, Ohio. With seven locations and over 200 associates throughout Ohio, Air Force One specializes in proactive maintenance, mechanical services, automation, energy conservation, design-build services and comprehensive HVAC solutions.

Our vision inspires us to act with unmatched professionalism and quality every day. As one team dedicated to personal ownership and service to others, our core values remain at the root of our work. INTEGRITY: promising unmatched honesty and reliability. HUMILITY: thinking of others before yourself. INTELLIGENCE: providing thoughtful and reasonable decisions. HUNGER: striving to progress and improve. With like-minded customers, we strive to deliver smart solutions, comfortable environments, and optimal building performance, to achieve our dream of elevating the image and integrity of our industry.

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1-3

Ohio B

The science of clean:

How to achieve hygiene practices in schools that are effective, safe and efficient

Facilities staffs are on the frontlines of defense when it comes to reducing germ transmission in a school, and the pandemic has brought more recognition of this vital role to leadership, parents, teachers, and even students. But as the requests to expand "deep cleaning" or questions about how or why certain best practices are done, it can be hard to explain exactly why these best practices work while others may be a waste of time. So, let's take a dive into the science behind cleaning. We'll discuss the cycle of germ transmission, how hand hygiene and surface disinfection play a role, and even how different chemicals can influence the efficacy or safety of your cleaning program. By the end, you will be able to speak with confidence on how the hygiene practices in place work and why they are effective, further building trust within the school and community that your cleaning program is working just as you expect.

Presenter: Lisa Barry, GOJO Industries, Inc.



11:00AM

Breakout Sessions Group 2

(Pick One)

2-1

Scioto A

The latest in LED lighting technology

We will include at least 1 school customer in this presentation. The latest in LED lighting technology will be explained and the value of retrofitting fixtures, with either in-house staff or a contractor, will be provided with statistical data. Ways to overcome objections from school administrators to the purchase will be shared.

Presenter: Sara Little, Energy Optimizers



2-2

Bundled Solutions

Ohio A

Join us for this informational session to learn how Air Force One can provide you with multiyear service agreements. Upgrade old, inefficient and proprietary systems and spread the cost over several years. We will also discuss other State of Ohio purchasing programs that allow you to minimize the upfront costs associated with system upgrades.

Presenter: Duane Dickey, VP of Strategic Business Development,
Air Force One



2-3

Disaster Recovery: Mold and Asbestos Mitigation Services/Techniques

Ohio B

A special presentation will be addressing the Mitigation of Asbestos and Mold after a Disaster.

Things you will learn include:

- *The Disaster Zone Do's and Do Not's*
- *When to call for help*
- *How to abate Mold/Mildew and Asbestos Issues*

Presenter: Rob Lucas, Chase Construction

12:00PM

Lunch with the Vendors

Franklin

Sandwich Board Lunch Buffet

Garden Salad

Italian Pasta Salad

Turkey Club on Toasted Whole Grain Bread

Smoked Ham and Swiss on a Pretzel Roll

Roast Beef and Cheddar on French Baguette

Assorted Bagged Chips

Assorted Fresh Baked Cookies & Gourmet Brownies



1:00PM

Breakout Sessions Group 3

(Pick 1)

3-1

Scioto A

Remote Preventative Maintenance

As the labor force, available technicians, and tradesmen are presumably shrinking, it is imperative now more than ever to look to the future of preventative maintenance. With connected mechanical service, preventative maintenance can be prioritized from an optimized, data-driven approach, and reduce in-person preventative maintenance tasks. With a focus on connected chiller service, Trane will discuss our technology and processes and show example report deliverables, shifting towards more of a consultative, remote technician environment.

Presenter: Sydney Whitehead, Trane



3-2

Ohio A

Custodial Services

Challenges with Custodial Services. New equipment to help with labor shortages and outsourcing strategies.

Presenter: Chris Elder, Legacy Maintenance Services



3-3

Ohio B

Low-Cost Energy Savings Projects

Presenter will share examples of low-cost energy savings projects, some of which can be done with in-house staff. Case studies of Ohio school projects will be shared.

Presenter: Dave Eshbaugh, Energy Optimizers





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2:00PM

Breakout Sessions Group 4

4-1

Scioto A

OSHA Compliance: What every Facility Manager Should Know

What OSHA rules apply to your facilities? Learn about auditing, training & education, what not to do during an Audit, how having a valid safety program can save your company/district on workers compensation insurance.

Presenter: Ben Hamilton, US Safety Network, Inc.



4-2

Ohio A

Patterns of Success in Public Organizations

Attendees will learn about the value of having a facility assessment to determine short-term and long-term improvements necessary to run buildings efficiently and effectively. Given the long lead time of many types of equipment, including lighting, it is important to start planning well in advance to ensure your equipment is operating properly. John Beckemeyer, retired Oak Hills School District Director of Operations, will share his experiences in developing a comprehensive assessment and setting priorities for completing updates required.

Presenter: Dan Tarkington, Four Seasons Environmental, Inc.



4-3

Ohio B

Open

Presenter: TBA

**3:00PM
Scioto A**

Facility Managers Forum

**Facility Manager Discussion on Hot Topics and Issues
Facility Managers Forum with Expert Panelist.**

Stephen Grieb, OPMFA Executive Director
Sam Hurwitz, Dayton Public Schools
David Eshbaugh, Energy Optimizers
Ben Hamilton, US Safety Network, Inc.
Chris Elder, Legacy Maintenance Services
Andrew Mastrino, Dayton Public Schools

Facilitator- Sara Little, Energy Optimizers

**5:30PM
Olentangy A/B**

Banquet Dinner and Annual State Meeting

Bar- Sponsored by:
Richard Darshwood- Entertainment
Dinner
President's Speech- Carl Roxbury
Silent Auction
Executive Directors Speech- Stephen Grieb
Annual Association Update and Officer Exchange
Oath of Office
Officer Awards Ceremony
Chapter Awards Ceremony



**9:00PM
Firepit**

Social by the Fire Pit

Southern BBQ Dinner Buffet & Comedy-Hypnosis Show

- ✓ Butter-Topped Corn Bread
- ✓ Garden Salad
- ✓ Traditional Cole Slaw
- ✓ Smoked Beef Brisket
- ✓ Grilled Pork Chops
- ✓ with Bourbon & Brown Sugar Glaze
- ✓ Baked Macaroni & Cheese
- ✓ Brisket Baked Beans
- ✓ Garden Succotash
- ✓ Chef's Assorted Desserts

Tuesday Night at 5:45PM

Wednesday November 2nd, 2022

7:00AM **Registration Desk Opens**
Vendor Halls Open
Breakfast with the Vendors

8:30AM **General Session Ohio Department of Transportation**
Scioto A

Take a drive into the future

This presentation will include a 6-minute video and a PowerPoint presentation. Speaker will highlight the latest information about smart/automated travel and how those vehicles will interact with our transportation systems. He will also discuss what electric vehicles are available now and what's coming in the near future.

Presenter: Charles Ash, Chief Information Officer
Ohio Department of Transportation

Charles Ash, a leading Technology Executive and Chief Information Officer offers more than two decades of industry experience and strategic planning and infrastructure development expertise, backed by enterprise architecture, productivity improvement, prioritization, and risk management proficiencies. This ODOT division works closely with DriveOhio to research and develop standards for use in autonomous and connected vehicles (AV/CV) as well as vehicle to infrastructure (V2I) communications.

A graduate of The Ohio State University College of Law, Ash has worked as an attorney in private practice, with the City of Delaware, and now with ODOT for 11 years.

Are you a Certified Facility Manager?

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- Average student takes 3 months to complete

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10:00AM Breakout Sessions Group 5

5-1 Managing Difficult Employees Scioto A

As a manager, handling difficult employee behavior is now your job. And it can be overwhelming to try to navigate the psychology of poor behavior to try to figure out how to improve the situation. This breakout is designed to prepare managers to deal with troublesome and difficult behavior by employees. By effectively addressing, coaching, and counseling employees, you can improve their behavior and improve morale, staff retention, productivity, and teamwork. Learn how in this Breakout Session

Presenter: Lyndzey Perry, Pro-Trainers, Inc.

5-2 Criteria Engineering of HVAC Equipment/Controls and Facility Management Software

Ohio A

AGM Energy Services works with stakeholders to identify and achieve the desired functionality from their Building Automation and Facilities Management Systems. In this interactive session we will discuss Building Automation and Facilities Management functions, with ideas for deploying these systems to deliver maximum value to an end user. This session will include a discussion facilitator, and panelists from AGM Energy Services to provide interactive discussion of the topic with audience participants.

Presenter: Andre Goosby, AGM



Compliance with OSHA is Easy with the Association

The Association offers 40 OSHA Courses available to the members across the State. In addition, we have a complete list of written policies/procedures that meet or exceed the OSHA requirements for written programs.

Powered Industrial Trucks (Forklifts) First Aid/CPR Fall Protection/Fall Prevention HazCom

Mobile Elevated Work Platforms (Aerial Lifts) Scaffolding Certification Electrical Safe Work Practices

Lockout/Tagout NFPA70E Personal Protective Equipment Respirator Use/Care Trenching/Excavating

Ladder Safety Heavy Equipment Operator Certification Course *For a complete list of courses visit opfma.org*

**5-3
Ohio B**

**Bleacher & Athletic Equipment
- Safety and Preventative Maintenance**

Gym Safety Session that includes Safe Operating Procedures for your Telescopic Bleachers and Athletic Equipment, what to look for and how to do it properly along with what to do if something does goes wrong. We also discuss how to maintain compliance so your change over personnel and your spectators are safe and reduce unnecessary liability risk.

Presenter: Rocky Baker, Farnham Equipment



11:00AM Breakout Sessions Group 6

6-1

Scioto A

Not all cooperative programs are created equal. We will look at all cooperative programs, and how they work, to help you better understand if they are the best procurement avenue for you. We hope to demonstrate that there are full turn-key procurement solutions that help bring manufacturers, contractors, and independent designers together to better serve public agencies. LEARNING OBJECTIVES: Learning Objective #1: Participants will learn what procurement avenues are available for public agencies? Learning Objective #2: Participants will learn am I legally able to use cooperative procurement programs? Learning Objective #3: Participants will learn the differences of all the co-op program options, and why they are not all created equal. Learning Objective #4: How do I best use a cooperative to help me save time & money but get a full turn-key solution. greater cost savings to their business or to industries they do business with.

Presenter: Tom Ferrentino, Roof Spec Solutions, LLC.



**6-2
Ohio A**

Variable Refrigerant Flow

Explanation of the two options you have with VRF systems, Heat pump or Heat Recovery.

Presenter: Rick Mindzora, Comfort Environmental Company



**6-3
Ohio B**

Facility Environmental Safety

Attendees would learn about the most current techniques for classroom or other room use disinfection. Hand cleaning vs spray or fogging machines. Advantages and disadvantages of both. Types of chemicals to use. Suggestions on how to maintain clean room daily nightly, weekly.

Presenter: Alpha & Omega Building Services



12:00PM Lunch with the Vendors

Little Italy Lunch Buffet

- ✓ Herb Focaccia
- ✓ Caesar Salad with Shaved Parmesan Cheese
- ✓ Caprese Salad with Mozzarella, Tomato, Basil, & Balsamic Vinegar
- ✓ Chicken Parmesan
- ✓ Meat Lasagna
- ✓ Pasta Fresca
- ✓ Balsamic Roasted Vegetables
- ✓ Tiramisu & Cannoli's



1:00PM

Breakout Sessions Group 7

**7-1
Scioto A**

Time Management Best Practices

*In just about every area of life, your scarcest resource is one that can't be bought on the market: **time**. You have a set number of hours each day, and no matter what you do or how much money you make, you can't create more time.*

This is why learning how to manage your time effectively is so important. It's not just about being able to get more things done — although that's certainly a benefit. It's also about having a better quality of life.

Presenter: Lyndzey Perry, Pro-Trainers, Inc.

**7-2
Ohio A**

Resilient Building Operations: Where Health, Energy, and Comfort Collide

In this session, building owners, operators, and designers will learn how to confirm the performance of existing systems then verify the optimization of occupant and building health and wellness, drive energy efficiency goals, and enhance occupant comfort. The session will provide information on proven technologies in building automation, air purification, mechanical system filtration and disinfection, building analytics, and fault detection.

Presenter: Bryan Schenck, Waibel Energy Systems, Inc.



The OPFMA Needs YOU!

The Association is interested in starting Chapters in the following areas:

- ✓ **Cleveland**
- ✓ **Columbus**
- ✓ **Cincinnati**
- ✓ **Toledo**
- ✓ **Akron**



7-3

Ohio B

Project Planning & Effective Lifecycle Management for Synthetic Turf Fields & Running Tracks

Year after year, synthetic turf fields are growing in popularity and the need to understand how to navigate a new installation and ongoing maintenance is crucial. The same critical factors hold true for running tracks. Those responsible for overseeing these types of projects will learn:

- The key steps to take and components to consider when planning a new synthetic turf field and running track*
- The process of building a well-crafted, high-performing synthetic turf and track surface through ongoing support from a team of trusted experts*
- The importance of keeping athletes safe and your surfaces action-ready through proper maintenance and scheduled deep cleaning*

In this session you will discover how to properly execute a synthetic turf field and track project while also focusing on the importance of protecting your investment.

Presenter: Stephen Torbeck, The Motz Group



2:00PM Breakout Sessions Group 8

*Vendor Breakdown
Registration Desk Breakdown*

8-1

Scioto A

Building Safety & Security

Presenter: Eric Wicklam, Xtek Partners, Inc.



8-2
Ohio A

Nuisance Animal Control

Geese management/ nuisance animals for facilities.

Presenter: Ohio Department of Natural Resources



8-3
Ohio B

Simple Maintenance Tasks to do in-house

Attendees will learn about simple but important maintenance tasks they can do inhouse if desired. The value of these tasks will be explained, and specific examples will be provided.

Presenter: Scott Rowland, OPFMA



3:00PM **Facility Managers- Round Table Discussions**
Olentangy A/B **Each Session is 15 minutes**

Custodial Staffing- Alpha & Omega Building Services
Energy Savings- Energy Optimizers
HVAC Systems- Comfort Environmental Company
Safety & Security-Xtek Partners, Inc.
OSHA Compliance- US Safety Network, Inc.
OPFMA- Stephen Griebe, Executive Director

4:15PM **Closing Conference Forum**

4:30PM **Conference Ends & Door Prizes**